

Decision on an application for resource consent under the Resource Management Act 1991



Non-complying activity

Application numbers:	BUN60399307 (council reference) LUC60399309 (s9 land use consent) SUB60399308 (s11 subdivision consent)
Applicant:	Clevedon Properties Limited
Site address:	62-80 Papakura-Clevedon Road, Clevedon
Legal description:	Part Lot 1 DP 72559 (RT NA40C/877) Lot 2 DP 192001 (RT NA121D/118) Lot 1 DP 36345 (RT NA939/227)

Proposal:

To undertake a subdivision of a 30.785 hectares property (comprised of three titles) in the Residential – Single House zone and Clevedon Precinct in three stages. This consent is to create 228 residential lots, five future development lots, two Local Purpose (Drainage) Reserves, a Recreation Reserve, one Accessway, a common access lot, one balance lot, associated roads, and easements in gross for the provision of bridle trails.

Resource consents are required for the following reasons:

Land use consent (s9) – LUC60399309

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Clevedon Precinct

- To undertake new activities in accordance with zones on lots existing on 19 October 2012 is a discretionary activity under rule I408.4.1(A5).
- Provision of bridle trails and walkways is a restricted discretionary activity under rule I408.4.1(A21).
- The proposal involves use and development under rule I404.4.1(A5) that fails to meet the following standards and is a restricted discretionary activity under rule C.1.9(2):
 - The road alignments are not in accordance with I408.10.2. Clevedon Precinct plan 2: Development restriction area and road network as required by standard I408.6.7(1).
 - The internal road cross-section width for some roads shown in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network are less than the widths specified in Figure I408.6.7.1 Proposed local road, thus standard I408.6.7(4) is not met. Internal road cross sections below 18 metres are proposed.

- Bridle trails will not be provided in accordance with I408.10.2. Clevedon Precinct plan 2: Development restriction area and road network as required by standard I408.6.8 as only the trail in the south-western corner of the site will be provided and not in the northern portion of the site.

Transport

- Pursuant to Table E27.4.1(A2), parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access requires assessment as a restricted discretionary activity. The vehicle crossing for Lot 30 exceeds the maximum vehicle crossing width of 3.0 metres at the boundary as required by E27.6.4.3.2(T149), as it will be up to 5.5 metres wide due to the angle at the boundary.
- Restricted discretionary activity, pursuant to rule E27.4(A5), for the construction and use of a vehicle crossing where a vehicle access restriction applies under standards E27.6.4.1(2) or E27.6.4.1(3):
 - The future vehicle crossing for Lot 7 will need to be constructed opposite the T-intersection of Road 1 with Road 4, to be used by one future dwelling;
 - The future vehicle crossing for Lot 35 will need to be constructed within ten metres of the intersection of Road 5 with Road 2, to be used by one future dwelling;
 - The future vehicle crossing for Lot 39 will need to be constructed opposite the T-intersection of Road 1 with Road 2, to be used by one future dwelling;
 - The future vehicle crossing for Lot 63 will need to be constructed opposite the T-intersection of Road 4 with Road 3, to be used by one future dwelling;
 - The future vehicle crossing for Lot 97 will need to be constructed opposite the T-intersection of Road 3 with Road 5, to be used by one future dwelling;
 - The future vehicle crossings for Lots 96 and 98 will need to be constructed within ten metres of the intersection of Road 5 with Road 2, each to be used by one future dwelling;
 - The future vehicle crossing for Lot 201 will need to be constructed within ten metres of the intersection of Road 11 with Road 4, to be used by one future dwelling;
 - The future vehicle crossing for Lot 217 will need to be constructed opposite the T-intersection of Road 4 with Road 9, to be used by one future dwelling;
 - The future vehicle crossings for Lots 219C and 220 will need to be constructed within ten metres of the intersection of Road 4 with Road 7, each to be used by one future dwelling; and
 - The future vehicle crossings for Lots 224 and 225 will need to be constructed within ten metres of the intersection of Road 4 with Road 7, each to be used by one future dwelling.

Subdivision consent (s11) – SUB60399308

Auckland Unitary Plan (Operative in part)

Subdivision (operative plan provisions)

Subdivision – Urban

- To subdivide land that is located within the one per cent annual exceedance probability floodplain natural hazard is a restricted discretionary activity under rule E38.4.1(A11).
- Vacant sites subdivision involving parent sites of 1ha or greater not complying with standard E38.8.3.1 is a non-complying activity under rule E38.4.2(A19). This is due to lot sizes in the underlying Residential – Single House zone set out in Table E38.8.3.1.1 not being complied with.

Clevedon Precinct

- Subdivision that does not comply with standard I408.6.5 Minimum site size is a non-complying activity under rule I408.4.1(A22). In Clevedon Sub-precinct B the maximum net site area of 2000m² will not be met by Lot 183 with a proposed lot size of 2900m².

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B, 104D, and Part 2 of the RMA, the resource consents are **GRANTED**.

Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
 - a. It is considered that the landscape as well as visual character effects arising from the subdivision and associated development activities will be acceptable as the level of development proposed is in keeping with the character of the area and the location of the new house sites will not substantially impact upon the amenity or character experienced by other residents of the surrounding area. Whilst there will be changes to the landscape and character of the subject land arising from the subdivision and development as proposed, these changes are acceptable as they are widely anticipated as reflected by the zoning and the development activities being undertaken to the west on the adjoining site.
 - b. It is anticipated that dwellings and associated infrastructure which will require protection from flooding hazards will be developed as well as designed to ensure no increase in flood hazards in the Clevedon area. To achieve this, two Local Purpose (Drainage) Reserve to vest lots will be created and will mitigate the effects of increased impervious

areas as a result of the subdivision and associated development of the land. These wetland ponds within the reserves will serve as storage of water during and following rainfall events for the purpose of stormwater flow attenuation and flood hazard mitigation. In addition, overland flow paths and piped stormwater infrastructure will be provided within the site to ensure storm waterflows are suitably managed and flooding hazard effects not increased.

- c. The new roading to be vested in Council will connect to the existing Papakura-Clevedon Road, which will create a T-intersection. The roading treatment including the provision of kerb and channel and a footpath adjoining this site will serve as a means of lowering traffic speeds so as to ensure safety for users of Papakura-Clevedon Road as well as the new roads. Within the land served by the new roads, the design speed the applicant has shown is 30km/hr and this will be achieved via appropriately sized road widths. It is considered that the resulting effects of the development on roading patterns and safety will be acceptable.
- d. Furthermore, suitable roading connections to adjacent roads will be made, including potential future roads. Kerb and footpath alignments on Road 1 will be provided to ensure the option of a future roading connection through the northern portion of the Clevedon Showgrounds site to Monument Road are not foreclosed and are instead anticipated with sufficient space and alignments to accommodate a future roundabout in this location that can accommodate a potential bus route.
- e. Where vehicle crossings are located within ten metres distance from intersections, sufficient visibility and safe sight distances are available on the roads and intersections. The proposed vehicle crossings will not present any significantly greater safety issues for pedestrians or vehicle users compared to a compliant location, nor adversely affect the surrounding transport network.
- f. The vehicle crossing for Lot 30 exceeds the maximum permitted vehicle crossing width at the site boundary, as it will be up to 5.5 metres wide due to the angle at the boundary. The speed of vehicles along this residential road are expected to be low, especially at the location of the lot at a bend in the road. With respect to the footpath, it is expected to continue through the vehicle crossing perpendicularly, ensuring accessibility for all pedestrians when passing. No impact upon pedestrian safety, streetscape amenity or the function of the adjacent road has been identified.
- g. In terms of positive effects, the provision of land for a new park (Lot 5000) in Stage Two has been indicated on the application plans and has been assessed by Council's Consultant Parks Planner. The area of land has been assessed as suitable in terms of area and frontages available to the new roads. Such land has been identified as a potential future playground site as community infrastructure such as this is not currently provided at the Clevedon Showgrounds site.
- h. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment and none are considered to be necessary.

2. In accordance with an assessment under s104(1)(b) of the RMA, the proposal is consistent with the relevant statutory documents. In particular:

- a. The subdivision layout and associated development has been informed by the Clevedon Precinct Plan provisions (Chapter I408) with the provision of residential lots, bridle trails, roads and pedestrian connections broadly in accordance with the intent of the precinct. Nevertheless, where departures from the standards for the Clevedon Precinct have occurred, these are design responses to the characteristics of the site. Specifically, the non-compliance with the Clevedon Sub-precinct B maximum net site area (standard I408.6.5) by Lot 183 occurs as part of this lot includes a wetland feature which is not developable but still forms part of the residential lot.

Where the road alignments are not in accordance with I408.10.2. Clevedon Precinct plan 2: Development restriction area and road network as required by standard I408.6.7(1) and the internal road cross-section width for some roads shown in I408.10.2 Clevedon Precinct plan 2: Development restriction area and road network are less than the widths specified in Figure I408.6.7.1 Proposed local road, the departures from these standards will still enable a safe and coherent internal roading network.

The diagram 'I408.10.2 Clevedon Precinct Plan 2: Development restriction area and road network' specifies the location and alignment of some key roads within the Clevedon Precinct. The alignment of Road 1 shown on the application plans is consistent with the present plan as it runs from the northern boundary of the site (from Papakura-Clevedon Road) to the southern boundary of the site (adjacent to the Clevedon Showgrounds). The precinct plan identifies that the intersection of Road 1 with Papakura-Clevedon Road is to be a four-way intersection controlled by a roundabout. As part of this application, a T-intersection with Papakura-Clevedon Road has been proposed with the location and size of road corridor splays being suitable for the provision of a future roundabout in this location. This aspect has been reviewed by Auckland Transport and has been found to be satisfactory with future options for the provision of a roundabout in this location not foreclosed and instead able to be achieved. The Auckland Transport Specialist is satisfied that, with the traffic calming measures proposed by the applicant's traffic engineers, suitable mitigation of safety effects and maintenance of the efficient operation of the road network for road users will be achieved.

- b. Part of the transportation network being provided as part of the subdivision proposal is the recreational bridleway trails shown on Map I408.10.2 in the Clevedon Precinct Plan. In support of the deviation from the network of recreational bridleway trails, being the non-provision of recreational bridleway trails adjoining urban roads through this development, the applicant undertook consultation with the Clevedon Community and Business Association, Clevedon Pony Club and Auckland Manukau Dressage Group. The outcome of consultation with these groups who represent the known equine interest groups in the Clevedon area was that trails are best provided through the portions of the site that interface with rural land (which occurs in the south-western part of the site) and not within the urban portions of the site where safety concerns for horse riders, pedestrians, cyclist and motorists have been identified. It is considered, in light of the outcome of this consultation, that this aspect of a departure from the Clevedon Precinct provisions is acceptable.

- c. With reference to AUP (OP) Chapter E27 Transport, it is considered that the proposed development can be established without adversely impacting on the function, capacity or safety of the surrounding road network. Traffic effects are considered to be acceptable with the provision of traffic calming measures within the Papakura-Clevedon Road to reduce traffic speeds for through traffic and provide safe access. The new roads proposed are capable of supporting the anticipated residential development within the Clevedon Precinct which includes onsite parking and manoeuvring.

Off-road pedestrian, cycle and bridle paths are proposed as part of the subdivision and development. These will form part of an important local recreational facility as the Clevedon Precinct is further developed.

Where future non-compliance with standard E27.6.4.1.1 (T140) for the vehicle crossing to several lots being within ten metres of an intersection, the functional and operational requirements of the road network and for site access is still able to be achieved as it is a low-speed environment with straight roads and flat topography meaning that good sightlines for road users will still be available.

- d. Noting that subdivision in the 1% AEP flood plain is proposed, the design of the subdivision has been undertaken in response to the flood hazard risks for the site so as to protect infrastructure and private assets from adverse effects as well as to incorporate the overland flow paths through the site. Safe and stable building platforms and vehicle access consistent with the objectives and policies in E36 Natural Hazards and Flooding have been incorporated into the subdivision layout and associated infrastructure provisioning, as well as policy E38.3(1).

It is considered that the proposed development responds to the contour and characteristics of the site. The low-lying nature of the site means that it is subject to flooding and the finished ground levels have been designed to provide levels and gradients suitable for residential buildings and roads with appropriate freeboards to flood levels. Where overland flow paths pass through any residential lots is needed, right-to-drain water easements in gross will be registered on the relevant titles.

- e. With reference to the objectives and policies for urban subdivision set out in E38.2 and E38.3 of the AUP (OP), the design of the subdivision for the creation of the residential lots with associated roads and other infrastructure is consistent with the outcomes sought. Connections to the public wastewater, potable water and stormwater network will be extended to service the new residential sites created in this development. The lots are orientated to maximise sunlight access and for a majority of the lots opportunities for buildings fronting the road. The layout of the subdivision is in accordance with Standards E38.6 (General standards for subdivision) and E38.8 (Standards for subdivisions in the residential zones) except of the lot sizes which are consistent with the lot sizes sought for the Clevedon Precinct (with only one exception as noted above). Matters relating to the design response to natural hazards including flooding are addressed above. The minimum lot size requirements of the Clevedon Precinct in Standard I408.6.5 applicable to Sub-precinct A will be achieved, while the non-compliance by one lot in the Clevedon Sub-precinct B is addressed above.

- f. The subdivision supports future development within the Residential – Single House zone which is in keeping with the outcomes anticipated within this zone and does not compromise the activities or character anticipated in this zone or the Clevedon Precinct. No matters of future non-compliance with the development standards set out in H3.4 for the Residential – Single House zone have been identified as requiring consent at this time.
 - g. A Stormwater Management Plan (SMP) has been prepared for the proposed subdivision. An integrated stormwater management approach has been applied to the planning and design of the development given the overland flows through the site and the floodplain areas located within the site. A treatment approach has been developed for the site given the low permeability of the soil, high water table and the low-lying nature of the site in the form of two wetland ponds for detention. These stormwater ponds will enable the draining of stormwater flows in a controlled manner during and following rainfall events. The detention volumes for the stormwater ponds have been appropriately sized to take into account the wider catchment.
 - h. The proposed subdivision and associated development works are consistent with the objectives and policies of the Regional Policy Statement in Chapter B of the AUP (OP), specifically those of:
 - i. B2 relating to urban growth and form as the residential zoned site is to be developed as vacant lots capable for further development in accordance with the applicable zone and precinct provisions. Such sites will be appropriately serviced by infrastructure, including transportation networks and access to reserves.
 - ii. B10.2 relating to natural hazards and climate change through seeking to avoid the creation of new risks to people, property and infrastructure as part of the subdivision
 3. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.
 4. In terms of s106 of the RMA, the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. The Clevedon area is a location of known historic flooding and parts of the subject property are located within the 1% AEP flood plain, however, adequate provision is being made to mitigate the potential risks associated with this hazard. These steps include the provision of building platforms outside of the 1% AEP flood plain to accommodate the anticipated new dwellings as a result of the subdivision, formation of defined overland flow path channels, extension of the piped stormwater network, and the formation of wetland ponds within two Local Purpose (Drainage) Reserves that will drain stormwater flows in a controlled manner during and following rainfall events. The detention volumes for these ponding areas have been appropriately sized to take into account the wider catchment so as not to increase flooding hazards beyond the subject land for the subdivision. Accordingly, Council is able to grant this subdivision consent subject to the conditions below.
 5. There is no prohibition under s104D of the RMA on granting this non-complying activity proposal. This is because the proposal is not contrary to the objectives and policies of the Auckland Unitary Plan (Operative in Part) and will have only minor adverse effects on the environment.

6. In the context of this non-complying activity application for land use and subdivision consents, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

Conditions

Under sections 108 and 108AA of the RMA, these consents are subject to the following conditions:

General conditions

These conditions apply to all resource consents.

1. These consents must be carried out in 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 numbers LUC60399309 (s9 land use consent) and SUB60399308 (s11 subdivision consent)
 - Application Form and Assessment of Environmental Effects prepared by Maven Associates Ltd, Reference: J00363/194006, dated 23 March 2022.

Drawing title and reference	Author	Rev	Dated
Proposed Scheme Plan Stages 1-3 Overview, C150	Maven	I	05/2023
Proposed Scheme Plan Stage 1 Overview, STG_1-C150	Maven	I	05/2023
Proposed Scheme Plan Stage 1, STG_1-C151	Maven	I	05/2023
Proposed Scheme Plan Stage 1, STG_1-C152	Maven	I	05/2023
Proposed Scheme Plan Stage 1, STG_1-C153	Maven	I	05/2023
Proposed Scheme Plan Stage 1, STG_1-C154	Maven	I	05/2023
Proposed Scheme Plan Stage 2 Overview, STG_2-C150	Maven	I	05/2023
Proposed scheme Plan Stage 2, STG_2-C151	Maven	I	05/2023
Proposed Scheme Plan Stage 2, STG_2-C152	Maven	I	05/2023
Proposed Scheme Plan Stage 2, STG_2-C153	Maven	I	05/2023
Proposed Scheme Plan Stage 3 Overview, STG_3-C150	Maven	I	05/2023
Proposed Scheme Plan Stage 3, STG_3-C151	Maven	I	05/2023
Proposed Scheme Plan Stage 3, STG_3-C152	Maven	I	05/2023
Proposed Scheme Plan Stages 1-3, C152	Maven	I	05/2023
Proposed Rooding Overview Plan, C300	Maven	H	04/2023
Proposed Rooding Plan, C301-C302	Maven	H	04/2023

Proposed Road 1 / Road 6 Intersection Plan, C302A	Maven	H	04/2023
Proposed Roding Roundabout Plan, C302B-C302C	Maven	H	04/2023
Proposed Roding Longsection, C310-C320	Maven	H	04/2023
Proposed Roding Cross-Sections, C330-C336	Maven	H	04/2023
Proposed Swale Cross-Sections, C337	Maven	H	04/2023
Proposed Papakura – Clevedon Roding Overview, C305	Maven	H	04/2023
Proposed Papakura – Clevedon Roding Plan, C306A-C306C	Maven	H	04/2023
Proposed Papakura – Clevedon Roding Line Marking Plan, C307A-C307C	Maven	H	04/2023
Proposed Papakura – Clevedon Road Long-Section, C308	Maven	H	04/2023
Proposed Papakura – Clevedon Roding Cross-Sections, C340-C342	Maven	H	04/2023
Proposed Papakura – Clevedon Road Speed Table Details, C343	Maven	H	04/2023
Proposed Road Marking & Signage Plan, C360-C369	Maven	C	04/2023
Proposed Stormwater Drainage Plan Overview, C400	Maven	H	04/2023
Proposed Stormwater Drainage Plan, C401-C419	Maven	H	04/2023
Proposed Stormwater Drainage Long Sections, C420-C437	Maven	H	04/2023
Proposed Stormwater Drainage Long Sections, C437A-C437M	Maven	H	04/2023
Proposed Wetland A Plan, C440	Maven	J	04/2023
Proposed Wetland B Plan, C441	Maven	J	04/2023
Proposed Wetland A Longsection and Cross Section, C442	Maven	J	04/2023
Proposed Wetland B Longsection and Cross Section, C443	Maven	J	04/2023
Proposed Wetland A & B Outlet Cross Section, C444	Maven	J	04/2023
Proposed Wetland A Outlet Detail, C445A	Maven	J	04/2023
Proposed Wetland B Outlet Detail, C445B	Maven	J	04/2023
Proposed Wetland and Anti-Seep Collar Detail, C445C	Maven	J	04/2023
Proposed Wetland A Spillway Detail, C445D	Maven	J	04/2023
Proposed Wetland B Spillway Detail, C445E	Maven	J	04/2023
Proposed Wetland Inlet Detail Sections, C445F-C445G	Maven	J	04/2023
Proposed Access Road Cross-Section, C445I	Maven	J	04/2023
Proposed Wetland Level Spreader Detail, C445J	Maven	J	04/2023
Wetland Standard Details, C445K-C445L	Maven	J	04/2023

Proposed Stormwater 10yr Catchment Overview Plan, C450-C451	Maven	H	04/2023
Proposed Stormwater 10 Year Catchment Plan, C452-C453	Maven	H	04/2023
Existing OLFP 100 yr Catchment Plan Pre, C454	Maven	H	04/2023
Proposed Overall OLFP 100 Year Catchment Plan Post, C455	Maven	H	04/2023
Proposed OLFP 100 Year Catchment Plan, C456-C457	Maven	H	04/2023
Proposed OLFP Sections Plan (1 of 2), C460	Maven	H	04/2023
Proposed OLFP Sections Plan (2 of 2), C461	Maven	H	04/2023
Proposed Lot Numbers Overview Plan, C462	Maven	I	08/2023
Proposed Lot Numbers Plan, C463-C464	Maven	I	08/2023
Proposed Minimum FFL, C465	Maven	I	08/2023
Proposed GPT Catchment Plan Overview, C470	Maven	H	04/2023
Proposed GPT A Catchment Plan, C471	Maven	H	04/2023
Proposed GPT B Catchment Plan, C472	Maven	H	04/2023
Proposed GPT A Plan, C473	Maven	H	04/2023
Proposed GPT B Plan, C474	Maven	H	04/2023
Proposed Water Supply Plan, C600-C616	Maven	F	04/2023
Proposed Water Supply Services Detail, C620A-C620B	Maven	F	04/2023
Proposed Water Supply Detail, C621-C625	Maven	F	04/2023
Proposed Coordination Overview Plan, C800	Maven	C	04/2023
Proposed Coordination Plan, C801-C809	Maven	C	04/2023
220214/08 Master Landscape Plan	Greenwood	F	13/04/23
220214/09 Street Tree Plan Part 1	Greenwood	F	29/05/23
220214/10 Street Tree Plan Part 2	Greenwood	F	29/05/23
220214/11 Street Tree Plan Part 3	Greenwood	F	29/05/23
220214/12 Street Tree Plan Part 4	Greenwood	F	29/05/23
220214/13 Street Tree Plan Part 5	Greenwood	F	29/05/23
220214/14 Street Tree Plan Part 6	Greenwood	F	29/05/23
220214/15 Typical Street Section 1	Greenwood	F	29/05/23
220214/16 Typical Street Section 2	Greenwood	F	29/05/23
220214/17 Typical Street Section 3	Greenwood	F	29/05/23
220214/18 Wetland A Plan	Greenwood	F	13/04/23
220214/19 Wetland B Plan	Greenwood	F	13/04/23
220214/20 Protected Wetland Plan	Greenwood	F	15/06/23
220214/21 Wetland A Sections	Greenwood	F	13/04/23

220214/22 Wetland B Sections	Greenwood	F	13/04/23
220214/23 Street & Wetland Planting Palette	Greenwood	F	21/09/22
220214/24 Planting Detail	Greenwood	F	29/05/23
220214/25 Street Hardscape Plan Part 1	Greenwood	F	13/04/23
220214/26 Street Hardscape Plan Part 2	Greenwood	F	13/04/23
220214/27 Street Hardscape Plan Part 3	Greenwood	F	13/04/23
220214/28 Street Hardscape Plan Part 4	Greenwood	F	13/04/23
220214/29 Street Hardscape Plan Part 5	Greenwood	F	13/04/23
220214/30 Lot Frontages Planting Strategy	Greenwood	F	21/09/22
220214/31 Lot Frontages Fencing Strategy	Greenwood	F	28/06/23
220214/32 Bridle Trail Cross Section	Greenwood	F	16/06/23
Vacuum Sewer Reticulation Cover Sheet, NAC-62P-000-001	Flovac	7	04/05/23
Sewage Catchment Plan, NAC-62P-100-001	Flovac	6	17/04/23
Reticulation Master Plan, NAC-62P-100-002	Flovac	6	17/04/23
Plan and Longitudinal Section, NAC-62P-300-001 to 035	Flovac	7	04/05/23
Longitudinal section – Vacuum Laterals, NAC-62P-310-001 to 006	Flovac	5	17/04/23
Set Out Tables – Vacuum Lines – Collection Chambers, NAC-62P-800-001 (two sheets)	Flovac	5	17/04/23
Typical Construction Details, NAC-62P-900-001	Flovac	2	25/05/23
Standard Collection Chamber Details, NAC-62P-900-001	Flovac	2	25/05/23

Report title and reference	Author	Rev	Dated
Landscape Resource Consent Package for Clevedon Properties Ltd – 62-80 Papakura-Clevedon Road, Clevedon, Auckland – Ref: 220214	Greenwood Associates	F	Various up to 16 June 2023
Memo – Maven Clevedon Development: Primary Stormwater Network Hydraulic Review – Project No: J000487	AWA	2	4 August 2022
Stormwater Management Plan (PC) – 62, 78 & 80 Papakura-Clevedon Road, Clevedon	Maven	E	Undated (received March 2023)
62-80 Papakura-Clevedon Road – Development Transportation Assessment prepared for Clevedon Properties Limited – Project No: 310205088	Stantec	5	5 August 2022
Infrastructure Report – 62, 78, 80 Papakura-Clevedon Road, Clevedon, Auckland – Job No: 194006	Maven	C	1 August 2023

62-80 Papakura-Clevedon Road, Clevedon, Vacuum Sewerage System – Vacuum Sewer Network Final Design Report – Ref: NZ62P-RET-RPT-001	Flovac	4	5 May 2023
Clevedon Properties – Geotechnical Investigation Report – 62-78 Papakura-Clevedon Road, Clevedon, Project ref: J00721	Land Development Engineering	E	3 August 2022
Proposed Residential Subdivision, 62-80 Papakura-Clevedon Road, Clevedon – Urban Design Assessment	Richard Knott	-	21 March 2022

Advice Note:

- *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lots can be appropriately serviced (infrastructure and access).*
 - *Details and specifications for the provision of infrastructure (e.g., public/ private drainage, location, and types of connections) and access (including drainage of accessways, construction standards etc) are subject to a separate Engineering Plan Approval (EPA) and/or Building Consent approval process.*
 - *Should it become apparent during the EPA and/or Building Consent process that a component of the granted resource consent cannot be implemented (e.g., detailed tests for soakage fail to achieve sufficient soakage rates, or sufficient gradients for drainage cannot be achieved in accordance with engineering standards/ bylaws etc), changes to the proposal will be required. This may require either a variation to this subdivision consent (under section 127 of the Resource Management Act 1991) or a new consent.*
 - *Similarly, should the detailed design stage demonstrate that additional reasons for consent are triggered (e.g., after detailed survey the access gradient increases to now infringe or increase an approved infringement to a standard in the plan), a new or varied resource consent is required.*
 - *It is the responsibility of the consent holder to ensure that all information submitted and assessed as part of the subdivision consent is correct and can be implemented as per the subdivision consent (without requiring additional reasons for consent). Any subsequent approval processes (such as the EPA) do not override the necessity to comply with the conditions of this resource consent.*
2. Under section 125 of the RMA, these consents lapse five years after the date they are granted unless:
- a. The consents are given effect to; or
 - b. The Council extends the period after which the consents lapse.

3. The consent holder must pay the Council an initial consent compliance monitoring charge of \$372.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent(s). In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, should 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.

Specific conditions – land use consent LUC60399309

Access for lots adjacent to intersections

4. For Lots 7, 35, 39, 63, 96, 97, 98, 200, 215, 219, 220, 224 and 225 (approved under SUB60399308), a single vehicle crossing no greater than 3.0 metres in width (at the property boundary) serving a single dwelling may be constructed within 10.0 metres of the adjacent road intersection.

Advice Note:

No further resource consent is required under Auckland Unitary Plan (Operative in Part) rule E27.4(A5) where the above condition is complied with.

Specific conditions – subdivision consent SUB60399308

5. Subdivision authorised under this consent must be in accordance with the following stages, for which the subsequent conditions apply as specified:

Stage 1: The subdivision of Part Lot 1 DP 72559, Lot 2 DP 192001 and Lot 1 DP 36345 to create:

- Lots 1 to 87, 89 to 117 and 229 – residential lots;
- Lot 500 – common access lot;
- Lot 2001 – road to vest lot;
- Lot 3000 – Local Purpose (Drainage) Reserve to vest; and
- Lots 1000 and 8000 – balance lots.

The subdivision of Lot 8000, Stage 1, to create:

- Lots 118 to 160 and 212 to 228 – residential lots;
- Lot 2002 – road to vest lot;
- Lots 1001 to 1004 – future development lots;
- Lot 5000 – park (land in lieu of reserve); and
- Lot 8001 – balance lot.

Stage 3: The subdivision of Lot 8001, Stage 2, to create:

- Lots 161 to 211 – residential lots;
- Lot 2003 – road to vest lot;
- Lot 300 – accessway to vest;
- Lots 1005 and 1006 – future development lots; and
- Lot 4000 – Local Purpose (Drainage) Reserve to vest.

6. Unless specifically provided for by this consent approval, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or another public asset because of construction activity. If such damage does occur, the Council must be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition must be met by the consent holder.

Stage One

Survey plan approval (s223) conditions

7. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision plan. The survey plan must show roads and reserves to vest required by the conditions of this subdivision consent.
8. Lot 2001 on the approved subdivision scheme plan (listed in condition 1) shall vest in the Council as public road. The consent holder must meet all costs associated with the vesting of the roads.
9. Lot 3000 on the approved subdivision scheme plan (listed in condition 1) must vest in the Council as Local Purpose (Drainage) Reserve. The reserve must vest free of easements and encumbrances and with no utility devices or structures on the land.
10. Easements in gross in favour of the Council for the purpose of providing overland flow of stormwater must be created over parts of Lots 22, 23, 29, 30 and 31 and must be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.
11. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 500 being held by Lots 55 and 229 must be shown on the survey plan.

Section 224(c) certification conditions

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

Construction Traffic Management Plan

13. Prior to the commencement of any works in this stage, the consent holder must submit to and have certified by the Council, a Construction Traffic Management Plan (CTMP). The CTMP must be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and shall address the surrounding environment including pedestrian and bicycle traffic as well as public transport. No construction activity shall commence until the CTMP has been certified by the Council and all construction traffic must be managed at all times in accordance with the approved CTMP. It is acknowledged that a separate CTMP will be submitted for external roadworks for certification by Council prior to those roadworks commencing onsite.

Advice Note

The CTMP should be included in the application for a Corridor Access Request.

Engineering Plans

14. Prior to commencement of any public infrastructure in this stage of the development, the consent holder must submit engineering plans (including engineering calculations and other specifications) to the Council for approval.

The engineering plans submitted for approval must detail all works associated with the development, and must be in accordance with current Council Engineering Standards, but not limited to;

- a. Public Stormwater Reticulation
- b. Public Water Reticulation
- c. Wastewater Reticulation
- d. Public Roding

Advice Note

The Engineering Plan Application forms including lodgement and fees can be found at the following Auckland Council website: <https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>

Engineering Approval – Transport

15. Prior to the commencement of any roading engineering works, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing for the public roading. The engineering plans must include, but not be limited to, all necessary information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.

More specifically:

- a. Papakura-Clevedon Road frontage on the development side must be upgraded in full as per the drawing and specifications approved in this resource consent and current AT standards at the cost of the consent holder. This includes the followings aspects of works:
 - (i) Kerb and channel.
 - (ii) Stormwater management.
 - (iii) Footpath.
 - (iv) Street lighting and landscaping
- b. All proposed roads must be designed so as to be compliant with Section 4.3.5.6 the Stormwater Code of Practice and Table 3 'Major Event - Roadway Flow Limitations' of the Road Drainage Chapter of the TDM and all culverts are compliant with Section 4.3.9.8 of the Stormwater Code of Practice.

- c. The design and construction of Road 1 at the intersection with Papakura-Clevedon Road must be designed so that it caters for a roundabout in the future. The design must be to current AT standards and the works will be completed so that there is no rework necessary from other developers to make suitable for the roundabout besides the necessary works within their relative site and Papakura-Clevedon Road reserve.

Advice note:

This will likely require design consultation with the developers of Conmara North (71 Papakura-Clevedon Road).

16. As part of the application for Engineering Plan Approval, a registered engineer must:
 - a. Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's current standards, unless a Departure from Standard(s) has been duly authorised.
 - b. Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's current standards, unless a Departure from Standard(s) has been duly authorised.
 - c. Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

Advice Notes

- *If the Engineering Plan Application (EPA) drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. A copy of the resolution from Traffic Control Committee must be submitted to Council prior to applying for a certificate under section 224(c) of the RMA.*
- *An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements will need to be provided when applying for a certificate under section 224(c) of the RMA.*

Connection to Public Wastewater Network

17. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lots 1 to 87, 89 to 117, and 229 in accordance with the requirements of the wastewater utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare as part of the Engineering Plan Approval Process.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*
- *The site is located within an area serviced via a pressurized wastewater collection system. Consultation with the utility provider as to the specific design requirements will be required prior to the consent holder undertaking the design or Engineering Plan Approval application.*

Connection to Public Water Network

18. The consent holder must design and construct connections to the public water reticulation network to serve Lots 1 to 87, 89 to 117, and 229 in accordance with the requirements of the water utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under the section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*

- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

Connection to Public Stormwater Network

19. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lots 1 to 87, 89 to 117, and 229 in accordance with the requirements of the stormwater utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Utility service provider is the Auckland Council Healthy Waters Department.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

Stormwater Management

20. Prior to the issue of the 224(c) certificate, the consent holder must submit a final Stormwater Management Plan to the Council for certification in conjunction with Condition 19 above. The Stormwater Management Plan must demonstrate that the development meets the performance requirements in Schedule 4 of the Council Regional Network Discharge Consent.
21. The consent holder must engage a suitably qualified and experienced engineering professional who shall prepare an Operation and Maintenance Manual for all stormwater devices, setting out the principles for the general operation and maintenance of the stormwater system, outlet channel and the associated management devices. The Operation and Maintenance Manual must be submitted to the Council for approval. The Operation and Maintenance plan is to include, but not be limited to:
 - a. a detailed technical data sheet.
 - b. all the requirements as defined within the Stormwater Management Device Design Guidelines Manual (TP 10);
 - c. details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices.
 - d. a programme for regular maintenance and inspection of the stormwater system.

- e. a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices.
 - f. a programme for post-storm maintenance.
 - g. a programme for inspection and maintenance of outfall erosion.
 - h. general inspection checklists for all aspects of the stormwater system, including a visual check of roadside catch pits, recharge pits and outfalls.
 - i. a programme for inspection and maintenance of vegetation, if any, associated with the stormwater devices; and
 - j. recommended ongoing control methodology to eradicate established pests and invasive weeds from both terrestrial and aquatic areas.
22. Prior to the application for the section 224(c) certificate, the consent holder must provide a Stormwater Report prepared by an appropriately qualified engineer to the satisfaction of the Council identifying:
- a. The 1% AEP flood level for the site and the surrounding road reserves.
 - b. 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.
 - c. The overland flow path plan must include as-built cross sections of all roads including the ponding areas with levels before overtopping.
 - d. As built longitudinal plan and cross sections must be provided for overland flow path locations.
 - e. The minimum freeboard floor level of all habitable parts of buildings must be at least 150mm for flows below 2m³ per second and 100 mm deep and where flows exceed this, the minimum freeboard floor level of habitable parts of buildings must be increased to at least 500mm. This may be enforced through a consent notice on the property unless the building consents have already been issued.
 - f. No buildings, structures or other obstructions are to be erected in the overland flow paths without prior written permission from the Council; and
 - g. Where either existing or proposed overland flow paths cross lot boundaries, the consent holder is to provide the Council with plans to accompany easement(s) to be registered in favour of the Council. Any easement documentation is to be prepared by the consent holder's lawyers to the satisfaction of the Council's solicitors. All costs are to be at the consent holder's expense. The terms of these easements must prevent buildings, structures or other obstructions being erected in the overland flow path, and must require the landowner to maintain, weed and clean the overland flow paths to ensure an unobstructed flow of stormwater.

Advice Note:

The intention of the easement(s) is for the consent holder to provide finished contours that will enable OLFPs to be contained in the roads. However, this is not always possible and cannot be confirmed until site works are complete and surveyed.

Public Stormwater Outfall Structures

23. The consent holder must design and construct a stormwater outfall structure in accordance with the requirements of the utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Utility service provider is the Auckland Council Healthy Waters Department*
- *Construction of public outfall structures require Engineering Plan Approval.*
- *Engineering Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*
- *Please be aware of any other conditions and requirements pertaining to this outfall, including regional consenting conditions and requirements.*

Utilities

24. The consent holder must make provision for telecommunications and electricity to Lots 1 to 87, 89 to 117, and 229 in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lots, but this is not a requirement of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Overland Flow

25. The consent holder must construct the overland flow paths on Lots 22, 23, 29, 30 and 31 in accordance with the recommendation of the Infrastructure Report, Job Number 194006, Revision C, dated 1 July 2022 and prepared by Maven Associates Ltd to ensure continuity of overland flow is maintained and contained through designed channels, and that the stability of the site and neighbouring properties is protected. The following evidence must be provided when applying for a certificate under section 224(c) of the RMA:
- a. The consent holder must provide an as-built plan, long section, and cross-sections, prepared by a Licensed Cadastral Surveyor and/ or suitably qualified engineering professional to demonstrate that the completed overland flow path meets the design requirements.
 - b. The consent holder must provide a Geotechnical Completion Report from a suitably qualified and experienced engineering professional to confirm that all lot(s) are stable and suitable for development.

Stormwater Pond

26. The consent holder must construct the stormwater pond and associated drainage lines and structures within Lot 3000. Such works must be in accordance with the recommendation of the Infrastructure Report, Job Number 194006, Revision C, dated 01 July 2022 and prepared by Maven Associates Ltd and Stormwater Management Plan, Revision E prepared by Maven Associates Ltd, and will be owned and maintained by the Council.

Vehicle Access

27. The consent holder must design and construct the common access lot within Lot 500 in accordance with the approved plans noted in Condition 1 and with the requirements of Auckland Council. Certification from a suitably qualified and experienced engineer that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

Right of ways, common access lots and other shared access ways require a Common Access Way Plan Approval (part of Engineering Plan Approval) prior to construction. Please contact Auckland Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.

Vehicle Crossings

28. New proposed vehicle crossings required by Condition 27 must be designed and formed to a residential standard as per Auckland Code of Practice for Land Development and Subdivision: Transport (Chapter 3) and Auckland Transport Standards (Transport Design Manual). The new crossings must 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. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- An approval letter and completion certificate from Auckland Transport must be submitted to Auckland Council as verification that Auckland Transport has completed approval and a final vehicle crossing inspection of the vehicle crossings that are the responsibility of the consent holder before this condition is considered fulfilled.*
- Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works.*
- Please note that any redundant vehicle crossings are required to be reinstated.*

Public Roads

29. The consent holder must design and construct new public roads in accordance with the requirements of Auckland Transport under [AT TDM]. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
 - *Construction of public roading requires an Engineering Plan Approval.*
 - *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways / shared paths, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
 - *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
 - *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.*
30. An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements must be provided when applying for a certificate under section 224(c) of the RMA to Council.
31. The consent holder must carry out a safety audit of the roads and intersections in accordance with the New Zealand Transport Agency Procedure Manual by an independent and appropriately qualified safety auditor. The Road Safety Audits Report must be provided to Council's Team Leader Regulatory Engineering South prior to the lodgement of an application for the certificate pursuant to section 224(c) of the Resource Management Act 1991. Any recommendations raised in the audit report must be implemented to the satisfaction of Auckland Transport.
32. The consent holder must provide and install road naming signs for the relevant roads in accordance with the Council's standards for public roads within the subdivision to the satisfaction of the Council and in accordance with the street signage standards for public roads. The names shall be as approved by Council.

33. The consent holder must submit a resolution report for approval by the Auckland Transport Traffic Control Committee to legalise all new and proposed changes to road markings, signage, and traffic control devices. A copy of the resolution by the Traffic Control Committee must be submitted with the application for the certificate pursuant to section 224(c) of the Resource Management Act. The consent holder is to engage an Auckland Transport nominated contractor to carry out consultation with the affected landowners (if any) and to prepare the resolution report for the Traffic Control Committee (TCC) approval to legalise the proposed changes at the cost of the consent holder.

Advice Note:

Auckland Transport approval for changes to the road reserve or for new road reserve is made through its Traffic Control Committee ("TCC") resolutions.

The consent holder needs to contact Auckland Transport (Development Planning South (AT) DevelopmentPlanningSouth@at.govt.nz) to initiate the resolution process prior to any works in the road reserve. No installation of any road markings will be permitted before the resolution has been approved by the Auckland Transport Traffic Control Committee.

Papakura-Clevedon and Road 1 intersection

34. Prior to the issue of a section 224(c) certificate for Stage One of this subdivision, the consent holder must provide evidence to Auckland Transport that either:
- a. The roundabout on Papakura-Clevedon Road being delivered under the resource consent council reference: BUN60388825 for the development of 144 Papakura-Clevedon Road must have been constructed and received acceptance as a vested engineering asset; or
 - b. Temporary traffic calming/speed reduction measures agreed with Auckland Transport are implemented and accepted as a vested engineering asset.

Advice note:

This condition has been offered by the applicant on an Augier basis and has been accepted by council to ensure potential adverse traffic effects are avoided or suitably mitigated.

Geotechnical

35. The consent holder must perform all geotechnical works on site in accordance with the recommendations of the Geotechnical Investigation Report, ref: J00721, revision E, by LDE Limited (formerly Lander Geotechnical Consultants Ltd) dated 3 August 2022 to ensure the site is stable and suitable for development. The consent holder must provide a Geotechnical Completion Report from a suitably qualified engineering professional to confirm the lots are stable and suitable for development when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *A building consent will be required for the construction or installation of counterfort drains, under fill drainage, and ground recharge systems.*
- *A consent notice in relation to this condition is required under Condition 50.*

Streetscape landscaping (roads to vest – Lot 2001)

36. At Engineering Plan Approval stage, the consent holder must submit a detailed streetscape landscaping plan(s) for berms, rain gardens and street trees for approval by the Parks Planning Team Leader. In particular, the plans must:
- a. Be prepared by a suitably qualified landscape architect.
 - b. Be in general accordance with the “Landscape Resource Consent Package for Clevedon Properties Ltd” Issue F, prepared by Greenwood Associates, various dates, up to 28/06/23.
 - c. Specify street trees at a minimum grade as specified in the “Landscape Resource Consent Package for Clevedon Properties Ltd” Issue F, prepared by Greenwood Associates, various dates, up to 28/06/23.
 - d. Detail and specify root barrier to be implemented a minimum of 6.0 metres long (3.0 metres either side of the centre of the tree pit) running parallel, on top of RCRRJ SW pipeline, where the top of stormwater pipeline has less than 1.0 metre horizontal separation from the base of the tree pit. The root barrier must be 200mm min. wider than the diameter of the pipeline.
 - e. Show all planting including details of intended species, location, plant sizes at time of planting and likely heights at maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points. Root barriers or tree pits must be specified where warranted to address potential conflict with services.
 - f. Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
 - g. Include planting methodology.

- h. Comply with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1 and annotate separation distances where compliance is less than 0.5m of the minimum required separation distance.

Advice note:

Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.

Reserve Development (Lot 3000)

- 37. At Engineering Plan Approval stage, the consent holder must submit for the approval of the Parks Planning Team Leader detailed engineering and landscaping plans for all hard assets, park furniture / fixtures / planting / grassing to enable reserve development to be undertaken within Lot 3000. The plan(s) and supporting planting methodology, to be submitted for approval, must;
 - a. Be in general accordance with the “Landscape Resource Consent Package for Clevedon Properties Ltd” Issue F, prepared by Greenwood Associates, various dates, up to 28/06/23, except as modified by conditions to follow.
 - b. Be prepared by suitably qualified person/s.
 - c. Concrete walkways surrounding the reserve and wetland are to be provided, in addition gravel paths are to be provided for wetland maintenance tracks, all as per the consented drawings and specifications.
 - d. Internal safety fences are required to comply with GD-01. Where required, these are to be positioned as per the consented drawings and specifications.
 - e. The boundary fence with Lot 84 must be either low height (1.2m) or if taller, at least 50% visually permeable (max height 1.8m).
 - f. Include a weed management plan detailing weed eradication and control methods for the reserve, prior to and after planting.
 - g. Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.
 - h. Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
 - i. Identify the existing species to be retained.
 - j. Include the location and specifications for paths in accordance with the Auckland Design Manual guidelines.
 - k. Detail any drainage required to address potential erosion on to or at paths caused by water.
 - l. Detail landscape planting to achieve effective visual mitigation of stormwater structures when viewed from paths or public places, as far as practicable.

- m. Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.

Advice notes:

Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.

If internal safety fences are required, adequate access for maintenance will need to be demonstrated and the fences should be set back from paths at least one metre.

Implementation of streetscape works (roads to vest – Lot 2001)

- 38. Prior to issue of section 224(c) certification, all street landscaping must be implemented in accordance with the approved streetscape plans and to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping, and in particular the following:
 - a. The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
 - b. Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Parks Planning Team Leader.
 - c. Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

Advice note:

Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Implementation of reserve development (Lot 3000)

- 39. Prior to the lodgement of section 224(c) certification, all hard and soft landscape works within Lot 3000 must be implemented in accordance with the approved landscape plans to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping, and in particular:
 - a. All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
 - b. Planted slopes to be in accordance with GD01 guidelines.
 - c. Free of possible health and safety hazards such as large holes, dangerous trees, unstable retaining walls etc.

- d. Removal of all invasive weed species as listed in the Regional Pest Management Strategy (Auckland Regional Council) which are located within the boundary of Lot 3000.
- e. Removal of all pest animal species as listed in the Auckland Regional Pest Management Plan 2020-2030 which are located within the boundary of Lot 3000.
- f. Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and / or when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.
- g. At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in conditions a) to f) above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
- h. Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Parks Planning Team Leader to their satisfaction, and this indicates the commencement of the maintenance period.

Advice note:

Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Maintenance – Streetscape (roads to vest – Lot 2001)

- 40. Prior to the issue of the section 224(c) certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established in the streetscape. The Maintenance Plan must include:
 - a. Mowing methodology and frequency.
 - b. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
 - c. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - d. Vandalism eradication policies.
 - e. Design strategy, specification and management plans for the maintenance relating to the streetscape.

41. The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Maintenance of the streetscape must be for a two-year period. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
42. If any damage/theft to the planting occurs during within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height and must be maintained for the balance of the maintenance period following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

Maintenance in reserves – (Lot 3000)

43. Prior to the issue of the section 224(c) certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established on Lot 3000. The Maintenance Plan must include:
 - a. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
 - b. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - c. Vandalism eradication policies.
 - d. All invasive pest plants and pest animals must be controlled in accordance with the pest management plan prior to planting (site preparation) and following planting for the plant maintenance period.
44. Maintenance in accordance with the approved planting/revegetation plan must occur until 80% canopy closure has occurred and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. The maintenance period must be a minimum of three years and must commence one the planting completion report has been approved by the Team Leader Parks Planning in accordance with condition above. Plant maintenance includes ongoing replacement of plants that do not survive. All invasive pest plants and pest animals must be controlled in accordance with the EMP/pest management plan prior to planting (site preparation) and following planting the plant maintenance period.
45. If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

As-built plans – all streetscape and reserve landscaping

46. Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Parks Planning Team Leader as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:
- a. For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as pdf copy of the signed as-built plan(s).
 - b. The following requirements apply to digital formats:
 - (i) All dimensions are to be in millimetres, and all levels and lengths in metres.
 - (ii) All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).
 - c. All graphical data to be located/plotted to the following accuracy:
 - (i) X & Y coordinates +/-100mm
 - (ii) Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates
 - (iii) Invert levels +/- 20mm.
 - (iv) Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.
 - d. The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.
 - e. The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.
 - f. Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets.
 - g. Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars
 - h. Existing assets and assets to be removed or abandoned must be shown on as-built plans.

- i. Copies of the following documents are required, where these assets will be maintained by Auckland Council.
 - (i) All assets / Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.
 - (ii) Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.

Streetscape Maintenance Bond

47. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the streetscape landscaping works required by the conditions of this stage of the consent. The maintenance bond will be held for a period of two years from the issues of a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader. The liability of the consent holder must not be limited to the amount of the bond.

Reserve Maintenance Bonds

48. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the reserve landscaping works required by the conditions of this consent for Lot 3000. The maintenance bond will be held for a period of three years from the issues of a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader. The liability of the consent holder must not be limited to the amount of the bond.

Fence adjoining Lot 3000 – Local Purpose (Drainage) Reserve

49. Fencing located on or adjoining the boundary of Lot 3000 being a Local Purpose (Drainage) reserve to vest must be installed and is to be either a maximum of 1.2m high if a closed board fence is used or, if taller (to a maximum height of 1.8m), at least 50% visually permeable.

Consent Notices

50. Consent notices shall be registered with the Registrar-General of Land against the Records of Title of any necessary allotment (at the discretion of the Council (Team Leader Regulatory Engineering South)), pursuant to section 221 of the Resource Management Act 1991, recording any specific engineering investigation and design or other works beyond the scope of NZS 3604:1990 recommended by the geotechnical completion report required under Condition 35, which must be complied with on a continuing basis, all at no cost to Council.

51. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 1 to 87, 89 to 117 and 229, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“The following approved Minimum Floor Levels shall apply to buildings on the subject lots unless a lower floor level is approved by the Council that has been subject to specific engineering design.

Lot	Minimum Floor Level
1	RL 8.44m
2	RL 8.57m
3	RL 8.67m
4	RL 8.76m
5	RL 8.85m
6	RL 8.95m
7	RL 9.40m
8	RL 9.50m
9	RL 9.60m
10	RL 9.69m
11	RL 9.79m
12	RL 10.38m
13	RL 10.17m
14	RL 10.03m
15	RL 9.85m
16	RL 9.60m
17	RL 9.35m

18	RL 9.13m
19	RL 8.93m
20	RL 8.66m
21	RL 8.14m
22	RL 9.02m
23	RL 9.26m
24	RL 9.50m
25	RL 9.74m
26	RL 9.96m
27	RL 10.08m
28	RL 10.19m
29	RL 10.27m
30 & 31	RL 10.30m
32	RL 10.41m
33	RL 9.87m
34	RL 10.22
35	RL 10.02m
36	RL 10.01m
37	RL 10.16m
38	RL 10.23m
39	RL 9.89m
40	RL 9.80m

41	RL 9.73m
42	RL 9.65m
43	RL 9.56m
44	RL 8.90m
45	RL 9.07m
46	RL 8.83m
47	RL 8.94m
48	RL 9.04m
49	RL 9.14m
50 & 51	RL 10.26m
52	RL 9.21m
53	RL 9.07m
54	RL 8.96m
55	RL 10.15m
56	RL 10.17m
57	RL 10.08m
58	RL 10.26m
59	RL 10.07m
60	RL 9.99m
61	RL 9.90m
62	RL 9.81m
63	RL 9.48m

64	RL 9.40m
65	RL 9.31m
66	RL 9.22m
67	RL 9.14m
68	RL 9.44m
69	RL 9.29m
70	RL 9.20m
71	RL 9.10m
72	RL 8.37m
73	RL 8.30m
74	RL 8.23m
75	RL 8.16m
76	RL 8.09m
77	RL 8.14m
78	RL 8.23m
79	RL 8.32m
80	RL 8.65m
81	RL 8.73m
82	RL 8.82m
83	RL 9.14m
84	RL 8.67m
85	RL 8.83m

86	RL 8.97m
87 & 89	RL 9.18m
90	RL 9.11m
91	RL 9.22m
92 & 93	RL 9.32m
94	RL 9.23m
95	RL 9.32m
96	RL 9.40m
97 & 98	RL 9.49m
99	RL 9.47m
100	RL 9.38m
101	RL 9.29m
102 & 103	RL 9.45m
104	RL 9.34m
105	RL 9.23m
106	RL 9.47m
107, 108 & 109	RL 9.72m
110, 111 & 112	RL 9.91m
113, 114 & 115	RL 10.09m
116	RL 9.74m
117	RL 10.12m

229	RL 9.82m
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52. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 22, 23, 29, 30 and 31, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“The lot owner must provide and maintain a means of conveying unobstructed overland flow through the lot in accordance with Infrastructure Report, Job Number 194006, Revision C, dated 01 July 2022 and prepared by Maven Associates Ltd and must not obstruct the overland flow through the property with any fencing, object, impermeable landscaping, building, or structure.”

53. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 1 to 87, 89 to 117, and 229, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“Fencing in the locations identified on the drawing reference ‘220214/31 Lot Frontages Fencing Strategy’, revision F, dated 28 June 2023 and prepared by Greenwood Associates Ltd must not exceed the heights specified in the key as applicable to the affected lot and must utilise the materials specified in the key, except that this condition does not require the provision of closed board timber fences on rear boundaries.”

54. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lot 84, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“Fencing located on or adjoining the boundary of Lot 3000 being a Local Purpose (Drainage) reserve to vest must be either a maximum of 1.2m high if a closed board fence is used or, if taller (to a maximum height of 1.8m), at least 50% visually permeable.”

55. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 84 to 87, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:
- a. Vehicle access to Papakura-Clevedon Road is prohibited.
 - b. Any building's façades that face Papakura-Clevedon Road must contain:
 - (i) Glazing that is cumulatively at least 20 percent of the area of that façade; and
 - (ii) An entrance door that is visible from Papakura-Clevedon Road.
 - c. All fences within 3.0 metres from the northern boundary with Papakura-Clevedon Road must include an opening or gate that provides pedestrian access to Papakura-Clevedon Road and must not exceed the height specified below, measured from the ground level at the boundary:
 - (i) 1.4 metres in height, or
 - (ii) 1.8 metres in height for no more than 50 per cent of the site boundary and 1.4 m for the remainder, or
 - (iii) 1.8 metres in height if the fence is at least 50 per cent visually open as viewed perpendicular to the site boundary."
56. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 30 to 34, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:
- a. Any building's façades that adjoin Part Allotment 4 Parish of Wairoa or any other land comprising the Clevedon Showgrounds must contain:
 - (i) Glazing that is cumulatively at least 20 percent of the area of that façade; and
 - (ii) An entrance door that is visible from the Clevedon Showgrounds.
 - b. All fences within 3.0 metres from the southern boundary adjoining Part Allotment 4 Parish of Wairoa or any other land comprising the Clevedon Showgrounds must include an opening or gate that provides pedestrian access to the Clevedon Showgrounds and must not exceed the height specified below, measured from the ground level at the boundary, as a future road may be located along this boundary:
 - (i) 1.4 metres in height, or
 - (ii) 1.8 metres in height for no more than 50 per cent of the site boundary and 1.4 m for the remainder, or
 - (iii) 1.8 metres in height if the fence is at least 50 per cent visually open as viewed perpendicular to the site boundary."

Stage Two

Survey plan approval (s223) conditions

57. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision plan. The survey plan must show roads and reserves to vest required by the conditions of this subdivision consent.
58. Lot 2002 on the approved subdivision scheme plan (listed in condition 1) shall vest in the Council as public road. The consent holder must meet all costs associated with the vesting of the roads.
59. Subject to an executed sale and purchase agreement, Lot 5000 must be shown on the survey plan as a park to be held and administered under the Local Government Act 2002 (land in lieu of reserve). Lot 5000 must vest free of easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms.

Lot 5000 must be so vested only if by the time of application for the survey plan to be approved under s223 the applicant has entered into an agreement for sale and purchase of Lot 5000. If no agreement is in place by the time of application for the survey plan to be approved under s223 then the land will become a balance lot.

Section 224(c) certification conditions

60. Any application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the relevant conditions of subdivision consent for that stage (or stages) have been complied with, and that in respect of those conditions that have not been complied with:
 - a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - c. any bond as required per the conditions of this resource consent has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Construction Traffic Management Plan

61. Prior to the commencement of any works in this stage, the consent holder must submit to and have certified by the Council, a Construction Traffic Management Plan (CTMP). The CTMP must be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and shall address the surrounding environment including pedestrian-and bicycle traffic as well as public transport. No construction activity shall commence until the CTMP has been certified by the Council and all construction traffic must be managed at all times in accordance with the approved CTMP. It is acknowledged that a CTMP for Stages 1, 2 and 3 may be submitted in the one plan, excluding external roadworks.

Advice Note

The CTMP should be included in the application for a Corridor Access Request.

Engineering Plans

62. Prior to commencement of any public infrastructure in this stage of the development, the consent holder must submit engineering plans (including engineering calculations and other specifications) to the Council for approval.

The engineering plans submitted for approval must detail all works associated with the development, and must be in accordance with current Council Engineering Standards, but not limited to;

- a. Public Stormwater Reticulation
- b. Public Water Reticulation
- c. Wastewater Reticulation
- d. Public Roding

Advice Note

The Engineering Plan Application forms including lodgement and fees can be found at the following Auckland Council website: <https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>

Engineering Approval – Transport

63. Prior to the commencement of any roading engineering works, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, all necessary information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.

More specifically all proposed roads must be designed so as to be compliant with Section 4.3.5.6 the Stormwater Code of Practice and Table 3 'Major Event - Roadway Flow Limitations' of the Road Drainage Chapter of the TDM and all culverts are compliant with Section 4.3.9.8 of the Stormwater Code of Practice.

64. As part of the application for Engineering Plan Approval, a registered engineer must:
- a. Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's current standards, unless a Departure from Standard(s) has been duly authorised.
 - b. Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's current standards, unless a Departure from Standard(s) has been duly authorised.
 - c. Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

Advice Notes

- *If the Engineering Plan Application (EPA) drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. A copy of the resolution from Traffic Control Committee must be submitted to Council prior to applying for a certificate under section 224(c) of the RMA.*
- *An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements will need to be provided when applying for a certificate under section 224(c) of the RMA.*

Connection to Public Wastewater Network

65. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lots 118 to 160, 212 to 228, and 1001 to 1004 in accordance with the requirements of the wastewater utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare as part of the Engineering Plan Approval Process.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*

- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*
- *The site is located within an area serviced via a pressurized wastewater collection system. Consultation with the utility provider as to the specific design requirements will be required prior to the consent holder undertaking the design or Engineering Plan Approval application.*
- *Utility service provider is the Auckland Council Healthy Waters Department.*

Connection to Public Water Network

66. The consent holder must design and construct connections to the public water reticulation network to serve Lots 118 to 160, 212 to 228, and 1001 to 1004 in accordance with the requirements of the water utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under the section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

Connection to Public Stormwater Network

67. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lots 118 to 160, 212 to 228, and 1001 to 1004 in accordance with the requirements of the stormwater utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Utility service provider is the Auckland Council Healthy Waters Department.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*

- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

Stormwater Management

68. Prior to the issue of the 224(c) certificate, the consent holder must submit a final Stormwater Management Plan to the Council for certification in conjunction with Condition 67 above. The Stormwater Management Plan must demonstrate that the development meets the performance requirements in Schedule 4 of the Council Regional Network Discharge Consent.
69. The consent holder must engage a suitably qualified and experienced engineering professional who shall prepare an Operation and Maintenance Manual for all stormwater devices, setting out the principles for the general operation and maintenance of the stormwater system, outlet channel and the associated management devices. The Operation and Maintenance Manual must be submitted to the Council for approval. The Operation and Maintenance plan is to include, but not be limited to:
 - a. a detailed technical data sheet.
 - b. all the requirements as defined within the Stormwater Management Device Design Guidelines Manual (TP 10);
 - c. details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices.
 - d. a programme for regular maintenance and inspection of the stormwater system.
 - e. a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices.
 - f. a programme for post-storm maintenance.
 - g. a programme for inspection and maintenance of outfall erosion.
 - h. general inspection checklists for all aspects of the stormwater system, including a visual check of roadside catch pits, recharge pits and outfalls.
 - i. a programme for inspection and maintenance of vegetation, if any, associated with the stormwater devices; and
 - j. recommended ongoing control methodology to eradicate established pests and invasive weeds from both terrestrial and aquatic areas.

70. Prior to the application for the section 224(c) certificate, the consent holder must provide a Stormwater Report prepared by an appropriately qualified engineer to the satisfaction of the Council identifying:
- a. The 1% AEP flood level for the site and the surrounding road reserves.
 - b. 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.
 - c. The overland flow path plan must include as-built cross sections of all roads including the ponding areas with levels before overtopping.
 - d. As built longitudinal plan and cross sections must be provided for overland flow path locations.
 - e. The minimum freeboard floor level of all habitable parts of buildings must be at least 150mm for flows below 2m³ per second and 100 mm deep and where flows exceed this, the minimum freeboard floor level of habitable parts of buildings must be increased to at least 500mm. This may be enforced through a consent notice on the property unless the building consents have already been issued.
 - f. No buildings, structures or other obstructions are to be erected in the overland flow paths without prior written permission from the Council; and
 - g. Where either existing or proposed overland flow paths cross lot boundaries, the consent holder is to provide the Council with plans to accompany easement(s) to be registered in favour of the Council. Any easement documentation is to be prepared by the consent holder's lawyers to the satisfaction of the Council's solicitors. All costs are to be at the consent holder's expense. The terms of these easements must prevent buildings, structures or other obstructions being erected in the overland flow path, and must require the landowner to maintain, weed and clean the overland flow paths to ensure an unobstructed flow of stormwater.

Advice Note:

The intention of the easement(s) is for the consent holder to provide finished contours that will enable OLFPs to be contained in the roads. However, this is not always possible and cannot be confirmed until site works are complete and surveyed.

Utilities

71. The consent holder must make provision for telecommunications and electricity to Lots 118 to 160, 212 to 228, and 1001 to 1004 in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lots, but this is not a requirement of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Vehicle Crossings

72. New proposed vehicle crossings must be designed and formed to a residential standard as per Auckland Code of Practice for Land Development and Subdivision: Transport (Chapter 3) and Auckland Transport Standards (Transport Design Manual). The new crossings must 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. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *An approval letter and completion certificate from Auckland Transport must be submitted to Auckland Council as verification that Auckland Transport has completed approval and a final vehicle crossing inspection of the vehicle crossings that are the responsibility of the consent holder before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works.*
- *Please note that any redundant vehicle crossings are required to be reinstated.*

Public Roads

73. The consent holder must design and construct new public roads in accordance with the requirements of Auckland Transport under [AT TDM]. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Construction of public roading requires an Engineering Plan Approval.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In*

order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.

74. An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements must be provided when applying for a certificate under section 224(c) of the RMA to Council.
75. The consent holder must carry out a safety audit of the roads and intersections in accordance with the New Zealand Transport Agency Procedure Manual by an independent and appropriately qualified safety auditor. The Road Safety Audits Report must be provided to Council's Team Leader Regulatory Engineering South prior to the lodgement of an application for the certificate pursuant to section 224(c) of the Resource Management Act 1991. Any recommendations raised in the audit report must be implemented to the satisfaction of Auckland Transport.
76. The consent holder must provide and install road naming signs for the relevant roads in accordance with the Council's standards for public roads within the subdivision to the satisfaction of the Council and in accordance with the street signage standards for public roads. The names must be as approved by Council.
77. The consent holder must submit a resolution report for approval by the Auckland Transport Traffic Control Committee to legalise all new and proposed changes to road markings, signage, and traffic control devices. A copy of the resolution by the Traffic Control Committee must be submitted with the application for the certificate pursuant to section 224(c) of the Resource Management Act. The consent holder is to engage an Auckland Transport nominated contractor to carry out consultation with the affected landowners (if any) and to prepare the resolution report for the Traffic Control Committee (TCC) approval to legalise the proposed changes at the cost of the consent holder.

Advice Note:

Auckland Transport approval for changes to the road reserve or for new road reserve is made through its Traffic Control Committee ("TCC") resolutions.

The consent holder needs to contact Auckland Transport (Development Planning South (AT) DevelopmentPlanningSouth@at.govt.nz) to initiate the resolution process prior to any works in the road reserve. No installation or any road markings will be permitted before the resolution has been approved by the Auckland Transport Traffic Control Committee.

78. An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements must be provided when applying for a certificate under section 224(c) of the RMA to Council.

Geotechnical

79. The consent holder must perform all geotechnical works on site in accordance with the recommendations of the Geotechnical Investigation Report, ref: J00721, revision E, by LDE Limited (formerly Lander Geotechnical Consultants Ltd) dated 3 August 2022 to ensure the site is stable and suitable for development. The consent holder must provide a Geotechnical Completion Report from a suitably qualified engineering professional to confirm the lots are stable and suitable for development when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *A building consent will be required for the construction or installation of counterfort drains, under fill drainage, and ground recharge systems.*
- *A consent notice in relation to this condition is required under Condition 87.*

Streetscape landscaping (roads to vest – Lot 2002)

80. At Engineering Plan Approval stage, the consent holder must submit a detailed streetscape landscaping plan(s) for berms, rain gardens and street trees for approval by the Parks Planning Team Leader. In particular, the plans must:
- a. Be prepared by a suitably qualified landscape architect.
 - b. Be in general accordance with the “Landscape Resource Consent Package for Clevedon Properties Ltd” Issue F, prepared by Greenwood Associates Ltd, various dates, up to 28/06/23.
 - c. Specify street trees at a minimum grade as specified in the “Landscape Resource Consent Package for Clevedon Properties Ltd” Issue F, prepared by Greenwood Associates Ltd, various dates, up to 28/06/23.
 - d. Detail and specify root barrier to be implemented a minimum of 6.0 metres long (3.0 metres either side of the centre of the tree pit) running parallel, on top of RCRRJ SW pipeline, where the top of stormwater pipeline has less than 1.0 metre horizontal separation from the base of the tree pit. The root barrier must be 200mm min. wider than the diameter of the pipeline.
 - e. If Lot 5000 is vested with Council, the road boundaries of Lot 5000 must not be fenced. If an unconditional sale and purchase agreement is not reached and the land becomes a balanced lot this condition will not apply.
 - f. Show all planting including details of intended species, location, plant sizes at time of planting and likely heights at maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points. Root barriers or tree pits must be specified where warranted to address potential conflict with services.
 - g. Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
 - h. Include planting methodology.

- i. Comply with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1 and annotate separation distances where compliance is less than 0.5m of the minimum required separation distance.

Advice note:

Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.

Implementation of streetscape works (roads to vest – Lot 2002)

81. Prior to issue of section 224(c) certification, all street landscaping must be implemented in accordance with the approved streetscape plans and to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping, and in particular the following:
 - a. The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
 - b. Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Parks Planning Team Leader.
 - c. Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

Advice note:

Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Maintenance – Streetscape (roads to vest – Lot 2002)

82. Prior to the issue of the section 224(c) certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established in the streetscape. The Maintenance Plan must include:
- a. Mowing methodology and frequency.
 - b. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
 - c. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - d. Vandalism eradication policies.
 - e. Design strategy, specification and management plans for the maintenance relating to the streetscape.
83. The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Maintenance of the streetscape must be for a two-year period. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
84. If any damage/theft to the planting occurs during within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height and must be maintained for the balance of the maintenance period following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

As-built plans – streetscape landscaping

85. Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Parks Planning Team Leader as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:
- a. For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as pdf copy of the signed as-built plan(s).
 - b. The following requirements apply to digital formats:
 - (i) All dimensions are to be in millimetres, and all levels and lengths in metres.
 - (ii) All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).

- c. All graphical data to be located/plotted to the following accuracy:
 - (i) X & Y coordinates $\pm 100\text{mm}$
 - (ii) Z coordinates $\pm 50\text{mm}$ (e.g. lid level) in terms of the NZTM 2000 coordinates
 - (iii) Invert levels $\pm 20\text{mm}$.
 - (iv) Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.
- d. The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.
- e. The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.
- f. Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets.
- g. Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars
- h. Existing assets and assets to be removed or abandoned must be shown on as-built plans.
- i. Copies of the following documents are required, where these assets will be maintained by Auckland Council.
 - (i) All assets / Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.
 - (ii) Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.

Streetscape Maintenance Bond

86. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this stage of the consent. The maintenance bond will be held for a period of two years from the issues of a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader. The liability of the consent holder must not be limited to the amount of the bond.

Consent Notices

87. Consent notices shall be registered with the Registrar-General of Land against the Records of Title of any necessary allotment (at the discretion of the Council (Team Leader Regulatory Engineering South)), pursuant to section 221 of the Resource Management Act 1991, recording any specific engineering investigation and design or other works beyond the scope of NZS 3604:1990 recommended by the geotechnical completion report required under Condition 79, which must be complied with on a continuing basis, all at no cost to Council.
88. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 118 to 160 and 212 to 228 and 1001 to 1004 (plus Lot 5000 if it is not vested in Council), pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“The following approved Minimum Floor Levels shall apply to buildings on the subject lots unless a lower floor level is approved by the Council that has been subject to specific engineering design.

Lot	Minimum Floor Level
118	RL 10.64m
119	RL 10.14m
120	RL 10.28m
121 & 122	RL 10.36m
123, 124 & 125	RL 11.04m
126	RL 10.94m
127	RL 10.83m

128	RL 10.95m
129	RL 10.91m
130	RL 11.04m
131 & 132	RL 11.13m
133	RL 11.82m
134 & 135	RL 12.01m
136	RL 11.88m
137	RL 11.73m
138	RL 11.69m
139	RL 11.88m
140 & 141	RL 12.01m
142	RL 11.84m
143	RL 12.80m
144 & 145	RL 12.91m
146	RL 12.73m
147	RL 12.51m
148	RL 12.29m
149	RL 12.30m
150	RL 12.46m
151	RL 12.69m
152 & 153	RL 12.90m
154	RL 12.82m

155	RL 13.34m
156 & 157	RL 13.46m
158	RL 13.29m
159	RL 13.06m
160	RL 12.79m
212	RL 12.42m
213	RL 12.33m
214	RL 12.23m
215	RL 12.14m
216	RL 12.02m
217	RL 11.85m
218	RL 11.70m
219	RL 11.55m
220	RL 11.40m
221	RL 11.25m
222	RL 11.09m
223	RL 10.94m
224 & 225	RL 10.99m
226	RL 10.83m
227	RL 10.68m
228	RL 10.53m
1001	RL 10.85m

1002	RL 11.63m
1003	RL 12.67m
1004	RL 13.22m
5000	RL 11.69m

89. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 118 to 160 and 212 to 228 and 1001 to 1004 (plus Lot 5000 if it is not vesting in Council), pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“Fencing in the locations identified on the drawing reference ‘220214/31 Lot Frontages Fencing Strategy’, revision F, dated 28 June 2023 and prepared by Greenwood Associates Ltd must not exceed the heights specified in the key as applicable to the affect lot and must utilise the materials specified in the key, except that this condition does not require the provision of closed board timber fences on rear boundaries.”

90. If Lot 5000 is vested in Council, a consent notice shall be registered with the Registrar-General of Land against the Record of Title of Lots 129 and 136, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“Any fencing, hedging or planting along the boundaries or within one metre of the boundary with Lot 5000 must be either a maximum of 1.2m high if a closed board fence is used or, if taller (to a maximum height of 1.8m), at least 50% visually permeable (to allow full visibility and prevent graffiti).”

91. A consent notice shall be registered with the Registrar-General of Land against the Record of Title of Lot 212, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“Any fencing, hedging or planting along the boundaries or within one metre of the boundary with Lot 8001 and / or the Local Purpose (Drainage) Reserve to vest in Stage Three located on the southern boundary of Lot 212 must not exceed a height of 1.6 metres, measured from the ground level at the boundary (to allow full visibility and prevent graffiti).”

92. A consent notice shall be registered with the Registrar-General of Land against the Record of Title of Lots 1001 to 1004, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“On-site manoeuvring is required to be shown within Lots 1001 to 1004 at the time of Building Consent so as to avoid reverse manoeuvring from each site onto Road 1 (located between the subject land and the Clevedon Showgrounds site). This condition has been imposed to assist with traffic safety associated with the future provision of bus routes on this road.”

93. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 1001 to 1004, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“Lots 1001 to 1004 are identified as future development lots which may be further subdivided subject to demonstrating that the minimum net site area of 800m² and the average net site area of 1000m² applicable in the Clevedon Sub-precinct B is maintained in accordance with Standard I408.6.5 of the Auckland Unitary Plan (Operative in Part). When calculating density refer: Standard I408.6.4.

For the avoidance of doubt, the total allowable yield for the site contained in Clevedon Sub-precinct B was calculated at 130 lots (across Stages Two and Three), of which 118 were approved as part of SUB60399308 (BUN60399307). Thus, each lot (Lots 1001 to 1004) may be further subdivided, creating two additional lots (being a total of three lots) each. Any further subdivision will be subject to Council approval.”

Stage Three

Survey plan approval (s223) conditions

94. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision plan. The survey plan must show roads and reserves to vest required by the conditions of this subdivision consent.
95. Lot 2003 on the approved subdivision scheme plan (listed in condition 1) shall vest in the Council as public road. The consent holder must meet all costs associated with the vesting of the roads.
96. Lot 300 on the approved subdivision scheme plan (listed in condition 1) shall vest in the Council as Accessway. The consent holder must meet all costs associated with the vesting of the Accessway.
97. Lot 4000 on the approved subdivision scheme plan (listed in condition 1) must vest in the Council as Local Purpose (Drainage) Reserve. The reserve must vest in the Council free of all encumbrances, structures, pipes and other infrastructure assets.
98. Easements in gross in favour of the Council for the purpose of providing overland flow of stormwater must be created over parts of Lots 179, 182 and 209 and must be included in a memorandum of easements endorsed on the survey plan and be granted

or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

99. Easements in gross in favour of the Auckland Council and the Walking Access Commission for the purpose of providing public access and walkway access must be created over parts of Lot 179 to 182 and must be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. Such easements are for the purpose of public access and/or bridle path maintenance supported by a Trail Management Plan. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.
100. Areas 'X', 'Y' and 'Z' on Lots 209 to 211 must be shown on the Land Transfer Plan as being subject to land covenants for landscaping as per the consent notice Condition 150.

Section 224(c) certification conditions

101. Any application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the relevant conditions of subdivision consent for that stage (or stages) have been complied with, and that in respect of those conditions that have not been complied with:
 - a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - c. any bond as required per the conditions of this resource consent has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Construction Traffic Management Plan

102. Prior to the commencement of any works in this stage, the consent holder must submit to and have certified by the Council, a Construction Traffic Management Plan (CTMP). The CTMP must be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and shall address the surrounding environment including pedestrian and bicycle traffic as well as public transport. No construction activity shall commence until the CTMP has been certified by the Council and all construction traffic must be managed at all times in accordance with the approved CTMP. It is acknowledged that a CTMP for Stages 1, 2 and 3 may be submitted in the one plan, excluding external roadworks.

Advice Note

The CTMP should be included in the application for a Corridor Access Request.

Engineering Plans

103. Prior to commencement of any public infrastructure in this stage of the development, the consent holder must submit engineering plans (including engineering calculations and other specifications) to the Council for approval.

The engineering plans submitted for approval must detail all works associated with the development, and must be in accordance with current Council Engineering Standards, but not limited to;

- a. Public Stormwater Reticulation
- b. Public Water Reticulation
- c. Wastewater Reticulation
- d. Public Roding

Advice Note

The Engineering Plan Application forms including lodgement and fees can be found at the following Auckland Council website: <https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>

Engineering Approval – Transport

104. Prior to the commencement of any roading engineering works, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, all necessary information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.

More specifically all proposed roads must be designed so as to be compliant with Section 4.3.5.6 the Stormwater Code of Practice and Table 3 'Major Event - Roadway Flow Limitations' of the Road Drainage Chapter of the TDM and all culverts are compliant with Section 4.3.9.8 of the Stormwater Code of Practice.

105. As part of the application for Engineering Plan Approval, a registered engineer must:
- a. Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's current standards, unless a Departure from Standard(s) has been duly authorised.
 - b. Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's current standards, unless a Departure from Standard(s) has been duly authorised.
 - c. Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

Advice Notes

- *If the Engineering Plan Application (EPA) drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to*

be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. A copy of the resolution from Traffic Control Committee must be submitted to Council prior to applying for a certificate under section 224(c) of the RMA.

- *An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements will need to be provided when applying for a certificate under section 224(c) of the RMA.*

Connection to Public Wastewater Network

106. The consent holder must design and construct connections to the public wastewater reticulation network to serve to Lots 161 to 211, 1005 and 1006 in accordance with the requirements of the wastewater utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare as part of the Engineering Plan Approval Process.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

Connection to Public Water Network

107. The consent holder must design and construct connections to the public water reticulation network to serve to Lots 161 to 211, 1005 and 1006 in accordance with the requirements of the water utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under the section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

Connection to Public Stormwater Network

108. The consent holder must design and construct connections to the public stormwater reticulation network to serve to Lots 161 to 211, 1005 and 1006 in accordance with the requirements of the stormwater utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Utility service provider is the Auckland Council Healthy Waters Department.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

Stormwater Management

109. Prior to the issue of the 224(c) certificate, the consent holder must submit a final Stormwater Management Plan to the Council for certification in conjunction with Condition 108 above. The Stormwater Management Plan must demonstrate that the development meets the performance requirements in Schedule 4 of the Council Regional Network Discharge Consent.
110. The consent holder must engage a suitably qualified and experienced engineering professional who shall prepare an Operation and Maintenance Manual for all stormwater devices, setting out the principles for the general operation and maintenance of the stormwater system, outlet channel and the associated management devices. The Operation and Maintenance Manual must be submitted to the Council for approval. The Operation and Maintenance plan is to include, but not be limited to:
- a. a detailed technical data sheet.
 - b. all the requirements as defined within the Stormwater Management Device Design Guidelines Manual (TP 10);
 - c. details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices.
 - d. a programme for regular maintenance and inspection of the stormwater system.
 - e. a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices.
 - f. a programme for post-storm maintenance.
 - g. a programme for inspection and maintenance of outfall erosion.
 - h. general inspection checklists for all aspects of the stormwater system, including a visual check of roadside catch pits, recharge pits and outfalls.
 - i. a programme for inspection and maintenance of vegetation, if any, associated with the stormwater devices; and
 - j. recommended ongoing control methodology to eradicate established pests and invasive weeds from both terrestrial and aquatic areas.

111. Prior to the application for the section 224(c) certificate, the consent holder must provide a Stormwater Report prepared by an appropriately qualified engineer to the satisfaction of the Council identifying:
- a. The 1% AEP flood level for the site and the surrounding road reserves.
 - b. 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.
 - c. The overland flow path plan must include as-built cross sections of all roads including the ponding areas with levels before overtopping.
 - d. As built longitudinal plan and cross sections must be provided for overland flow path locations.
 - e. The minimum freeboard floor level of all habitable parts of buildings must be at least 150mm for flows below 2m³ per second and 100 mm deep and where flows exceed this, the minimum freeboard floor level of habitable parts of buildings must be increased to at least 500mm. This may be enforced through a consent notice on the property unless the building consents have already been issued.
 - f. No buildings, structures or other obstructions are to be erected in the overland flow paths without prior written permission from the Council; and
 - g. Where either existing or proposed overland flow paths cross lot boundaries, the consent holder is to provide the Council with plans to accompany easement(s) to be registered in favour of the Council. Any easement documentation is to be prepared by the consent holder's lawyers to the satisfaction of the Council's solicitors. All costs are to be at the consent holder's expense. The terms of these easements must prevent buildings, structures or other obstructions being erected in the overland flow path, and must require the landowner to maintain, weed and clean the overland flow paths to ensure an unobstructed flow of stormwater.

Advice Note:

The intention of the easement(s) is for the consent holder to provide finished contours that will enable OLFPs to be contained in the roads. However, this is not always possible and cannot be confirmed until site works are complete and surveyed.

Public Stormwater Outfall Structures

112. The consent holder must design and construct a stormwater outfall structure in accordance with the requirements of the utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Utility service provider is the Auckland Council Healthy Waters Department*
- *Construction of public outfall structures require Engineering Plan Approval.*
- *Engineering Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*
- *Please be aware of any other conditions and requirements pertaining to this outfall, including regional consenting conditions and requirements.*

Utilities

113. The consent holder must make provision for telecommunications and electricity to Lots 161 to 211, 1005 and 1006 in accordance with the requirements of the respective utility operators. These utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lots, but this is not a requirement of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Overland Flow

114. The consent holder must construct the overland flow path on Lot 209 in accordance with the recommendation of the Infrastructure Report, Job Number 194006, Revision C, dated 1 July 2022 and prepared by Maven Associates Ltd to ensure continuity of overland flow is maintained and contained through designed channels, and that the stability of the site and neighbouring properties is protected. The following evidence must be provided when applying for a certificate under section 224(c) of the RMA:
- a. The consent holder must provide an as-built plan, long section, and cross-sections, prepared by a Licensed Cadastral Surveyor and/ or suitably qualified engineering professional to demonstrate that the completed overland flow path meets the design requirements.
 - b. The consent holder must provide a Geotechnical Completion Report from a suitably qualified and experienced engineering professional to confirm that all lot(s) are stable and suitable for development.

Stormwater Pond

115. The consent holder must construct the stormwater pond and associated drainage lines and structures within Lot 4000. Such works must be in accordance with the recommendation of the Infrastructure Report, Job Number 194006, Revision C, dated 01 July 2022 and prepared by Maven Associates Ltd and Stormwater Management Plan, Revision E prepared by Maven Associates Ltd, and will be owned and maintained by the Council.

Vehicle Crossings

116. New proposed vehicle crossings must be designed and formed to a residential standard as per Auckland Code of Practice for Land Development and Subdivision: Transport (Chapter 3) and Auckland Transport Standards (Transport Design Manual). The new crossings must 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. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *An approval letter and completion certificate from Auckland Transport must be submitted to Auckland Council as verification that Auckland Transport has completed approval and a final vehicle crossing inspection of the vehicle crossings that are the responsibility of the consent holder before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works.*
- *Please note that any redundant vehicle crossings are required to be reinstated.*

Public Roads

117. The consent holder must design and construct new public roads in accordance with the requirements of Auckland Transport under [AT TDM]. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Construction of public roading requires an Engineering Plan Approval.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking,*

traffic calming devices, road stormwater drainage, raingardens, etc. where required.

- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
 - *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.*
118. An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements must be provided when applying for a certificate under section 224(c) of the RMA to Council.
119. The consent holder must carry out a safety audit of the roads and intersections in accordance with the New Zealand Transport Agency Procedure Manual by an independent and appropriately qualified safety auditor. The Road Safety Audits Report must be provided to Council's Team Leader Regulatory Engineering South prior to the lodgement of an application for the certificate pursuant to section 224(c) of the Resource Management Act 1991. Any recommendations raised in the audit report must be implemented to the satisfaction of Auckland Transport.
120. The consent holder must provide and install road naming signs for the relevant roads in accordance with the Council's standards for public roads within the subdivision to the satisfaction of the Council and in accordance with the street signage standards for public roads. The names shall be as approved by Council.
121. The consent holder must submit a resolution report for approval by the Auckland Transport Traffic Control Committee to legalise all new and proposed changes to road markings, signage, and traffic control devices. A copy of the resolution by the Traffic Control Committee must be submitted with the application for the certificate pursuant to section 224(c) of the Resource Management Act. The consent holder is to engage an Auckland Transport nominated contractor to carry out consultation with the affected landowners (if any) and to prepare the resolution report for the Traffic Control Committee (TCC) approval to legalise the proposed changes at the cost of the consent holder.

Advice Note:

Auckland Transport approval for changes to the road reserve or for new road reserve is made through its Traffic Control Committee ("TCC") resolutions.

The consent holder needs to contact Auckland Transport (Development Planning South (AT) DevelopmentPlanningSouth@at.govt.nz) to initiate the resolution process prior to any works in the road reserve. No installation or any road markings will be permitted before the resolution has been approved by the Auckland Transport Traffic Control Committee.

Geotechnical

122. The consent holder must perform all geotechnical works on site in accordance with the recommendations of the Geotechnical Investigation Report, ref: J00721, revision E, by LDE Limited (formerly Lander Geotechnical Consultants Ltd) dated 3 August 2022 to ensure the site is stable and suitable for development. The consent holder must provide a Geotechnical Completion Report from a suitably qualified engineering professional to confirm the lots are stable and suitable for development when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

- *A building consent will be required for the construction or installation of counterfort drains, under fill drainage, and ground recharge systems.*
- *A consent notice in relation to this condition is required under Condition 144.*

Streetscape landscaping (roads to vest – Lot 2003 and pedestrian accessway – Lot 300)

123. At Engineering Plan Approval stage, the consent holder must submit a detailed streetscape landscaping plan(s) for berms, rain gardens and street trees for approval by the Parks Planning Team Leader. In particular, the plans must:

- a. Be prepared by a suitably qualified landscape architect.
- b. Be in general accordance with the “Landscape Resource Consent Package for Clevedon Properties Ltd” Issue F, prepared by Greenwood Associates, various dates, up to 28/06/23.
- c. Specify street trees at a minimum grade as specified in the “Landscape Resource Consent Package for Clevedon Properties Ltd” Issue F, prepared by Greenwood Associates, various dates, up to 28/06/23.
- d. Detail and specify root barrier to be implemented a minimum of 6.0 metres long (3.0 metres either side of the centre of the tree pit) running parallel, on top of RCRRJ SW pipeline, where the top of stormwater pipeline has less than 1.0 metre horizontal separation from the base of the tree pit. The root barrier must be 200mm min. wider than the diameter of the pipeline.
- e. Show all planting including details of intended species, location, plant sizes at time of planting and likely heights at maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points. Root barriers or tree pits must be specified where warranted to address potential conflict with services.
- f. Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
- g. Include planting methodology.
- h. Comply with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1 and annotate separation

distances where compliance is less than 0.5m of the minimum required separation distance.

- i. The footpath in Lot 300 must meander in alignment along the length rather than a straight linear alignment. Trees and planting specified within Lot 300 must be designed to ensure lines-of-sight between the road reserve entrances.

Advice note:

Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.

Reserve Development (Lot 4000)

124. At Engineering Plan Approval stage, the consent holder must submit for the approval of the Parks Planning Team Leader detailed engineering and landscaping plans for all hard assets, park furniture / fixtures / planting / grassing to enable reserve development to be undertaken within Lot 4000. The plan(s) and supporting planting methodology, to be submitted for approval, must;

- a. Be in general accordance with the "Landscape Resource Consent Package for Clevedon Properties Ltd" Issue F, prepared by Greenwood Associates Ltd, various dates, up to 28/06/23, except as modified by conditions to follow.
- b. Be prepared by suitably qualified person/s.
- c. Concrete walkways surrounding the reserve and wetland are to be provided, in addition gravel paths are to be provided for wetland maintenance tracks, all as per the consented drawings and specifications.
- d. Internal safety fences are required to comply with GD-01. Where required, these are to be positioned as per the consented drawings and specifications.
- e. Include a weed management plan detailing weed eradication and control methods for the reserve, prior to and after planting.
- f. Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.
- g. Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
- h. Identify the existing species to be retained.
- i. Include the location and specifications for paths in accordance with the Auckland Design Manual guidelines.
- j. Detail any drainage required to address potential erosion on to or at paths caused by water.
- k. Detail landscape planting to achieve effective visual mitigation of stormwater structures when viewed from paths or public places, as far as practicable.

- I. Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.

Advice notes:

Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.

If internal safety fences are required, adequate access for maintenance will need to be demonstrated and the fences should be set back from paths at least one metre.

Bridleways trail and landscaping within easements on Lots 179, 180, 181 and 182

125. At Engineering Plan Approval stage, the consent holder must submit for the approval of the Parks Planning Team Leader detailed engineering and landscaping plans for all bridle trails located within easements on Lots 179, 180, 181 and 182.
126. The plan(s) and supporting planting methodology, to be submitted for approval, must;
 - a. Be in general accordance with the "Landscape Resource Consent Package for Clevedon Properties Ltd" Issue F, by Greenwood Associates Ltd, various dates, up to 28/06/23, except as modified by conditions to follow.
 - b. Be prepared by suitably qualified person/s.
 - c. Include a weed management plan detailing weed eradication and control methods for the land, prior to and after planting.
 - d. Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.
 - e. Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
 - f. Specify fences to demarcate the easement and bridle trail and establish this as a separate area on the site.
 - g. Include the location and specifications for paths.
 - h. Detail any drainage required to address potential erosion on to or at paths caused by water.
 - i. Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.

127. At Engineering Plan Approval Stage, the consent holder must provide for the approval of the Parks Planning Team Leader a Trail Management Plan (TMP) for the bridle trail. The TMP must specify as a minimum:
- a. That maintenance of the bridle trail is the responsibility of the relevant lot owner in perpetuity (unless an alternative arrangement is implemented).
 - b. Vegetation maintenance policies for the landscape planting, in particular details of maintenance methodology and dates / frequencies as well as specifying the parties responsible for undertaking such works.
 - c. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth for the landscape planting as well as specifying the parties responsible for undertaking such works.
 - d. Vandalism eradication policies including specifying the parties responsible for undertaking remediation works.
 - e. Programmes for the cleaning, replacement and renewal of path surfaces, lighting and signage together with identification of the parties responsible for undertaking such works and the frequency and/or triggers.
 - f. Frequency of litter collection and methods of disposal including specifying the parties responsible for undertaking such activities.
 - g. Any access restrictions that have been agreed.
 - h. Any other matters deemed necessary to enable the ongoing management of the bridle path.
128. Construction of the bridle trail must not commence prior to receiving the written approval of the TMP from the Council.

Implementation of streetscape works (roads to vest – Lot 2003 and pedestrian accessway – Lot 300)

129. Prior to issue of section 224(c) certification, all street landscaping must be implemented in accordance with the approved streetscape plans and to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping, and in particular the following:
- a. The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
 - b. Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Parks Planning Team Leader.
 - c. Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

Advice note:

Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Implementation of reserve development (Lot 4000)

130. Prior to the lodgement of section 224(c) certification, all hard and soft landscape works within Lot 4000 must be implemented in accordance with the approved landscape plans to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping, and in particular:
- a. All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
 - b. Planted slopes to be in accordance with GD01 guidelines.
 - c. Free of possible health and safety hazards such as large holes, dangerous trees, unstable retaining walls etc.
 - d. Removal of all invasive weed species as listed in the Regional Pest Management Strategy (Auckland Regional Council) which are located within the boundary of Lot 4000.
 - e. Removal of all pest animal species as listed in the Auckland Regional Pest Management Plan 2020-2030 which are located within the boundary of Lot 4000.
 - f. Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and / or when the weather is suitable (mild, dull and moist) and when the ground is moist and workable.

Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

- g. At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in conditions a) to f) above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
- h. Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Parks Planning Team Leader to their satisfaction, and this indicates the commencement of the maintenance period.

Advice note:

Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Bridle trail and landscaping within easements on Lots 179, 180, 181 and 182

- 131. Prior to the lodgement of section 224(c) certification, all hard and soft landscape works required to construct the bridle trail within Lots 179, 180, 181 and 182 must be implemented in accordance with the approved landscape plans to the satisfaction of the Parks Planning Team Leader and in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping, and in particular:
 - a. All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
 - b. Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
 - c. Free of possible health and safety hazards such as large holes, dangerous trees, unstable retaining walls etc.
 - d. Removal of all invasive weed species as listed in the Regional Pest Management Strategy (Auckland Regional Council).
 - e. Removal of all pest animal species as listed in the Auckland Regional Pest Management Plan 2020-2030.

Maintenance – Streetscape (roads to vest – Lot 2003 and pedestrian accessway – Lot 300)

132. Prior to the issue of the section 224(c) certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established in the streetscape. The Maintenance Plan must include:
- a. Mowing methodology and frequency.
 - b. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
 - c. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - d. Vandalism eradication policies.
 - e. Design strategy, specification and management plans for the maintenance relating to the streetscape.
133. The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Maintenance of the streetscape must be for a two-year period. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
134. If any damage/theft to the planting occurs during within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height and must be maintained for the balance of the maintenance period following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

Maintenance in reserves – (Lot 4000)

135. Prior to the issue of the section 224(c) certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established on Lot 4000. The Maintenance Plan must include:
- a. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
 - b. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - c. Vandalism eradication policies.
 - d. All invasive pest plants and pest animals must be controlled in accordance with the pest management plan prior to planting (site preparation) and following planting for the plant maintenance period.

136. Maintenance in accordance with the approved planting/revegetation plan must occur until 80% canopy closure has occurred and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. The maintenance period must be a minimum of three years and must commence once the planting completion report has been approved by the Team Leader Parks Planning in accordance with condition above. Plant maintenance includes ongoing replacement of plants that do not survive. All invasive pest plants and pest animals must be controlled in accordance with the EMP/pest management plan prior to planting (site preparation) and following planting the plant maintenance period.
137. If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

As-built plans – all streetscape and reserve landscaping

138. Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Parks Planning Team Leader as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:
- a. For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as pdf copy of the signed as-built plan(s).
 - b. The following requirements apply to digital formats:
 - (i) All dimensions are to be in millimetres, and all levels and lengths in metres.
 - (ii) All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).
 - c. All graphical data to be located/plotted to the following accuracy:
 - (i) X & Y coordinates +/-100mm
 - (ii) Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates
 - (iii) Invert levels +/- 20mm.
 - (iv) Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.
 - d. The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.

- e. The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.
- f. Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets.
- g. Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars
- h. Existing assets and assets to be removed or abandoned must be shown on as-built plans.
- i. Copies of the following documents are required, where these assets will be maintained by Auckland Council.
 - (i) All assets / Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.
 - (ii) Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.

Streetscape Maintenance Bond

139. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the streetscape landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issues of a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader. The liability of the consent holder must not be limited to the amount of the bond.

Reserve Maintenance Bonds

140. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the reserve landscaping works required by the conditions of this consent for Lot 4000. The maintenance bond will be held for a period of three years from the issues of a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader. The liability of the consent holder must not be limited to the amount of the bond.

Bridle Trail Maintenance Bonds

141. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder must provide the Council a refundable bond in respect of the maintenance of the trail and landscaping works required by the conditions of this consent including bridle trails located upon Lots 179, 180, 181, and 182. The maintenance bond will be held for a period of two years from the issues of a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Council (Parks Planning Team Leader). The liability of the consent holder must not be limited to the amount of the bond.

Fencing adjoining Bridle Trails

142. For the residential lots upon which bridle trails are provided (Lots 179 to 182), low rural type fencing (and being visually permeable) utilising post and rail or post-and-wire fencing or similar materials must be constructed on both sides of the bridle trails (noting that the existing post and wire fence on the southern and eastern boundaries satisfies this condition). For the avoidance of doubt this fencing style is required adjoining the portions of the site used for residential purposes as well as where adjoining wetland areas on the sites and rural zoned land.

Fencing adjoining Reserves and Accessways

143. Fencing on the boundaries of Lot 300 (Accessway to vest) and Lot 4000 (Local Purpose (Drainage) Reserve to vest) must be constructed the locations identified on the drawing reference '220214/31 Lot Frontages Fencing Strategy', revision F, dated 28 June 2023 and prepared by Greenwood Associates Ltd.

Consent Notices

144. Consent notices shall be registered with the Registrar-General of Land against the Records of Title of any necessary allotment (at the discretion of the Council (Team Leader Regulatory Engineering South)), pursuant to section 221 of the Resource Management Act 1991, recording any specific engineering investigation and design or other works beyond the scope of NZS 3604:1990 recommended by the geotechnical completion report required under Condition 122, which must be complied with on a continuing basis, all at no cost to Council.

145. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 161 to 211, 1005 and 1006, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“The following approved Minimum Floor Levels shall apply to buildings on the subject lots unless a lower floor level is approved by the Council that has been subject to specific engineering design.

Lot	Minimum Floor Level
161	RL 12.74m
162	RL 12.96m
163	RL 13.19m
164 & 165	RL 13.41m
166	RL 13.37m
167	RL 12.94m
168	RL 12.84m
169	RL 12.73m
170	RL 12.59m
171	RL 12.48m
172	RL 12.60m
173	RL 13.98m
174 & 175	RL 14.16m
176	RL 13.91m
177	RL 13.67m
178	RL 13.78m
179	RL 13.85m

180	RL 13.03m
181	RL 12.57m
182	RL 12.19m
183	RL 13.27m
184	RL 13.38m
185	RL 13.49m
186	RL 13.60m
187	RL 13.72m
188	RL 13.83m
189	RL 13.98m
190	RL 14.08m
191 & 192	RL 14.19m
193	RL 14.13m
194	RL 13.97m
195	RL 12.97m
196	RL 12.82m
197	RL 12.70m
198	RL 12.57m
199	RL 12.45m
200	RL 12.32m
201 & 202	RL 12.44m
203	RL 12.32m

204 & 205	RL 12.46m
206	RL 12.82m
207 & 208	RL 12.44m
209	RL 12.36m
210	RL 12.57m
211	RL 12.60m
1005	RL 13.36m
1006	RL 13.84m

146. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 179, 182 and 209, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“The lot owner must provide and maintain a means of conveying unobstructed overland flow through the lot in accordance with Infrastructure Report, Job Number 194006, Revision C, dated 01 July 2022 and prepared by Maven Associates Ltd and must not obstruct the overland flow through the property with any fencing, object, impermeable landscaping, building, or structure.”

147. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 161 to 211, 1005 and 1006, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“Fencing in the locations identified on the drawing reference ‘220214/31 Lot Frontages Fencing Strategy’, revision F, dated 28 June 2023 and prepared by Greenwood Associates Ltd must not exceed the heights specified in the key as applicable to the affect lot and must utilise the materials specified in the key, except that this condition does not require the provision of closed board timber fences on rear boundaries.”

148. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 179 to 182, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“For the maintenance of a rural character, where fencing is provided adjoining bridle trails on the affected lots, low rural type fencing utilising post and rail or post-and-wire fencing or similar materials may only be used. This restriction of the style of fencing utilised applies to both sides of the bridle trails for the purpose of being visually permeable and being consistent with the rural character at this interface.”

149. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 188, 189, 200 and 201, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“Any fencing, hedging or planting along boundaries or within one metre of boundaries of a pedestrian access way (Lot 300) must not exceed a height of 1.6 metres, measured from the ground level at the boundary (to allow full visibility and prevent graffiti).”

150. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 209, 210 and 211, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“Landscape planting within Areas ‘X’, ‘Y’ and ‘Z’ shown on the Land Transfer Plan must be maintained by the owners of the subject lots in perpetuity. Such planting forms part of the landscape associated with the adjoining drainage reserve (Lot 4000) as identified on the drawing referenced ‘220214/19 Wetland B Plan’, revision F, dated 13 April 2023 and prepared by Greenwood Associates Limited.”

151. A consent notice shall be registered with the Registrar-General of Land against the Record of Title of Lots 1005 and 1006, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“On-site manoeuvring is required to be shown within Lots 1005 and 1006 at the time of Building Consent so as to avoid reverse manoeuvring from each site onto Road 1 (located between the subject land and the Clevedon Showgrounds site). This condition has been imposed to assist with traffic safety associated with the future provision of bus routes on this road.”

152. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 173 to 182 and 207, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“Unless off-set elsewhere within the extent of the land formally within the parent title Lot 2 DP 192001 (RT NA121D/118) subdivided under this consent (SUB60399308), Lots 173 to 182 and 207 are prevented from being further subdivided to ensure the average net site area and associated dwelling density for the Clevedon Sub-precinct B is maintained in accordance with Standard I408.6.5 of the Auckland Unitary Plan (Operative in Part).”

153. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 1005 and 1006, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

“Lots 1005 and 1006 are identified as future development lots which may be further subdivided subject to demonstrating that the minimum net site area of 800m² and the average net site area of 1000m² applicable in the Clevedon Sub-precinct B is maintained in accordance with Standard I408.6.5 of the Auckland Unitary Plan (Operative in Part). When calculating density, refer: Standard I408.6.4.

For the avoidance of doubt, the total allowable yield for the site contained in Clevedon Sub-precinct B was calculated at 130 lots (across Stages Two and Three), of which 118 were approved as part of SUB60399308 (BUN60399307). Thus, each lot (Lots 1005 and 1006) may be further subdivided, creating two additional lots (being a total of three lots) each. Any further subdivision will be subject to Council approval.”

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.*
6. *It will be the responsibility of the consent holder to determine the presence of any underground services that may be affected by the applicants work in the road reserve. Should any services exist, the applicant should contact the owners of those and agree on the service owners' future access for maintenance and upgrades. Services information may be obtained from <https://www.beforeudig.co.nz/>.*
7. *All work in the road reserve should be carried out in accordance with the general requirements of The National Code of Practice for Utility Operators' Access to Transport Corridors <http://nzuaq.org.nz/national-code/ApprovedNationalCodeFeb13.pdf> and Auckland Transport Design Manual <https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/>*
8. *Prior to carrying out any work in the road corridor, the consent holder should submit to Auckland Transport a Corridor Access Request (CAR) and temporary traffic management plan (TMP), the latter prepared by an NZ Transport Agency qualified person and work should not commence until such time as the applicant has approval in the form of a Works Access Permit (WAP). The application may be made at <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/apply-for-a-car/> and 15 working days should be allowed for approval.*
9. *If, at any time during site works, sensitive materials (kōiwi/human remains, an archaeology site, a Māori cultural artefact, 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) shall be followed. In summary these are:*
 - *All earthworks will cease in the immediate vicinity (at least 20m from the site of the discovery) and the area including a buffer secured to ensure all sensitive material remains undisturbed.*
 - *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.*
 - *If the discovery contains kōiwi, archaeology or artefacts of Māori 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.*
 - *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.*

10. This resource consent does not constitute land-owner approval or asset owner approval for allowing access to council / publicly owned land (including roads) for the purpose of undertake works on or around trees. The consent holder is responsible for obtaining any additional resource consents and / or Tree Owner Approval (TOA) from the Community Facilities Senior Urban Forest Specialist prior to such works commencing. Further details of the process required to obtain the necessary approvals can be found on the [council website](#).
11. Land Information New Zealand (LINZ) requires that proposed roads, private roads within common access lots or lot accesses comprising panhandle access strips and/or reciprocal rights of way easements that serve six or more lots are to be named. LINZ has indicated that a name for the road or private road should be in place before the survey plan of subdivision is approved by the Council under section 223 of the RMA and advises that if no name is in place this could be problematic when titles are later requested. The consent holder should obtain evidence of acceptance from LINZ that the proposed names are not duplicated within the Auckland Council area before submitting the names to the Council for reporting to the relevant Local Board for approval. In giving its approval, the Local Board will have regard to the relevance of the road names to the locality or determine that the names are otherwise appropriate.
12. The following table has been included to assist with ensuring future compliance with Standard I408.6.5 of the Auckland Unitary Plan (Operative in Part) for potential future subdivision of Lots 1001 to 1004 in Stage Two and Lots 1005 and 1006 in Stage Three.

Clevedon Meadows - Stage 2 & 3 Lot Area Summary Calculations				7-Aug-23				
Description	Area of Lots	No Lots	Average Area per Lot					
Stage 2 (with Superlots at 3,000m2 each)	65,763	65	1,011.74	includes 4 superlots				
Stage 2 with each Superlots allowed at 3 lots by 1,000m2	incl	8		4 s superlots at 3 x 1,000m 2 lots each, less 4 superlots				
Stage 2 Summary with Superlots at 3 x 1,000m2)	65,763	73	900.86					
Stage 3 (with Superlots at 3,000m2 each)	64,274	53	1,212.72	includes 2 superlots				
Stage 3 Superlots Conversion to 1,000m2	incl	4		2 s superlots at 3 lots each, less 2 superlots				
Stage 3 Summary with Superlots at 3 x 1,000m2)	64,274	57	1,127.61					
Total Stage 2 & 3 (with 6 x superlots at 3,000m2 each)	130,037	118	1,102.01					
Total Stage 2 & 3 (with 6 x Superlots converted to 3 x 1,000m2 lots - 18 Lots)	130,037	130	1,000.28					

Delegated decision maker:

Name: Robert Chieng

Title: Team Leader, Resource Consents

Signed:



Date: 1 September 2023

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least **5 days** prior to **work starting** on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
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Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.