

Report for applications for resource consents under the Resource Management Act 1991



Restricted discretionary activity for earthworks

1. Application description

Application number:	LUC60350837 (s9 land use consent)
Applicant:	Neil Construction Ltd
Site address:	69 Trig Rd and 151, 155-157 Brigham Creek Rd, Whenuapai
Legal description:	Lot 5 DP 101583, Lot 3 DP 101583, Lot 4 DP 101583 and Lot 2 DP 334953
Site area:	15.5ha
Auckland Unitary Plan (Operative in part)	
Zoning and precinct:	Future Urban zone Hobsonville Corridor sub-precinct C, Sub-precinct
Overlays, controls, special features, designations, etc:	Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer Controls: Macroinvertebrate Community Index - Rural Designations: Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence
Proposed Plan Change	Proposed Plan Change 5 - Whenuapai 3 Precinct, Business Light Industry

2. Locality Plan



Source: Auckland Council GIS

3. The proposal, site and locality description

An accurate and detailed description of the proposal, site and surrounding area are provided in the AEE prepared by Yujie Guo of Campbell Brown Planning Consultants Ltd (on behalf of the applicant) dated 17 December 2019 in a manner that is acceptable to Council. In summary, consent is sought for bulk earthworks on the sites for the following.

Earthworks

- Earthworks are proposed (cut to fill) over an area of 11.69ha, comprising a total of 96,400m³ (cut of 48,200m³, fill of 48,200m³). The proposed earthworks will provide levelling of the site to form the foundation for a future urban subdivision, related infrastructure and future roading that will be required to service future development.
- The proposed works do not involve the construction of any buildings or infrastructure.
- A range of erosion and sediment control measures are proposed including:
 - Sediment retention ponds, associated dewatering devices and spillways (all sediment ponds are to be flocculated with Poly Aluminium Chloride);
 - Decanting Earth bunds;
 - Cut-off drains / bunds;
 - Clean water diversion channels / bunds; and
 - Silt detention fences.
- Site construction access is proposed from three locations, with primary earthworks site access for all vehicles being from the existing entry at 69 Trig Road. To service the northern area of earthworks on 155-157 Brigham Creek Road, earthwork machinery delivery access

will be from the existing farm access of Brigham Creek Road. Secondary passenger vehicle only access is also available at the existing dwelling entry at 151 Brigham Creek Road.

- No vegetation removal is proposed within the riparian margin of any urban stream or watercourse.

4. Background

Specialist Input

The proposal has been reviewed and assessed by the following specialists:

- Auckland Council Development Engineer – Irshaad Chawdhary
- Auckland Council Traffic Engineer – Nagaraj Prabhakara
- Auckland Council Contamination Specialist - Paul Crimmins
- Consultant Earthworks Specialist - Graeme Ridley
- Auckland Council Streamworks specialist – Christina Bloom
- Auckland Council Coastal Specialist - Kala Sivaguru

Proposed Plan Change 5

As set out in section 4.2 of the AEE, the subject site is located within the Proposed Whenuapai 3 Precinct under Proposed Plan Change 5 (PPC5). Under PPC5, the majority of the site area is proposed to be zoned Business Light Industry. Whilst this precinct/ zone is not yet operative, this does provide a clear direction that the land will be zoned for Business Light Industry activities. However, the subject resource consent application does not pre-empt the outcomes of any future consents including subdivision and land use activities on the subject land.

5. Reasons for the applications

Land use consent (s9) – LUC60350837

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Land Disturbance – District

- To undertake general earthworks of 11.69ha and 96,400m³, as the earthworks are greater than 1,000m² and 2,500m³ in a future urban zone (Business: Light Industry), is a restricted discretionary activity under rules E12.4.1(A6) and (A10) respectively.

Land Disturbance – Regional

- To under earthworks of 11.69ha as the earthworks are greater than 50,000m² where land has a slope less than 10 degrees outside the Sediment Control Protection Area in a future urban zone is a restricted discretionary activity under rule E11.4.1(A5).
- To under earthworks of 11.69ha as the earthworks are greater than 2,500m² within the Sediment Control Protection Area in a future urban zone, is a restricted discretionary activity under rule E11.4.1(A9).

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The proposed soil disturbance activity is a Controlled Activity under Regulation 9(1) of the NES:CS as:

- The DSI identified soil contaminants at levels exceeding background but less than relevant Soil Contaminant Standards for the protection of human health;
- The volume of soil disturbance to be undertaken (48,200 m³) exceeds the Permitted Activity threshold of Regulation 8(3) of the NES:CS for the piece of land where the HAIL activity occurred.

6. Status of the resource consents

Where a proposal:

- consists of more than one activity specified in the plan(s); and
- involves more than one type of resource consent or requires more than one resource consent; and
- the effects of the activities overlap;

the activities may be considered together.

Where different activities within a proposal have effects which do not overlap, the activities will be considered separately.

In this instance, the applicant has proposed bulk earthworks only and there is no bundling required.

7. Public notification assessment (sections 95A, 95C-95D)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant has not requested that the applications are publicly notified (s95A(3)(a));
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- the application do not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)), and
- the application does not involve one or more of the following activities exclusively: a controlled activity; a restricted discretionary or discretionary activity for a residential activity (as defined in s95A of the RMA) or a subdivision; a boundary activity; or a prescribed activity (s95A(5)(b)).

Step 3: if not precluded by step 2, public notification required in certain circumstances

The following assessment addresses the adverse effects of the activity on the environment, as public notification is required if the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Adverse effects assessment (sections 95A(8)(b) and 95D)

Public notification assessment (sections 95A, 95C-95D)

Section 95A gives the council discretion in deciding whether to publicly notify an application or not. However an application must be publicly notified if (a) the activity will have or is likely to have adverse effects on the environment that are more than minor; (b) the applicant requests public notification of the application; or (c) a rule or national environmental standard ("NES") requires public notification.

The applicant has not requested public notification.

All further information requested (under s92) has been provided by the due date.

No rules in the plan or in any NES preclude or require public notification of this application.

The following assessment addresses the adverse effects of the activity on the environment. The council must decide whether the activity will have, or is likely to have, adverse effects on the environment that are more than minor.

As a restricted discretionary activity, only those effects that fall within the matters of discretion restricted under the plan can be considered.

These matters are:

Auckland Unitary Plan (Operative in Part)

- E11.8.1 Matters for discretion (Regional Earthworks); and
- E12.8.1 Matters for discretion (District Earthworks).

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

- Regulation 9(1).

Adverse effects assessment (sections 95A and 95D)

Under section 95D the council is to disregard any effects on persons who own or occupy any adjacent land.

The adjacent land includes the properties shown on Figure 2 below.

Any effect on a person who has given written approval to the application

No written approvals have been obtained.

Effects that may be disregarded

Permitted baseline

The permitted baseline refers to the effects of permitted activities on the subject site.

The permitted baseline refers to the effects of permitted activities on the subject site. In this case, earthworks up to 250m³ and over an area up to 500m² is a permitted activity. However, the

proposed level of earthworks of approx. 95,000m³ over an area of 11.9ha is not comparable to the permitted areas/volume and as such the permitted baseline is not considered relevant in this instance.

Assessment

Receiving environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

FIGURE 2 showing the subject site (1); adjacent sites (2)



The receiving environment is made up of:

- the existing environment and associated effects from lawfully established activities;
- effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- the existing environment as modified by any resource consents granted and likely to be implemented; and
- the environment as likely to be modified by activities permitted in the plan.

This is the reasonably foreseeable environment within which the adverse effects of the proposal are considered. Identifying the receiving environment is mandatory, and is a finding of fact on the above matters. In this case:

- The receiving environment comprises the existing environment which contains large rural and

lifestyle properties containing dwellings.

Adverse effects

Yujie Guo of Campbell Brown Planning Consultants (on behalf of the applicant) has provided an assessment of the adverse effects on the environment in the application report (AEE) dated 17 December 2019. I concur with the assessments and the conclusions reached, noting that overall, the adverse effects of the activity on the environment will be less than minor.

Having regard to the above and after an analysis of the application, including any proposed mitigation measures and specialist reports, the following assessment summarises the adverse effects of the activity on the environment and provides additional points that are considered relevant to the assessment of effects.

Landform Modification and Visual effects

The proposed earthworks are located over the full extent of the site. The site contains predominantly paddocks that are grassed. As the earthworks will involve a 'scrape' of the surface there is only a small change in the landform modification which will not be discernibly different to the existing site landform. This is common for a development area (11.7ha) of this size. Given the above it is considered that any adverse landform modification will be less than minor and that visual effects will be temporary and of a less than minor nature.

In addition, no vegetation removal is proposed within the riparian margin of any urban stream or watercourse.

Earthworks

Campbell Brown (on behalf of the applicant) have provided a detailed description of the proposed erosion and sediment control measures in the AEE with further detail provided in Infrastructure Reports and the Erosion and Sediment Control Plans that have been provided with the application. These will include Sediment retention ponds, associated dewatering devices and spillways (all sediment ponds are to be flocculated with Poly Aluminium Chloride); Decanting Earth bunds; Cut-off drains / bunds; Clean water diversion channels / bunds; and Silt detention fences.

Following this assessment, I agree that the mitigation measures and management techniques that will be adopted will ensure exposure to land is minimised and that adverse effects are less than minor. This will include the progressive stabilisation of the earthworks activity and the implementation of erosion and sediment control measures prior to and for the duration of each event. The proposed mitigation and stabilisation techniques will minimise the likelihood of earthworks occurring during significant rainfall events.

Campbell Brown have outlined the sediment and erosion control measures that will be installed and has confirmed that these will be maintained throughout the duration of earthworks operations to ensure that sediment laden water is retained on site and that silt does not enter into the wider receiving environment. Campbell Brown have confirmed that all erosion and sediment control measures will be constructed in accordance with the Auckland Council Guideline Document 2016/005, Erosion and Sediment Control Guide for Land Disturbing Activities.

A copy of the application has been forwarded to Auckland Council Regional Earthworks Specialist– Graeme Ridley who has confirmed the Erosion and Sediment Control measures proposed are acceptable. Mr. Ridley has stated:

Subject to the imposition of consent conditions, it is assessed that the effects on the receiving environment will be appropriately managed; and the sensitivity of the receiving environment to the adverse effects of sediment discharges will not be compromised given

the application of suitable erosion and sediment control technologies and appropriate on-site management and monitoring techniques.

Following Campbell Brown assessments and Mr Ridley's technical review, I consider that subject to the installation of appropriate erosion and sediment controls that any adverse effects will be less than minor.

The proposed earthworks have also been Council's Development Engineer, Irshaad Chawdhary in respect to the district land disturbance matters. A Geotechnical Investigation prepared by CMW Geosciences has been lodged with the application and has confirmed there are no land instability issues. This has been reviewed by Mr Chawdhary who has raised no issues.

Mr Irshaad Chawdhary has raised no issues with the earthworks and has recommended a suite of conditions that have been reviewed by the applicant who has acceptable confirmation of these. As such these form part of the application.

Following this assessment, I consider any adverse earthwork related effects including instability effects will be less than minor.

Infrastructure, Flooding and Overland Flowpaths

The application has been reviewed by Councils Development Engineer in respect to the proposed earthworks in relation to existing infrastructure and no issue has been raised with these. In addition, the Councils Development Engineer has noted the earthworks are appropriately separated from existing watercourses and that these will not result in any adverse flooding effects.

The application has also been reviewed by Council's Streamworks specialist, Christina Bloom who has advised that the proposed earthworks are not located in proximity to any streams on the site.

Construction Effects

To ensure that construction effects are appropriately managed the applicant has confirmed that a Construction Traffic Management Plan will be submitted for Council approval and this is offered as a condition of consent. I am in agreement that the construction effects including construction traffic associated with the earthworks and overall construction activities can be managed as part of the construction management plans.

In addition to the above, adverse dust effects can be appropriately managed by ensuring the proposed earthworks and dust mitigation is undertaken in accordance with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016). The applicant has accepted this condition requiring the dust to be managed in accordance with the Good Practice Guide and as such this forms part of the application.

In summary, and subject to the imposition of recommended conditions, I consider that the adverse effects associated with construction will be less than minor and are acceptable, noting the temporary nature of these effects and the management and controlling methodologies proposed.

Traffic

The proposed earthworks involve a cut fill balance and no excess earthwork material is proposed to be transported to or from the site. As such there will be no traffic generation from either the importation of fill material or removal of excavation material to/from the site. Notwithstanding this Council's Traffic Engineer has reviewed the proposal has stated:

Site access is proposed to be from three locations, with primary earthworks site access for all vehicles being from the existing entry at 69 Trig Road.

To service the northern area of earthworks on 155-157 Brigham Creek Road, earthwork

machinery delivery access will be from the existing farm access of Brigham Creek Road. Secondary passenger vehicle only access is also available at the existing dwelling entry at 151 Brigham Creek Road.

AEE confirmed, the proposal would require a number of heavy vehicle movements for the delivery and removal of the proposed earthworks machinery and plant. However, other than this initial delivery and removal of equipment, it is not anticipated that a large number of heavy vehicle movements would be required as a cut to fill balance is achieved with no excess required to be transported to or from the site.

Following the above it is considered the proposal will result in less than minor adverse traffic related effects and that this will not adversely affect the surrounding road network.

Contamination Effects

A Preliminary Site Investigation and Detailed Site Investigation prepared by Geosciences Ltd have been previously lodged with the resource consent application. This had confirmed that there have been historical horticultural activities on the site that would have resulted in soil contamination.

Council's contamination specialist, Paul Crimmins has confirmed that the proposed land disturbance will be undertaken in manner that does not adversely affect human health including the health of adjacent sites and has stated:

Implementation of the recommended consent conditions provided below and adherence to the CSMP will suitably assist in mitigating potential adverse effects on human health during the proposed earthworks. The recommended conditions of consent are within the matters of control detailed within Regulation 9(2) of the NES:CS.

Following this technical assessment, I consider that the proposal will not result in any adverse contamination related effects including effects on human health as it relates to the current proposal.

In addition to the above, Mr Crimmins has confirmed that the proposal would comply with the permitted activity standards of the AUP(OP) for contamination discharge and has stated:

I consider that the rules of AUP(OP) Chapter E30 do not apply to the proposal as the DSI adequately demonstrates that contaminant concentrations do not exceed the Permitted Activity soil acceptance criteria in AUP(OP) Table E30.6.1.4.1 and therefore, the soils do not contain 'elevated levels of contaminants.' Therefore, no Contaminant Discharge Consent is required under the AUP(OP) for the proposal at this stage.

Summary

In summary, it is considered that the activity will have or is likely to have adverse effects on the environment that are less than minor.

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- exceptional or unusual, but something less than extraordinary
- outside of the common run of applications of this nature, or
- circumstances which makes notification desirable, notwithstanding the conclusion that the

adverse effects will be no more than minor.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur. The undertaking of bulk earthworks as part of the site-preparatory works is not unusual in a future urban / business light industry zone.

Public notification conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for an activity other than those specified in s95A(5)(b).
- Under step 3, public notification is not required as the application is for an activity that is not subject to a rule that specifically requires it, and it is considered that the activity will have or is likely to have adverse effects on the environment that are less than minor.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

8. Limited notification assessment (sections 95B, 95E-95G)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

Step 1: certain affected protected customary rights groups must be notified

There are no protected customary rights groups or customary marine title groups affected by the proposed activity (s95B(2)).

In addition, the council must determine whether the proposed activity is on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). Within the Auckland region the following statutory acknowledgements are relevant:

- Te Uri o Hau Claims Settlement Act 2002
- Ngāti Manuhiri Claims Settlement Act 2012
- Ngāti Whātua Ōrākei Claims Settlement Act 2012
- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015
- Ngāti Tamaoho Claims Settlement Act 2018
- Ngāi Tai Ki Tāmaki Claims Settlement Act 2018

In this instance, the proposal is not on or adjacent to land that is subject to a statutory acknowledgement, and will not result in adversely affected persons in this regard.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)), and
- the application is not exclusively for one or both of the following: a controlled activity, other than a subdivision, that requires consent under a district plan; or a prescribed activity (s95B(6)(b)).

Step 3: if not precluded by step 2, certain other affected persons must be notified

As this application is not for a boundary activity or a prescribed activity, there are no affected persons related to those types of activities (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if the activity's adverse effects on that person are minor or more than minor (but not less than minor)
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded
- the adverse effects on those persons who have provided their written approval must be disregarded.

Adversely affected persons assessment (sections 95B(8) and 95E)

The assessment set out in section 4 above in respect to adverse effects on the environment, is also relevant in terms of the effects on adjacent persons. In particular the effects on the visual amenity, and construction related effects. This has concluded that adverse effects will be less than minor which also applies to adjacent persons.

No persons are considered to be adversely affected to a minor or more than minor degree for the following reasons:

- A range of erosion and sediment control measures are proposed to manage the effects of the required earthworks. These measures have been reviewed by the Council's Development Engineer and Regional Earthworks specialist, confirming that the control devices will be in general accordance with the Council's guideline document. Their recommendations for the preparation of a finalised Erosion and Sediment Control Plan have also been accepted by the applicant.
- Any adverse visual effects will be less than minor as the earthworks and finished land contours will not be a visually dominant feature when viewed from adjacent sites.
- The application has confirmed that all construction and earthworks activities associated with the proposal will be undertaken in accordance with the relevant AUP(OP) standards (noise, vibration, dust management etc.) and standard Council conditions have been offered as part of this application. Adverse dust effects can be appropriately managed by ensuring the proposed earthworks and dust mitigation is undertaken in accordance with the Good

Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016). The applicant has accepted this condition requiring the dust to be managed in accordance with the Good Practise Guide and as such this forms part of the application.

- Any construction effects associated with the earthworks will be short-term and can be appropriately managed. To ensure that construction effects including during the earthworks stage are appropriately managed a Construction Traffic Management Plan are required to be submitted for Council approval. These have been offered as consent conditions by the applicant. I consider the construction effects including construction traffic associated with the earthworks and overall construction activities can be managed as part of the construction / traffic management plans.
- Any adverse construction effects will be short term in nature.

Limited notification conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for an activity other than those specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any persons.

It is therefore recommended that this application be processed without limited notification

9. Notification recommendation

Non-notification

For the above reasons under section 95A these applications may be processed without public notification.

In addition under section 95B limited notification is not required.

Accordingly I recommend that these applications are processed non-notified.



14 August 2020

Dylan Pope

Date

Consultant Planner (DCS)

Resource Consents

10. Notification determination

Redward

Samantha Redward

Date: 20/08/20

Team Leader

Resource Consents

Decision on applications for resource consents under the Resource Management Act 1991



Restricted discretionary activity Landuse (s9)

Application numbers:	LUC60350837 (s9 land use consent)
Applicant:	Neil Construction Ltd
Site address:	69 Trig Rd and 151, 155-157 Brigham Creek Rd, Whenuapai
Legal description:	Lot 5 DP 101583, Lot 3 DP 101583, Lot 4 DP 101583 and Lot 2 DP 334953

Proposal:

To undertake earthworks (cut to fill) over an area of 11.69ha, comprising a total of 96,400m³ (cut of 48,200m³, fill of 48,200m³)

Resource consent is required for the following reasons:

Land use consent (s9) – LUC60350837

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Land Disturbance – District

- To undertake general earthworks of 11.69ha and 96,400m³, as the earthworks are greater than 1,000m² and 2,500m³ in a future urban zone, is a restricted discretionary activity under rules E12.4.1(A6) and (A10) respectively.

Land Disturbance – Regional

- To undertake earthworks of 11.69ha as the earthworks are greater than 50,000m² where land has a slope less than 10 degrees outside the Sediment Control Protection Area in a future urban zone is a restricted discretionary activity under rule E11.4.1(A5).
- To undertake earthworks of 11.69ha as the earthworks are greater than 2,500m² within the Sediment Control Protection Area in a future urban zone is a restricted discretionary activity under rule E11.4.1(A9).

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The proposed soil disturbance activity is a Controlled Activity under Regulation 9(1) of the NES:CS as:

- The DSI identified soil contaminants at levels exceeding background but less than relevant Soil Contaminant Standards for the protection of human health;
- The volume of soil disturbance to be undertaken (48,200 m³) exceeds the Permitted Activity

threshold of Regulation 8(3) of the NES:CS for the piece of land where the HAIL activity occurred.

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, 104C, and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The applications are for restricted discretionary activity resource consent, as such under s104C only those matters over which council has restricted its discretion or control have been considered. Those matters are:

Auckland Unitary Plan (Operative in Part)

- E11.8.1 Matters for discretion (Regional Earthworks); and
- E12.8.1 Matters for discretion (District Earthworks);

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

- Regulation 9(1)

No other effects have been taken into account in this assessment.

2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - The proposed earthworks are located over the full extent of the site. The site contains predominantly paddocks that are grassed. As the earthworks will involve a 'scrape' of the surface there is only a small change in the landform modification which will not be discernibly different to the existing site landform.
 - No vegetation removal is proposed within the riparian margin of any urban stream or watercourse.
 - The duration of proposed earthwork activity over a relatively short time will mean any adverse nuisance effects including dust and noise will be minimised.
 - Erosion and Sediment Control measures are proposed to ensure adverse sediment run-off effects are appropriately managed and mitigated during the earthworks stage of the development.
 - Council's Development Engineer has confirmed that the proposal can be serviced by existing and proposed infrastructure and that this will not result in adverse upstream or downstream flooding effects on neighbouring properties.
 - The proposed earthworks involve a cut fill balance and no excess earthwork material is proposed to be transported to or from the site. As such there will be no traffic generation from either the importation of fill material or removal of excavation material to/from the site.

- Any adverse construction effects will be short term in nature. In addition, adverse effects during the construction stage of the proposal can be appropriately mitigated by the preparation and implementation of a Construction Traffic Management Plan. The applicant has confirmed that these can be secured by conditions and as such form part of the application.
 - The application has confirmed that all construction and earthworks activities associated with the proposal will be undertaken in accordance with the relevant AUP(OP) standards (noise, vibration, dust management etc.) and standard Council conditions have been offered as part of this application.
 - Council's contamination specialist, has confirmed that the proposed land disturbance will be undertaken in manner that does not adversely affect human health including the health of adjacent sites
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, having considered the relevant objectives and policies, and assessment criteria as they relate to Regional and District Earthworks (objectives E11.2 and E12.2 and policies E11.3 and E12.3), Transport (E27.2. Objectives and Policies E27.3), Natural Hazards (Objectives E36.2 and Policies E36.3) and Regulation 9 for Contaminated Land; and National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES:CS) for the following reasons for the following reasons:
- This will provide for the site preparatory and enabling works. The installation of appropriate erosion and sediment controls will ensure sediment is appropriately managed and that sediment discharge is minimised.
 - The proposed land disturbance will be undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment.
 - No vegetation removal is proposed within the riparian margin of any urban stream or watercourse.
 - The earthworks have been designed in a manner that ensures land stability.
 - The proposed land disturbance will be undertaken in manner that does not adversely affect human health including the health of adjacent sites.
4. As a restricted discretionary activity no other matters can be considered under s104(1)(c), noting that the proposal has been assessed under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES:CS) and it has been found that the proposed land disturbance will be undertaken in manner that does not adversely affect human health including the health of adjacent sites.
5. In the context of this restricted discretionary activity application for land use, where the relevant objectives and policies and matters for discretion in 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.
6. Overall, the proposal is considered to be generally consistent with the relevant matters for discretion of the AUP(OP). Any actual or potential adverse effects are assessed to be less

than minor and the proposed earthworks is acceptable in the context of the surrounding receiving environment. Furthermore, the application is considered to meet the relevant tests of the RMA and can be considered to provide an efficient use of an existing land resource for future development. For these reasons, the proposal is considered to be acceptable from a resource management perspective.

Conditions

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

General conditions

1. This consent shall 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 number LUC60350837.
 - Application Form and Assessment of Environmental Effects prepared by Campbell Brown Planning Consultants Ltd dated 17 December 2019.

Report title and reference	Author	Rev	Dated
Geotechnical Investigation Report	GMW Geosciences	0	29 March 2019
Watercourse Classification	Bioresearches		14 March 2019
Environmental Due Diligence Investigation	GMW Geosciences		22 March 2019
Detail Site Investigation	GMW Geosciences	1	12 June 2020
Site Management Plan	GMW Geosciences	1	16 June 2020
Environmental Management Plan	Neil Group Ltd		December 2019
Sediment Control, Erosion Control and Chemical Treatment Management Plan	Neil Group Ltd		November 2019

Drawing title and reference	Author	Rev	Dated
Engineering Plan Set prepared by Neil Group Ltd			

DRAWING TITLE	DRAWING NUMBER	REV
TITLE SHEET	-	-
DRAWING INDEX	-	-
BULK EARTHWORKS – EXISTING SITE AERIAL AND GIS	447-01-BE-100	A
BULK EARTHWORKS – HISTORICAL EARTHWORKS AREAS	447-01-BE-150	A
BULK EARTHWORKS – SITE ACCESS	447-01-BE-152	B *
BULK EARTHWORKS – FINISHED CONTOURS LOCATION PLAN	447-01-BE-200	B *
BULK EARTHWORKS – FINISHED CONTOURS	447-01-BE-201	A
BULK EARTHWORKS – FINISHED CONTOURS	447-01-BE-202	B *
BULK EARTHWORKS – FINISHED CONTOURS CUT FILL	447-01-BE-203	A
BULK EARTHWORKS – FINISHED CONTOURS CUT FILL	447-01-BE-204	B *
BULK EARTHWORKS – SEDIMENT AND EROSION CONTROL LOCATION PLAN	447-01-BE-220	A
BULK EARTHWORKS – SEDIMENT AND EROSION CONTROL	447-01-BE-221	A
BULK EARTHWORKS – SEDIMENT AND EROSION CONTROL	447-01-BE-222	B *
BULK EARTHWORKS – SEDIMENT AND EROSION CONTROL DETAILS	447-01-BE-225	A
BULK EARTHWORKS – SEDIMENT AND EROSION CONTROL DETAILS	447-01-BE-226	A
BULK EARTHWORKS – SEDIMENT AND EROSION CONTROL DETAILS	447-01-BE-227	A
BULK EARTHWORKS – OVERLAND FLOW	447-01-BE-250	A *
BULK EARTHWORKS – HEALTH AND SAFETY MANAGEMENT PLAN	447-01-BE-1000	B *

Other additional information	Author	Rev	Dated
S92 response in red with attachments (as referenced above and below)	Campbell Brown		3 Feb. 2020
S92 response	Neil Group Ltd		10 July 2020
S92 Contamination Response	GMW Geosciences		9 July 2020
Overland Flowpath Calculations	Neil Construction Ltd		Not dated

Lapse Date

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.

Expiry Date

3. LUC60350837 shall expire five (5) years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Monitoring

4. The consent holder shall pay the council an initial consent compliance monitoring charge of \$1,025 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this 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. In order to recover actual and reasonable costs, monitoring of conditions,

in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Pre-start Meeting

5. Prior to the commencement of the earthworks activity, the consent holder shall hold a pre-start meeting that:
- a. is located on the subject site;
 - b. is scheduled not less than five days before the anticipated commencement of earthworks;
 - c. includes Auckland Council Compliance Monitoring officer[s]; and
 - d. includes representation from the contractors who will undertake the works.

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

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

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions; and
- Finalised Erosion and Sediment Control Plan.

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

Advice Note:

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

Construction Traffic Management Plan

6. Prior to the commencement of any works on the site, the consent holder shall submit to and have approved by the Council, a Construction Traffic Management Plan (**CTMP**). The CTMP shall be prepared in accordance with the Council's requirements for traffic management plans (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and shall address the surrounding environment. No earthwork activity shall commence until the CTMP has been approved by the Council and all construction traffic shall be managed at all times in accordance with the approved CTMP. The CTMP shall include the following restrictions /conditions:

- a) No heavy vehicles (8.0 m or longer) shall service the site (arrival or departure) between 7:00 AM and 9:00 AM and between 4:00 PM and 6:00 PM on all days except Sundays and public holidays.
- b) There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery.
- c) No parts of the road reserve shall be used for earthwork/construction activities.

Advice Notes:

The Construction Traffic Management Plan should contain sufficient detail to address the following matters: measures to ensure the safe and efficient movement of the travelling public (pedestrians, vehicle occupants, local residents etc.), restrict hours of vehicle movements to protect amenity of surrounding environment during earthworks phase, etc.

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

Dirt/Mud tracked onto Road

7. Prior to the commencement of any earthworks the consent holder shall install a wheel wash at the entrance of the site and the wheels of all trucks are to be washed prior to entering the road.

Dust Management

8. Dust shall be controlled in accordance with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).
9. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Council is noxious, offensive or objectionable.

Advice Note:

It is recommended that potential measures as discussed with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Council on 09 301 0101 for more details. Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".

Protection of other property

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

Earthworks Conditions

11. Upon abandonment or completion of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of Council.

Advice Note:

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

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

The on-going monitoring of these measures is the responsibility of the consent holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Council at monitoring@aucklandcouncil.govt.nz, or 09 301 01 01. Alternatively, please refer to Auckland Council's Guidance Document 05 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

12. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and

Sediment Control Plan (ESCP) shall be prepared in accordance with GD05 and submitted to the Council. No earthworks activity on the subject site shall commence until confirmation from the Council is provided that the ESCP satisfactorily meets the requirements of GD05 and the erosion and sediment control measures referred to in that ESCP have been constructed and certified as per Condition 17 below.

The Erosion and Sediment Control Plan required by Condition 5 should contain sufficient detail to address the following matters:

- i. confirmation of specific erosion and sediment control works;
- ii. supporting calculations and design drawings;
- iii. catchment boundaries and contour information including any cleanwater catchment areas;
- iv. details of construction methods;
- v. timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);
- vi. details relating to the management of exposed areas (e.g. aggregate placement, grassing, mulching) and the linkages to the stages and sequencing of works;
- vii. monitoring and maintenance requirements.

Advice Note:

The consent holder has provided an ESCP as part of its application. This ESCP is considered adequate to confirm the provisions of this condition with this condition designed to allow for flexibility and innovation amendments to be made.

13. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with the approved Erosion and Sediment Control Plan and supporting documents referenced in conditions 1 and 12 above.
14. The Council, shall be notified at least two working days prior to earthwork activities commencing on the subject site.
15. Prior to the commencement of earthworks at the site a Chemical Treatment Management Plan (CTMP) shall be submitted for the written approval of the Council. The plan shall include as a minimum:
 - a) Specific design details of the chemical treatment system based on rainfall activated devices for all sediment retention ponds and all decanting earth bunds;
 - b) Batch dosing regime if required;
 - c) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
 - d) Details of optimum dosage (including assumptions);
 - e) Results of an initial chemical treatment trial based on bench-testing of soils representative of those to be encountered on the site;
 - f) A spill contingency plan; and
 - g) Details of the person or bodies that will hold responsibility for operation and maintenance of the chemical treatment system and the organisational structure which will support this

system.

16. Chemical Treatment shall be applied in accordance with the approved Chemical Treatment Management Plan (CTMP).
17. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referred to in condition 12, and prior to the commencement of earthworks activity on the subject site, a suitably qualified and experienced person, shall provide written certification to the Council, that the erosion and sediment control measures have been constructed and completed in accordance with the approved Erosion and Sediment Control Plan. Written certification shall be in the form of a report or any other form acceptable to the council.

Advice Note:

Certification of the erosion and sediment control structure(s) required by condition 12 should contain sufficient details to address the following matters:

- a. *Details on the contributing catchment area*
 - b. *Retention volume of structure (dead storage and live storage measured to the top of the primary spillway) in relation to the Sediment Retention Ponds and Decanting Earth Bunds*
 - c. *Dimensions and shape of structure*
 - d. *Position of inlets/outlets*
 - e. *Details regarding the stabilisation of the structure*
18. Notice shall be provided to the Council at least two (2) working days prior to the removal of any erosion and sediment control works specifically required as a condition of resource consent or by the approved Erosion and Sediment Control Plan.
 19. All earthworks shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from beyond subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Council.
 20. The deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site shall be minimised. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

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

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *sediment retention devices*
- *catchpit protection*

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

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Council for more details. Alternatively, please refer to Auckland Council's Guidance Document 05 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

Implementation

21. A minimum 15m buffer zone for the streams as shown on drawing “*Brigham Creek and Trig Road, Whenuapai. Bulk Earthworks Sediment and Erosion Control. Drawing Number 447-01-BE-221 Revision A. Neil Construction Limited dated November 2019*” shall be established on site and flagged with appropriate demarcation to confirm the location of earthworks extent and the areas to be protected.
22. No earthworks activity shall occur within the buffer zone as confirmed in Condition 21 above. No machinery or construction access shall occur over these stream systems at any time.
23. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the Erosion and Sediment Control Plan shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work shall be kept and be supplied to the Council on request.
24. The site shall be progressively stabilised against erosion at all stages of the earthwork activity and shall be sequenced to minimise the discharge of contaminants to surface water.

Advice Note:

In accordance with condition 24 earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:

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

Seasonal Restrictions and Monitoring

25. No land disturbing activities on the site shall be undertaken between 1 May and 30 September in any year, without the prior written approval of the Council. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.
26. All earthworks activity on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise.
27. The use of noise generating motorised equipment and vehicle movements to and from the site associated with earthworks activity on the subject site shall be restricted to between the following hours:

Monday to Friday: 7:30 a.m. to 7p.m.

Saturday: 8:00am to 5:30pm

There is to be no operation of noise-generating, motorised equipment and vehicles associated with earthworks activity on the subject site on Sundays or public holidays.

28. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.
29. There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Council, will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

Advice Note:

In order to prevent damage occurring during the earthwork activity, the consent holder should consider placing protective plates over footpaths, kerbs, and drains. Where necessary, prior to works commencing, photographing or video recording of roads, paths and drains may be appropriate. If you would like further details or suggestions on how to protect public assets during the earthwork phase, please contact the Council on +64 9 301 0101.

30. Where excess soil or waste materials resulting from earthworks activity is to be removed from the subject site, it shall be deposited at an approved disposal site.
31. The consent holder must maintain at least 10m earthworks exclusion zone between the existing wastewater trunk line and proposed earthworks activity and as shown on plans 447-01-BE-202 Rev B, 447-01-BE-204 Rev B, 447-01-BE-222 Rev B.

Geotechnical Conditions

32. All associated earthworks shall be supervised by a suitable qualified engineering professional. In supervising the works, the suitable qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with NZS 4431:1989 Code of Practice for Earthfill for residential Development or NZS4404:2004 Code of Practice for Urban Land Development & Subdivision Engineering and "Section 2 of the Code of Practice: City Infrastructure and Land Development" and the following reports:
 - a. Geotechnical Investigation Report prepared by CMW Geosciences, reference AKL 2019-0040AB, Rev 0, dated 29/03/2019.
 - b. Section 92 Response Letter, prepared by CMW Geosciences, reference AKL 2019-0040AG, Rev 1, dated 09/07/2020

Advice Note

Changes made on the approved drawing should be referred to Council's Resource Consenting Team for assessment. This may require an amendment of the approved consent.

33. Within one (1) month on completion of earthworks, a Geotechnical/Earthworks Completion Report, signed by the suitably qualified engineer who supervised the works, shall be provided to the Council. The certificate shall determine if the earthworks have been carried out in accordance with the conditions of consent and that the site has been left in a condition suitable for its intended use. The certificate shall include a "Professional Statement" the extent of inspection, revisit and review of all references and assumptions made during the investigation, assess the results of testing and opinion on the compliance of the development.

Covenants

34. Pursuant to Section 108(2) (d) a covenant is required to be entered into to records and advise any future owners of the need to comply with this condition on an ongoing basis.
 - a. The recommendations of the Geotechnical Investigation Report prepared by CMW

Geosciences, reference AKL 2019-0040AB, Rev 0, dated 29/03/2019 and;

- b. Section 92 Response Letter, prepared by CMW Geosciences, reference AKL 2019-0040AG, Rev 1, dated 09/07/2020
- c. Further foundation and/or earthworks design conditions may be applied by covenant on receipt of the “Geotechnical Earthworks Completion Report” as required in the condition of consent.
- d. Any under-fill and subsoil drainage if required shall be kept in perpetuity and must be shown in the “Geotechnical/Earthworks Completion Report”. This subsoil drainage should not be affected by any future development. In an event that the subsoil drainage is affected or intercepted, a suitable qualified engineering professional familiar with Earthworks Completion Report should be contacted for specific advice.
- e. If the requirements of the covenant are sought to be amended by variation, or cancelled, supporting Geotechnical Investigation Report will be required.

The covenant shall:

- f. be drafted by the council’s nominated Solicitor at the consent holder’s cost; and
- g. be registered against the [Computer Register](#)(s) (certificate(s) of title) to the affected land by the consent holder at their cost; and
- h. require the consent holder to:
- i. be responsible for all legal fees, disbursements and other expenses incurred by the council in connection with the covenant, and procure its solicitor to give an undertaking to the council for payment of the same.

Contamination Conditions

- 35. Earthworks shall be undertaken in accordance with the Contaminated Site Management Plan (CSMP), dated 16 June 2020 and prepared by Geosciences Ltd. Any variations to the CSMP shall be submitted to the Council for certification that it appropriately manages actual and potential soil contamination effects and is within the scope of this consent.

Advice Note

The Council acknowledges that the CSMP is intended to provide flexibility of the management of the works. Accordingly, the plan may need to be updated. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the Council.

- 36. Discharges of dust from the works shall not cause offensive or objectionable effects at any location beyond the boundary of the Site, in the opinion of an enforcement officer when assessed in accordance with the *Good Practice Guide for Assessing and Managing Dust* (Ministry for the Environment, 2016). The consent holder shall ensure that dust management at the Site generally complies with the recommendations of this Good Practice Guide and minimises dust generation as far as practicable. This shall include having sufficient water to dampen exposed soil and unsealed areas, and/or other dust suppressing measures, available as necessary.
- 37. In the event of the accidental discovery of contamination during earthworks which has not been previously identified, including asbestos material, the consent holder shall immediately cease the works in the vicinity of the contamination, notify the Council, and engage a Suitably Qualified and Experienced Professional (SQEP) to assess the situation (including possible sampling and testing) and decide on the best option for managing the material.
- 38. Any excavated material that is not re-used on site shall be disposed of at an appropriate facility

licensed to accept the levels of contamination identified.

39. The consent holder shall ensure that the contamination level of any soil imported to the site complies with the definition of 'Cleanfill material', as set out in the AUP(OP).
40. Within three months of the completion of earthworks on the site, a Works Completion Report shall be submitted to the Council for certification. The Works Completion Report shall be prepared by a SQEP and contain sufficient detail to address the following matters:
 - a. A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated;
 - b. Details and results of any testing, including validation testing, undertaken and interpretation of the results in the context of the NES:CS and the AUP(OP);
 - c. Records/evidence of the appropriate disposal for any material removed from the site;
 - d. Records of any unexpected contamination encountered during the works and response actions, if applicable;
 - e. Conditions of the final site ground surface and details of any validation sampling undertaken on materials re-used on site or imported to site;
 - f. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and
 - g. A statement certifying that all works have been carried out in accordance with the requirements of the CSMP and consent, otherwise providing details of relevant breaches, if applicable.

Advice Note:

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

- *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
- *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*
- *Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.*

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

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 inspector unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see 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.*

Delegated decision maker:

Name: Samantha Redward
Title: Team Leader Resource Consents
Signed:



Date: 20/08/20

BRIGHAM CREEK AND TRIG ROAD, WHENUAPAI.

FOR: BULK EARTHWORKS APPROVAL

SITE ADDRESS: 151, 155-157 BRIGHAM CREEK ROAD & 69 TRIG ROAD.

NEIL CONSTRUCTION LIMITED

JOB No. 447-01

NOVEMBER 2019

AUTHORITY: AUCKLAND COUNCIL

BRIGHAM CREEK & TRIG ROAD - DRAWING INDEX

(BULK EARTHWORKS)

DRAWING TITLE	DRAWING NUMBER	REV	DRAWING TITLE	DRAWING NUMBER	REV
TITLE SHEET	-	-	-	-	-
DRAWING INDEX	-	-			
BULK EARTHWORKS - EXISTING SITE AERIAL AND GIS	447-01-BE-100	A			
BULK EARTHWORKS - HISTORICAL EARTHWORKS AREAS	447-01-BE-150	A			
BULK EARTHWORKS - SITE ACCESS	447-01-BE-152	B *			
BULK EARTHWORKS - FINISHED CONTOURS LOCATION PLAN	447-01-BE-200	B *			
BULK EARTHWORKS - FINISHED CONTOURS	447-01-BE-201	A			
BULK EARTHWORKS - FINISHED CONTOURS	447-01-BE-202	B *			
BULK EARTHWORKS - FINISHED CONTOURS CUT FILL	447-01-BE-203	A			
BULK EARTHWORKS - FINISHED CONTOURS CUT FILL	447-01-BE-204	B *			
BULK EARTHWORKS - SEDIMENT AND EROSION CONTROL LOCATION PLAN	447-01-BE-220	A			
BULK EARTHWORKS - SEDIMENT AND EROSION CONTROL	447-01-BE-221	A			
BULK EARTHWORKS - SEDIMENT AND EROSION CONTROL	447-01-BE-222	B *			
BULK EARTHWORKS - SEDIMENT AND EROSION CONTROL DETAILS	447-01-BE-225	A			
BULK EARTHWORKS - SEDIMENT AND EROSION CONTROL DETAILS	447-01-BE-226	A			
BULK EARTHWORKS - SEDIMENT AND EROSION CONTROL DETAILS	447-01-BE-227	A			
BULK EARTHWORKS - OVERLAND FLOW	447-01-BE-250	A *			
BULK EARTHWORKS - HEALTH AND SAFETY MANAGEMENT PLAN	447-01-BE-1000	B *			



Rev	Description	By	Date
A	FOR CONSENTING	CK	09/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

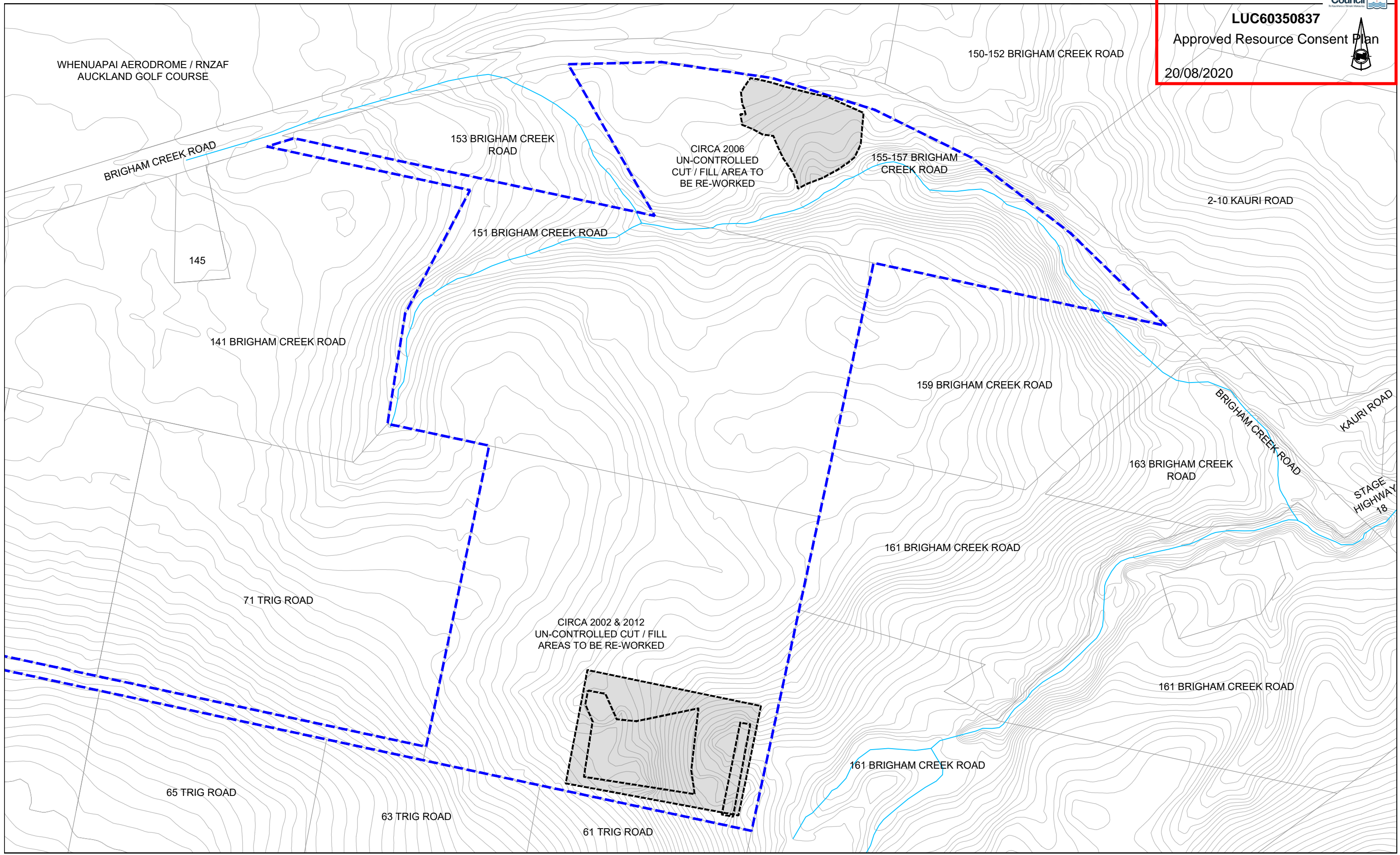
THE NEIL GROUP LIMITED
LEVEL 3, BUILDING B
8 NUGENT STREET
GRAFTON

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND
TELEPHONE: +64 9 918 6565
FACSIMILE: +64 9 918 6567
WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
EXISTING SITE
AERIAL & GIS**

By	Date	Scale	Job No.	Rev
Surveyed: DS		1:3000@A3	447-01-BE-100	A
Designed: CK				
Drawn: CK	11/19			
Approved: CK				
CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK_EW\447-01-EW-100.dwg				



Rev	Description	By	Date
A	FOR CONSENTING	CK	09/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

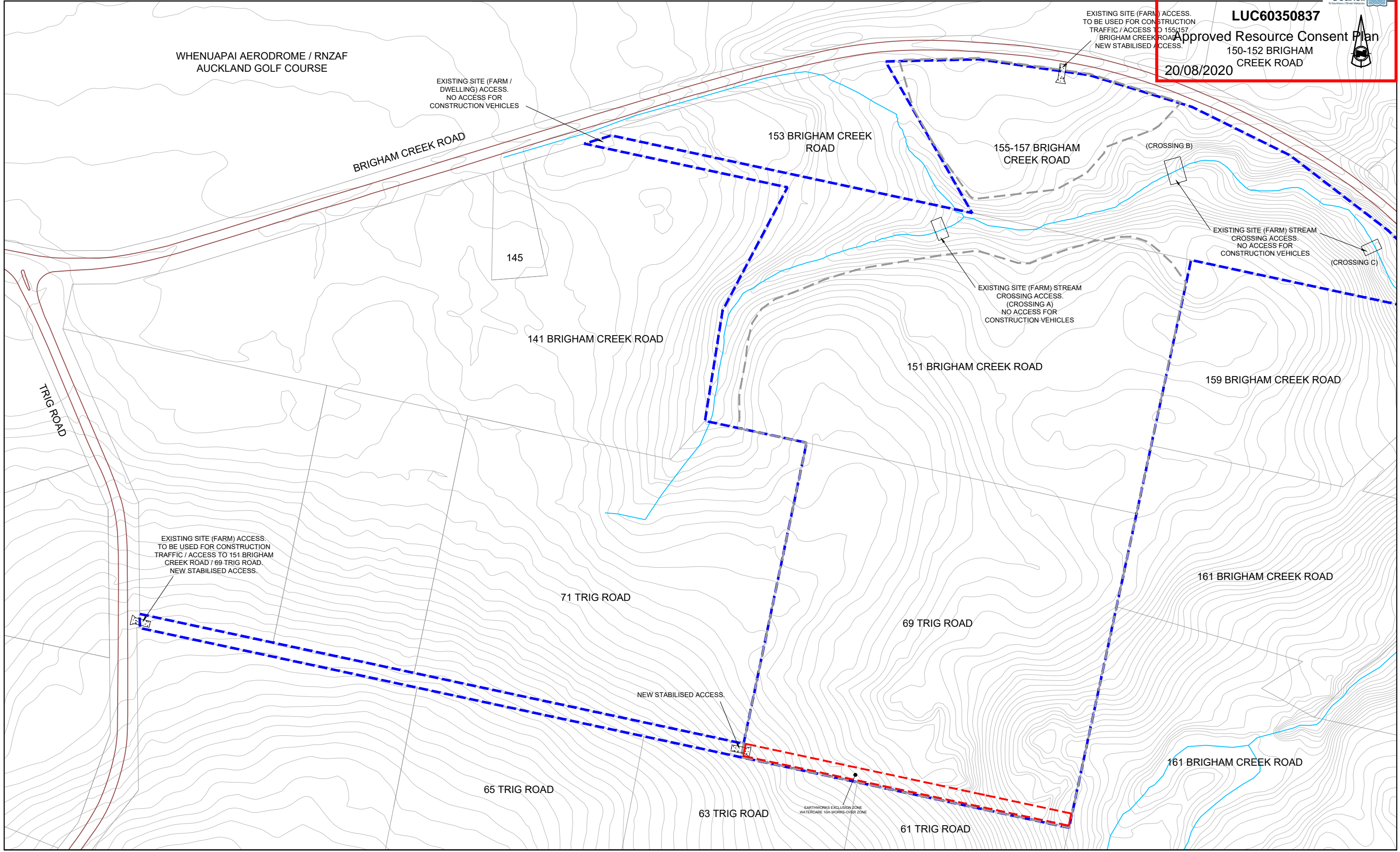
NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND
TELEPHONE: +64 9 918 8565
FACSIMILE: +64 9 918 6967
WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
EXISTING SITE
HISTORICAL EARTHWORK AREAS**

By	Date	Scale	Job No.	Rev
Surveyed: DS		1:2500@A3	Drawing No.	
Designed: CK			447-01-BE-150	A
Drawn: CK	11/19			
Approved: CK				
CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK EW\447-01-EW-150.dwg				



Rev	Description	By	Date
B	AC BEW S92 COMMENTS	CK	06/20
A	FOR CONSENTING	CK	09/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF
NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

THE NEIL GROUP

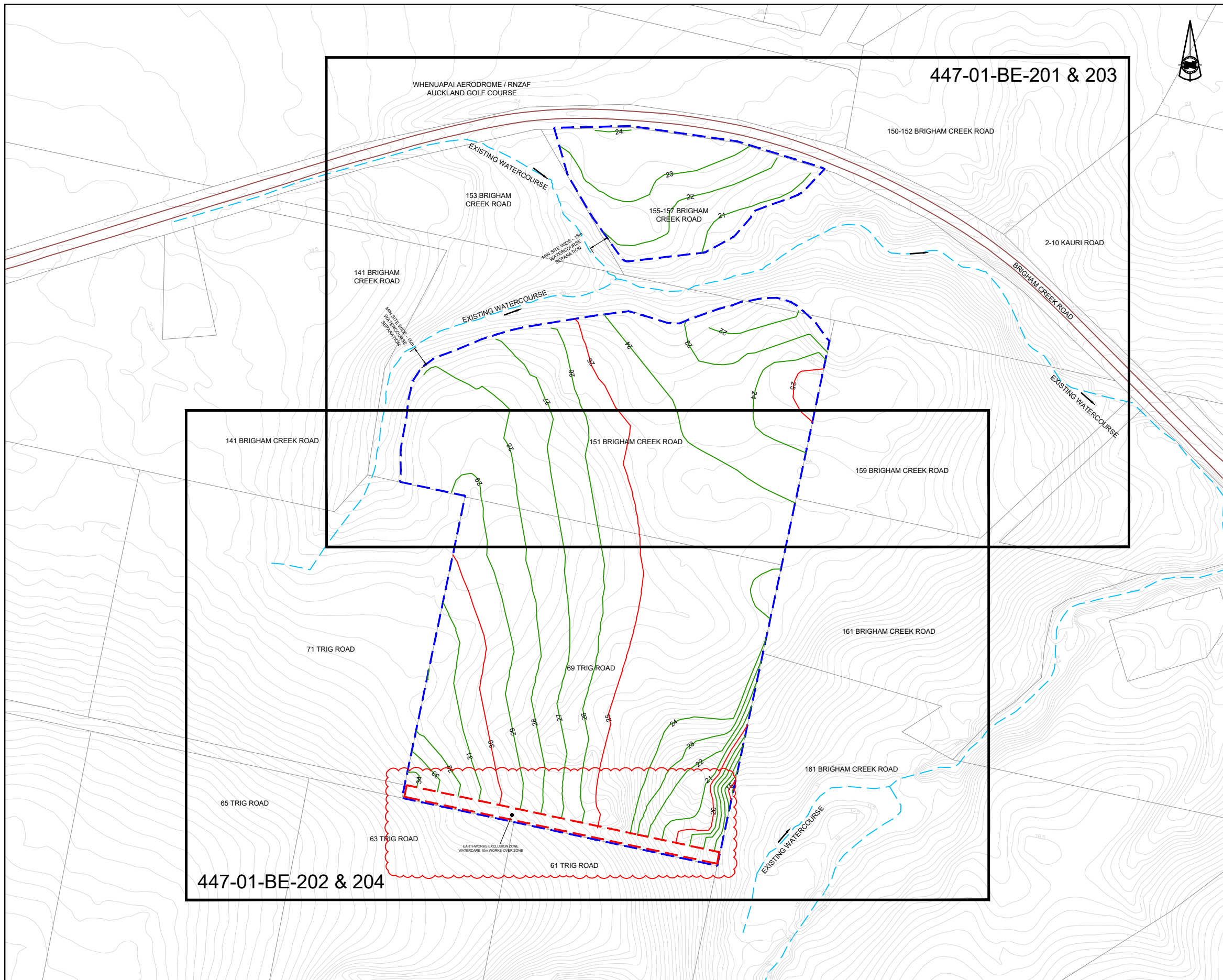
THE NEIL GROUP LIMITED
LEVEL 3, BUILDING B
8 NUGENT STREET
GRAFTON

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND
TELEPHONE: +64 9 918 6565
FACSIMILE: +64 9 918 6567
WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
EXISTING SITE
SITE ACCESS**

By	Date	Scale	Job No.	Rev
Surveyed: DS		1:2500@A3	447-01-BE-152	B
Designed: CK				
Drawn: CK	11/19			
Approved: CK				
CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK_EW\447-01-EW-150.dwg				



447-01-BE-201 & 203

447-01-BE-202 & 204

EARTHWORKS

STAGE / AREA (ha)	CUT (m3)	FILL (m3)	BALANCE (m3)
155-157 BRIGHAM CREEK RD 1.29ha	2,100	2,100	-
SITE ALSO HAS AREA OF REWORKED HISTORICAL EARTHWORKS.			
151 BRIGHAM CREEK AND 69 TRIG RD 10.40ha	46,100	46,100	-
SITE ALSO HAS AREA OF REWORKED HISTORICAL EARTHWORKS.			
TOTAL SITE EARTHWORKS AREA 11.69ha	48,200	48,200	-
SITE ALSO HAS AREA OF REWORKED HISTORICAL EARTHWORKS.			

NOTE:
1. ABOVE VOLUMES ARE RAW SURFACE TO SURFACE AND DO NOT REPRESENT TOPSOIL, UNSUITABLE, SHRINKAGE OR CIVIL SPOIL ADJUSTED VOLUMES.

- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS AND REPORTS.
 - ALL WORKS AND MATERIALS TO COMPLY WITH THE RELEVANT COUNCIL ENGINEERING STANDARDS AND IN ACCORDANCE WITH THE BUILDING CODE.
 - THE CONTRACTOR IS TO LOCATE AND CONFIRM THE LOCATION OF ALL UTILITY SERVICES ON SITE, PRIOR TO ANY WORKS COMMENCING, INCLUDING PROTECTION OF THE SAME THROUGHOUT THE DURATION OF THE WORKS.
 - THE CONTRACTOR IS TO ENSURE THEY HAVE READ THE RESOURCE CONSENT, INCLUDING CONDITIONS, AND COMPLY FULLY.
 - THE CONTRACTOR IS TO ENSURE THEY HAVE READ THE GEOTECHNICAL INVESTIGATION REPORT.
 - REFER TO THE ABOVE REFERENCED G.I.R. FOR FULL DETAILS OF COUNTERFORT DRAINAGE, UNDERFILL DRAINAGE, SEEPAGE BARRIER KEYS & ALL OTHER GEOTECHNICAL REQUIREMENTS.
 - VOLUMES SHOULD NOT BE USED FOR CONTRACTOR COSTING.
 - EXISTING CONTOURS FROM SITE SURVEY AND COUNCIL GIS.

LEGEND

	PROPOSED CONTOUR MINOR (1m)
	PROPOSED CONTOUR MAJOR (5m)
	EXISTING CONTOURS (0.5m)
	PROPOSED CUT CONTOUR (1m)
	PROPOSED FILL CONTOUR (1m)
	PROPOSED ZERO CONTOUR
	EXTENT OF EARTHWORKS
	EARTHWORKS EXCLUSION ZONE WATERCARE 10m WORKS OVER ZONE

LUC60350837
Approved Resource Consent Plan

20/08/2020

Rev	Description	By	Date
B	AC BEW S92 COMMENTS	CK	06/20
A	FOR BULK EARTHWORKS APPROVAL	CK	11/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP
NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

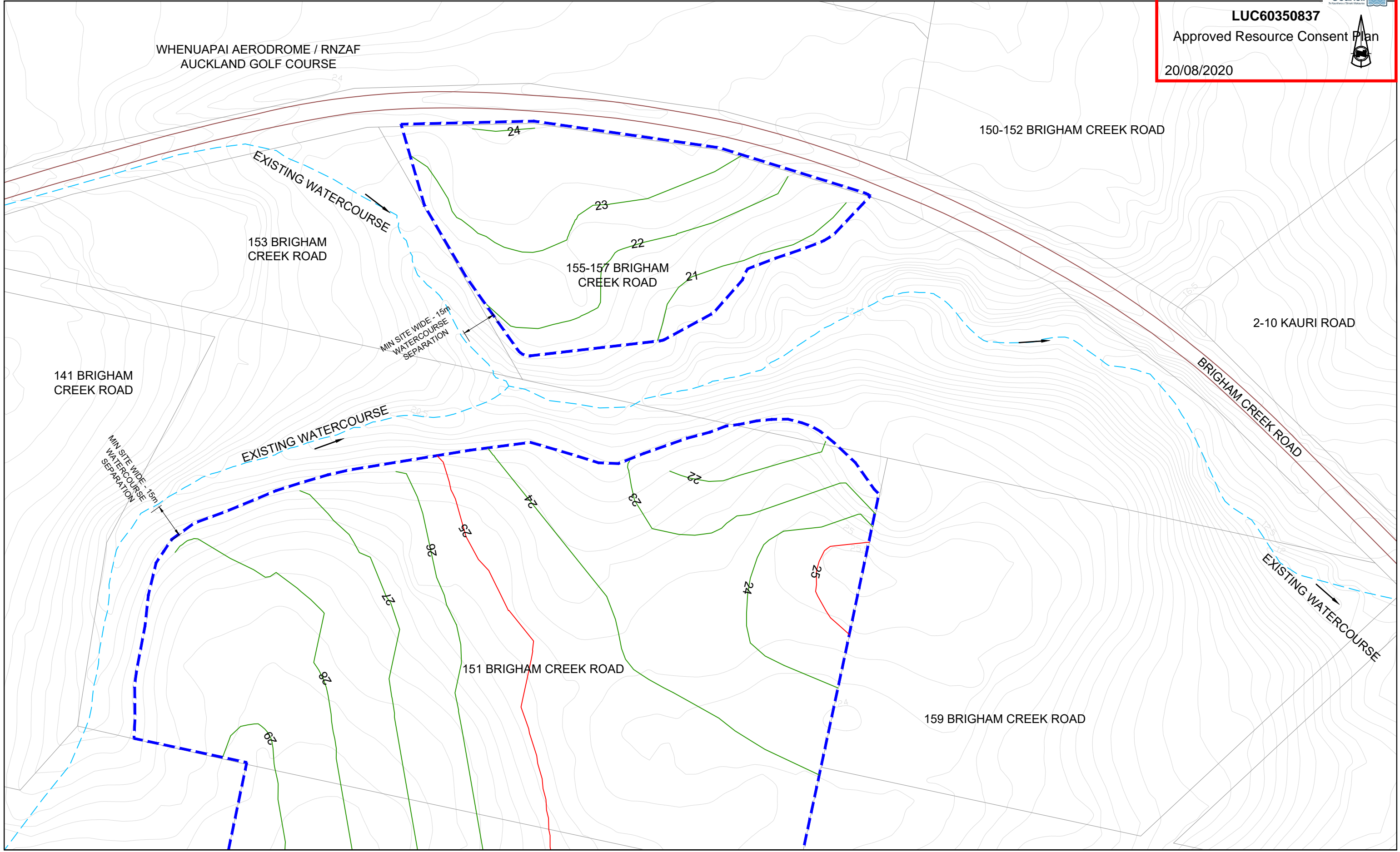
THE NEIL GROUP LIMITED
LEVEL 3, BUILDING B
8 NUGENT STREET
GRAFTON

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND
TELEPHONE: +64 9 918 8565
FACSIMILE: +64 9 918 6567
WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
FINISHED CONTOURS
LOCATION PLAN**

By	Date	Scale	Job No.	Rev
Surveyed: DS		1:3000@A3	447-01-BE-200	B
Designed: CK				
Drawn: CK	11/19			
Approved: CK				
CAD FILE: F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK_EW\447-01-EW-200.dwg				



Rev	Description	By	Date
A	FOR BULK EARTHWORKS APPROVAL	CK	11/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF
NEIL CONSTRUCTION LIMITED
 LAND DEVELOPERS

THE NEIL GROUP

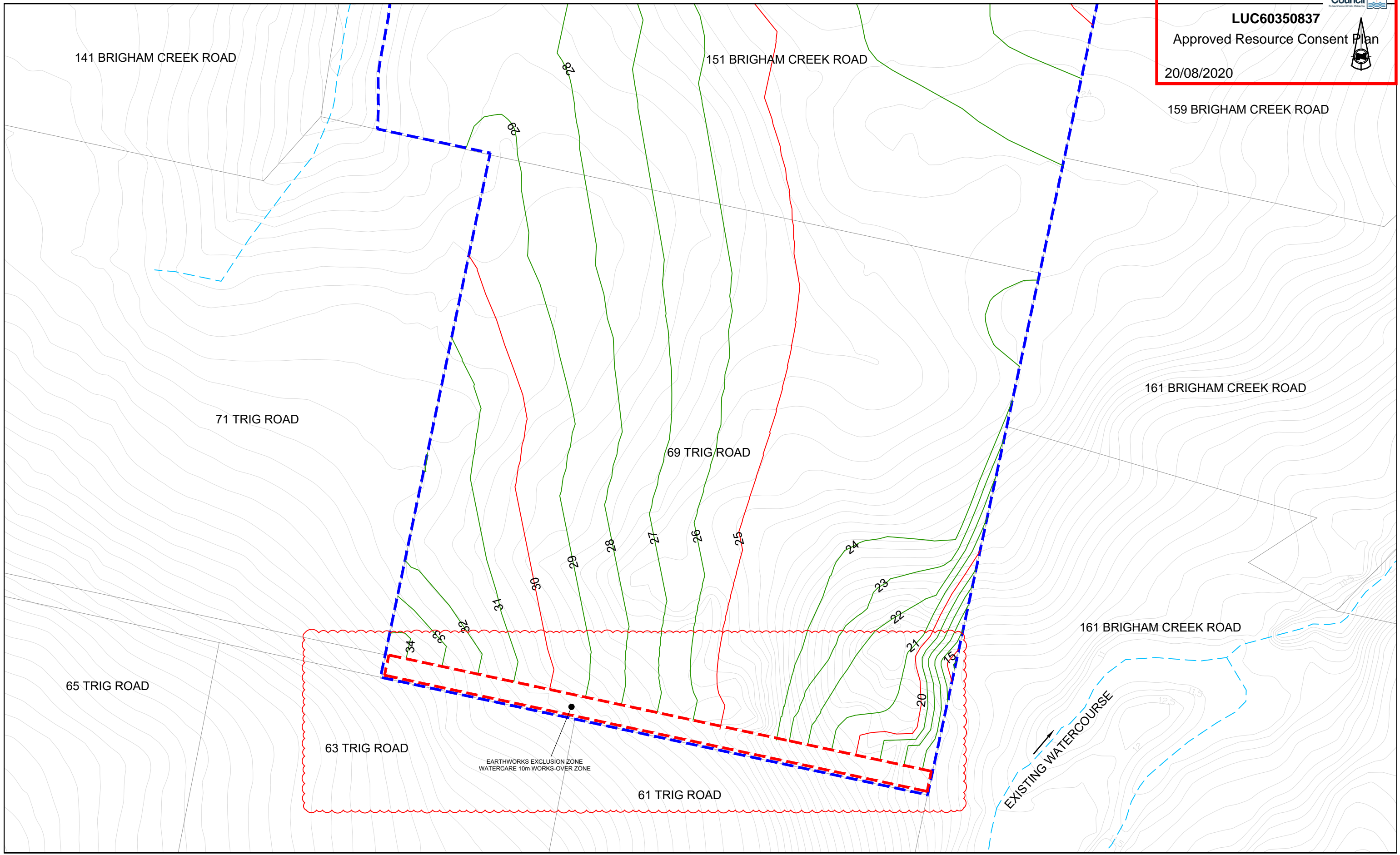
THE NEIL GROUP LIMITED
 LEVEL 3, BUILDING B
 8 NUGENT STREET
 GRAFTON

PO BOX 8751, SYMONDS STREET
 AUCKLAND, NEW ZEALAND
 TELEPHONE: +64 9 918 6565
 FACSIMILE: +64 9 918 6567
 WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
 WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
 FINISHED CONTOURS**

By	Date	Scale	Job No.	Rev
DS		1:1500@A3	447-01-BE-201	A
CK	11/19			
CK				
CK				
CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK EW\447-01-EW-200.dwg				



Rev	Description	By	Date
B	AC BEW S92 COMMENTS	CK	06/20
A	FOR BULK EARTHWORKS APPROVAL	CK	11/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF
THE NEIL GROUP
NEIL CONSTRUCTION LIMITED
 LAND DEVELOPERS

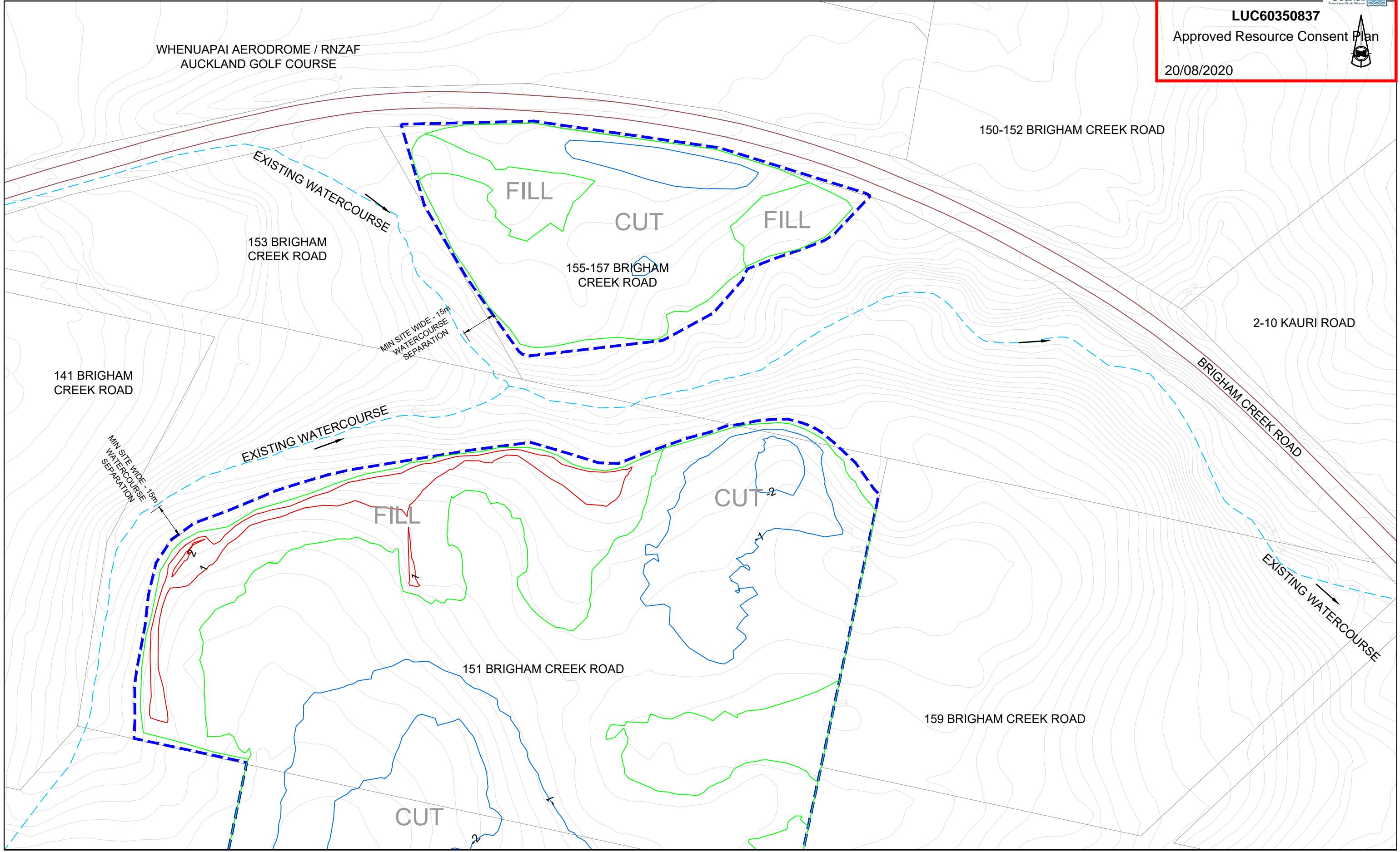
THE NEIL GROUP LIMITED
 LEVEL 3, BUILDING B
 8 NUGENT STREET
 GRAFTON

PO BOX 8751, SYMONDS STREET
 AUCKLAND, NEW ZEALAND
 TELEPHONE: +64 9 918 6565
 FACSIMILE: +64 9 918 6567
 WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
 WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
 FINISHED CONTOURS**

By	Date	Scale	Job No.	Rev
DS		1:1500@A3	447-01-BE-202	B
CK				
CK	11/19			
CK				
CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK_EW\447-01-EW-200.dwg				



Rev	Description	By	Date
A	FOR BULK EARTHWORKS APPROVAL	CK	11/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

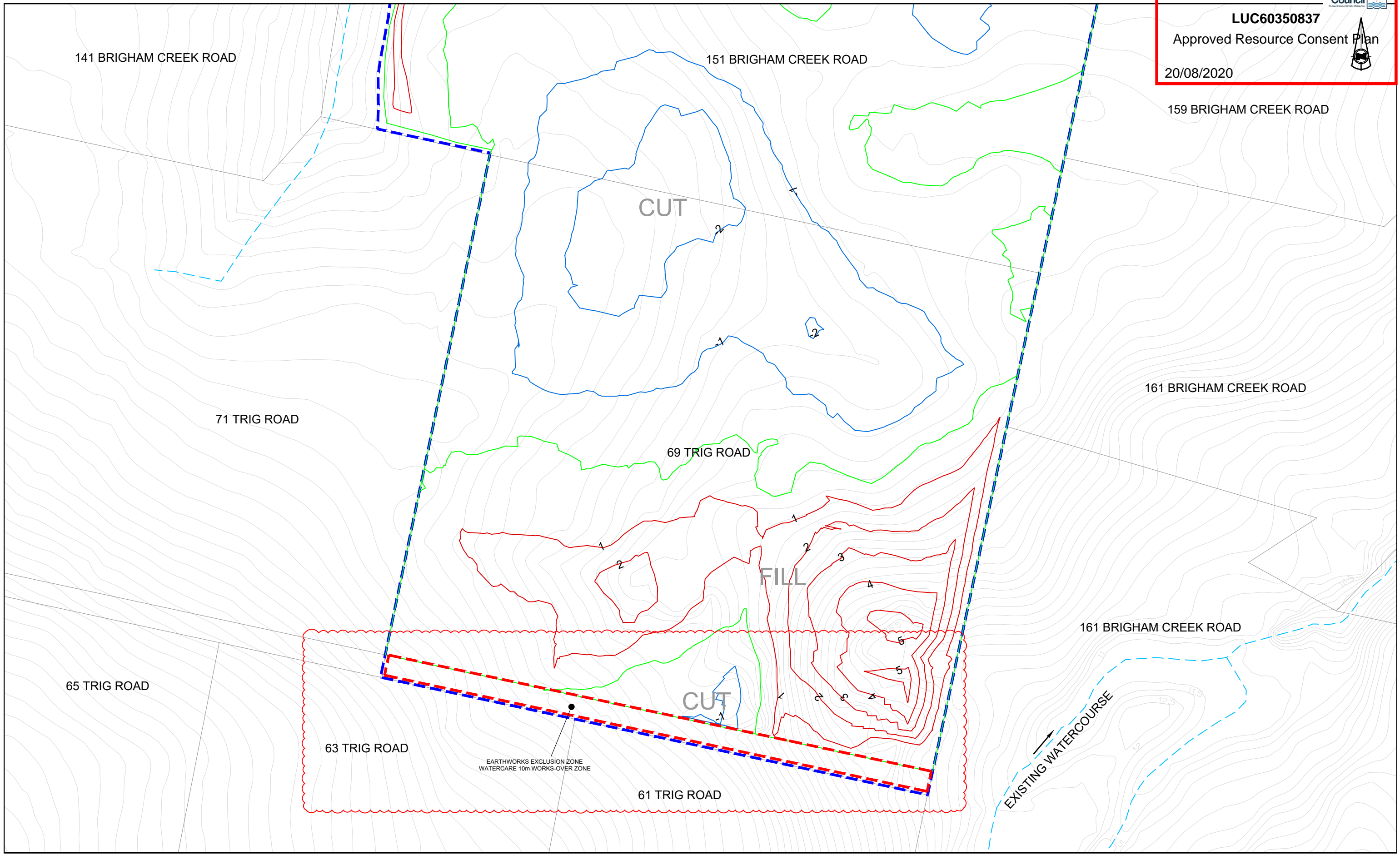
NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND
TELEPHONE: +64 9 918 8565
FACSIMILE: +64 9 918 6967
WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
FINISHED CONTOURS
CUT FILL**

By	Date	Scale	Job No.	Rev
DS		1:1500@A3	447-01-BE-203	A
CK	11/19			
CK				
CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK EW\447-01-EW-200.dwg				



Rev	Description	By	Date
B	AC BEW S92 COMMENTS	CK	06/20
A	FOR BULK EARTHWORKS APPROVAL	CK	11/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

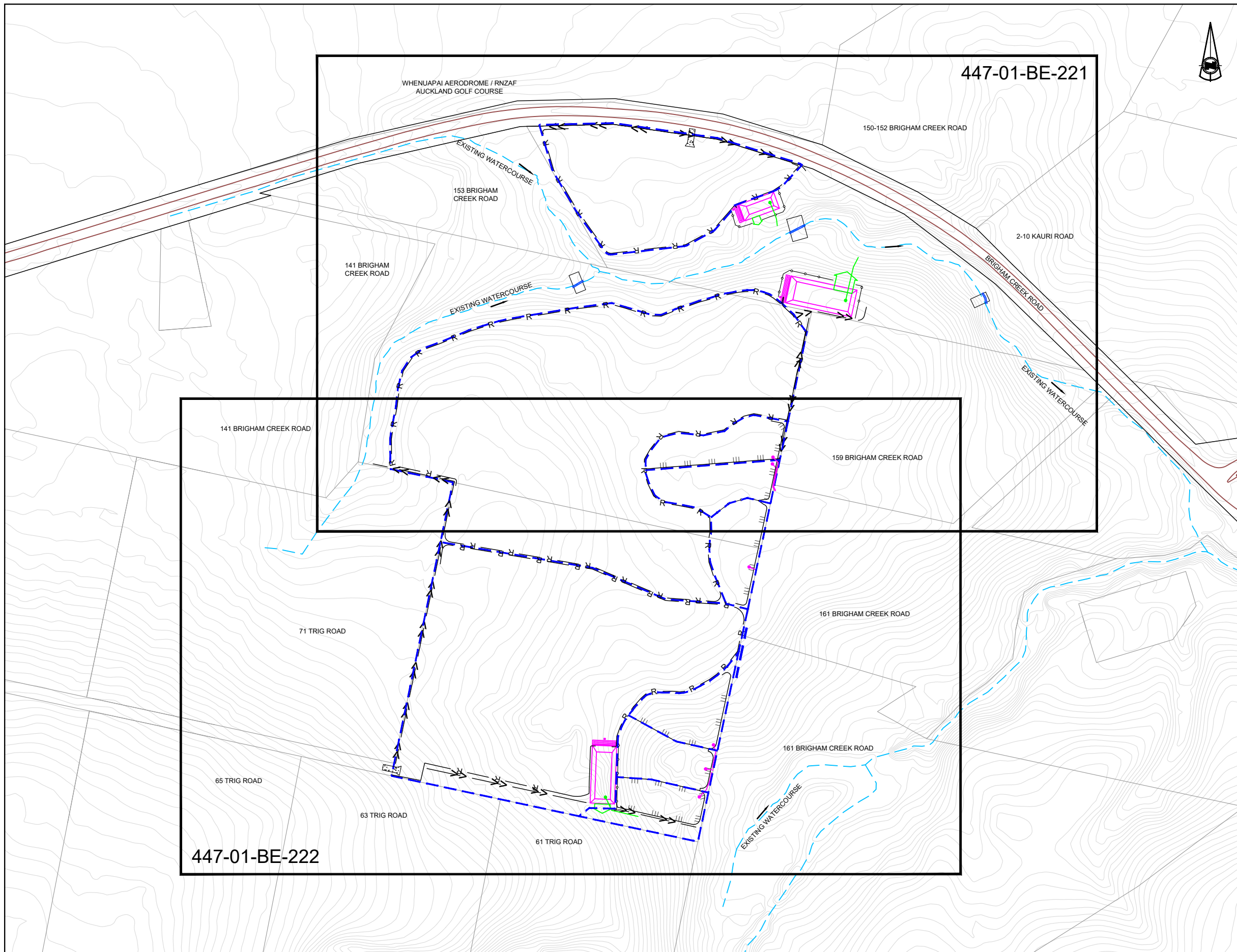
NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND
TELEPHONE: +64 9 918 6565
FACSIMILE: +64 9 918 6567
WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
FINISHED CONTOURS
CUT FILL**


By	Date	Scale	Job No.	Rev
DS		1:1500@A3	447-01-BE-204	B
CK				
CK	11/19			
CK				
CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK_EW\447-01-EW-200.dwg				



LEGEND

WORKS AREAS	
WORKS AREAS - EXCLUSION ZONES	
EXISTING CONTOURS	
FINAL CONTOURS	
EARTH BUND	
SILT FENCE	
SUPER SILT FENCE	
SEDIMENT LADEN DIVERSION BUND	
CLEAN WATER DIVERSION BUND	
STABILISED ENTRANCEWAY	
SEDIMENT RETENTION POND OUTLETS	
EARTH BUND DECANT UPSTAND OUTLET	
SEDIMENT RETENTION POND	

SEE 447-01-BE-225 TO 227 FOR ADDITIONAL SEDIMENT AND EROSION CONTROL NOTES, DEVICE SIZING, CALCULATIONS AND DETAILS.


LUC60350837
 Approved Resource Consent Plan
 20/08/2020

Rev	Description	By	Date
A	FOR BULK EARTHWORKS APPROVAL	CK	11/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

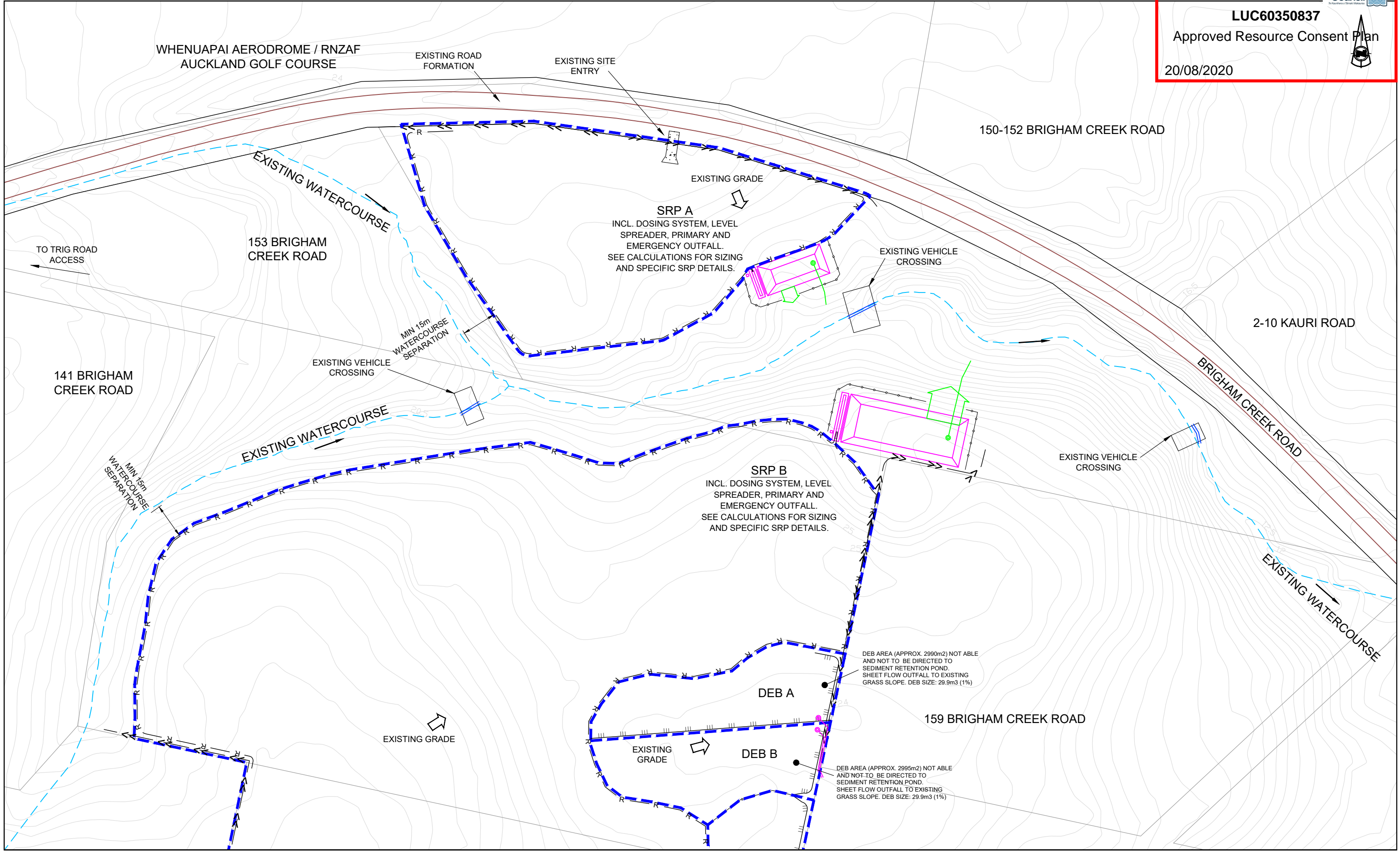
NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND
TELEPHONE: +64 9 918 8565
FACSIMILE: +64 9 918 6967
WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
SEDIMENT AND EROSION
CONTROL – LOCATION PLAN**

By	Date	Scale	Job No.	Rev
DS		1:3000@A3	447-01-BE-220	A
CK	11/19			
CK				
CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK EW\447-01-EW-220.dwg				



Rev	Description	By	Date
A	FOR BULK EARTHWORKS APPROVAL	CK	11/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

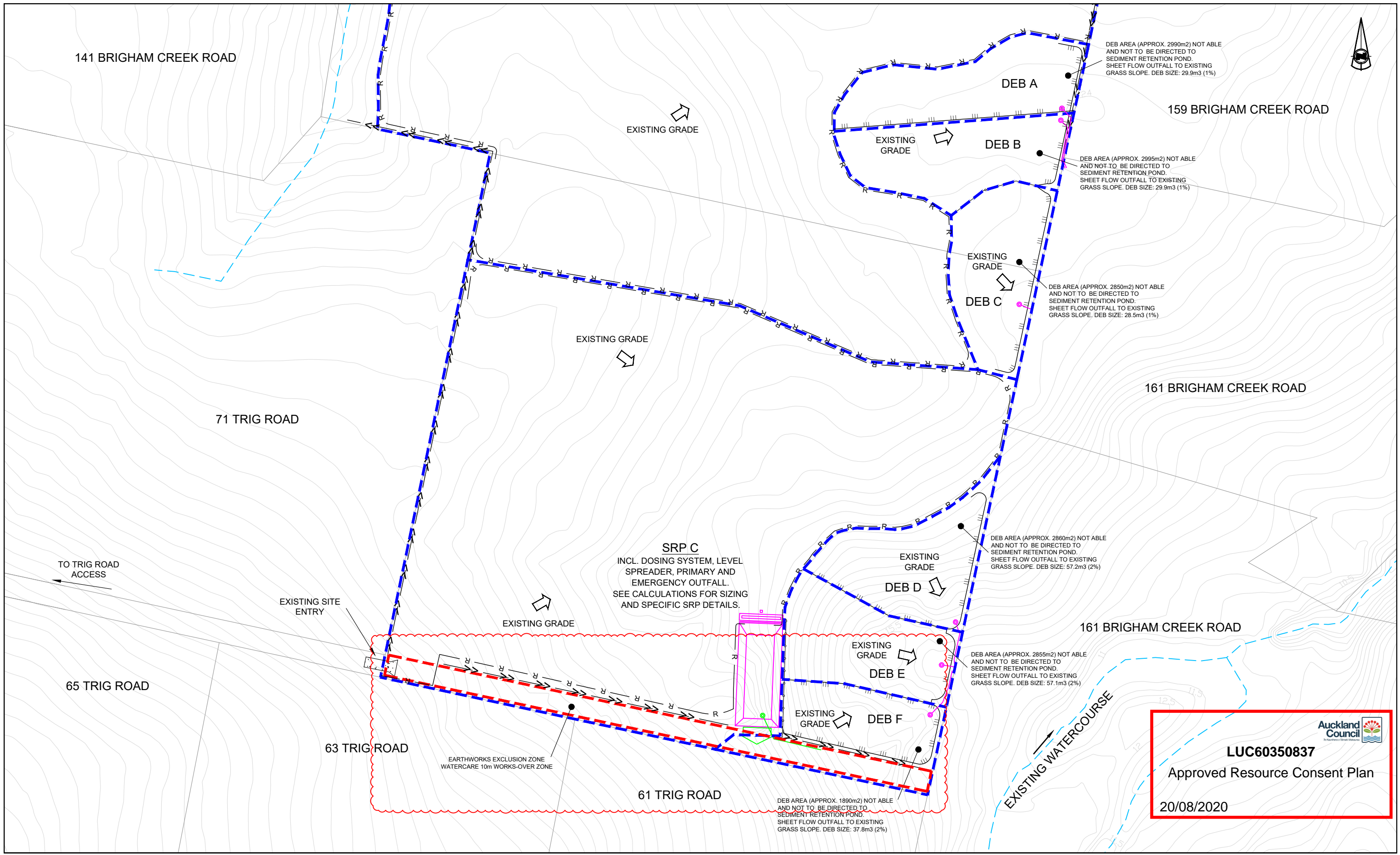
NEIL CONSTRUCTION LIMITED
 LAND DEVELOPERS


PO BOX 8751, SYMONDS STREET
 AUCKLAND, NEW ZEALAND
 TELEPHONE: +64 9 918 8565
 FACSIMILE: +64 9 918 6567
 WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
 WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
 SEDIMENT AND EROSION
 CONTROL**

By	Date	Scale	Job No.	Rev
Surveyed: DS		1:1500@A3	447-01-BE-221	A
Designed: CK				
Drawn: CK	11/19			
Approved: CK				
CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK_EW\447-01-EW-220.dwg				





LUC60350837
 Approved Resource Consent Plan
 20/08/2020

Rev	Description	By	Date
B	AC BEW S92 COMMENTS	CK	06/20
A	FOR BULK EARTHWORKS APPROVAL	CK	11/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS



THE NEIL GROUP

THE NEIL GROUP LIMITED
LEVEL 3, BUILDING B
8 NUGENT STREET
GRAFTON

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND
TELEPHONE: +64 9 918 8565
FACSIMILE: +64 9 918 6567
WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
 WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
 SEDIMENT AND EROSION
 CONTROL**

By	Date	Scale	Job No.	Rev
Surveyed: DS		1:1500@A3	447-01-BE-222	B
Designed: CK				
Drawn: CK	11/19			
Approved: CK				
CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK_EW\447-01-EW-220.dwg				

GENERAL NOTES:

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE AUCKLAND COUNCIL GUIDELINE DOCUMENT 2016/05 (GD05), INCLUDING ALL SUBSEQUENT AMENDMENTS.

ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE OPERATIONAL PRIOR TO ANY OTHER WORKS COMMENCING ON SITE.

ANY MODIFICATIONS TO THE CONSENTED EROSION AND SEDIMENT CONTROL DRAWING MUST BE APPROVED BY THE ENGINEER AND AUCKLAND COUNCIL PRIOR TO CONSTRUCTION.

A COPY OF THE EROSION MANAGEMENT PLAN SHALL BE AVAILABLE ON THE SITE DURING WORK HOURS AND ALL PERSONNEL INVOLVED IN EARTHWORK ACTIVITIES ON THE SITE (INCLUDING OF SUBCONTRACTORS) SHALL BE FAMILIAR WITH THE CONSENT AND PLAN REQUIREMENTS AS THEY RELATE TO EROSION AND SEDIMENT CONTROL.

SEDIMENT POND NOTES:

FINAL LOCATION OF PONDS TO BE DETERMINED ON SITE BY THE ENGINEER IN CONJUNCTION WITH AUCKLAND COUNCIL.

VOLUMES SHOWN FOR SEDIMENT PONDS ARE MINIMUM REQUIREMENTS. ALL PONDS ARE TO BE CONSTRUCTED TO DIMENSIONS STATED, SPECIFIC TO EACH POND.

PONDS ARE TO BE CONSTRUCTED BASED ON GD05 AND THE RELEVANT DRAWINGS AND CALCULATIONS.

ALL SEDIMENT RETENTION PONDS ARE TO BE CLEANED OUT BEFORE THE BASE SEDIMENT REACHES 20% OF POND VOLUME.

CONTOUR DRAIN NOTES:

CONTOUR DRAINS SHOULD BE USED TO CONTROL RUNOFF ON CONSTRUCTION AREAS AND ARE GENERALLY OF A TEMPORARY NATURE. THEY ARE COMMONLY USED ON LONG NARROW SLOPING AREAS.

CONTOUR DRAINS TO BE FORMED AT INTERVALS INDICATED BELOW AT THE COMPLETION OF EACH DAYS WORK.

CONTOUR DRAIN SPACING AS PER GD05.

GRADES SHOULD BE KEPT AS SHORT AS PRACTICABLE. AS WITH DIVERSION DRAINS THESE MUST BE CHECKED AFTER RAINFALL AND DURING PROLONGED PERIODS OF HEAVY RAINFALL. THESE DRAINS MUST BE MAINTAINED TO ENSURE THEIR EFFECTIVENESS

SEDIMENT CONTROL AND MONITORING NOTES:

SEDIMENT CONTROL MEASURES MUST BE MAINTAINED TO ENSURE EFFECTIVE OPERATION.

THE CONTRACTOR MUST INSPECT ALL CONTROL MEASURES ON A DAILY BASIS AND AFTER ALL STORM EVENTS.

CONTRACTOR INSPECTIONS ARE TO BE CARRIED OUT BY AN APPROPRIATELY QUALIFIED AND EXPERIENCED ENGINEER TO CERTIFY THAT THE EROSION AND SEDIMENT CONTROLS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.

A CERTIFICATE AND ASBUILT INDICATING THAT ALL THE APPROPRIATE SEDIMENT CONTROL MEASURES ARE INSTALLED WILL BE SUBMITTED TO THE ARC WITHIN 7 DAYS FOLLOWING THE CONSTRUCTION OF THE CONTROLS.

DIVERSION DRAIN NOTES:

AS FAR AS PRACTICAL ALL CLEAN WATER IS TO BE DIVERTED AWAY FROM THE AREA OF WORKS. CLEAN WATER DIVERSION DRAINS ARE TO BE STABILISED PRIOR TO DIVERTING THE WATER. MINIMUM DRAIN SIZES BEING 0.5m BASE WIDTH x 0.3m DEEP (INCLUDING 0.3m FREE BOARD) SIDE SLOPE BATTERS 1v TO 3H.

DECANTING EARTH BUND NOTES:

DECANTING EARTH BUNDS TO SERVICE A MAXIMUM CATCHMENT OF 0.3ha AND CONSIST OF A MINIMUM SRP T-BAR DECANT SYSTEM WITH RECOMMENDED DECANT RATE OF 0.3L/S/1000m³. DECANT SIZE TO BE 1% CONTRIBUTING AREA FOR UP TO 18% SLOPES AND 2% FOR OVER 18% SLOPES. BUND TO BE MINIMUM 2m WIDE AT BASE WITH 3:1 TO 5:1 LENGTH TO WIDTH RATIO. PRIMARY SPILLWAY TO BE 150mm UPSTAND WITH EMERGENCY SPILLWAY SIZED LARGER OF 1% AEP OR 1.5m

STOCKPILE NOTES:

TOPSOIL & CLAY STOCKPILES ARE TO COMPRISE OF EITHER DECANTING EARTH BUNDS OR SILT FENCE LOCATED AT THE TOE OF THE STOCKPILE.

GD 05 (2016) SEDIMENT RETENTION POND SIZING

PROJECT DATA

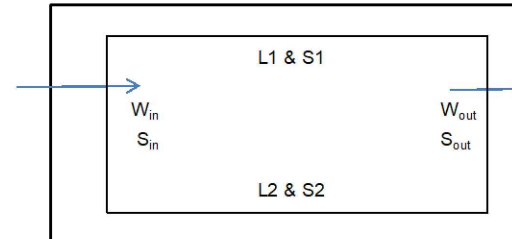
PROJECT NO.: 447 DATE: Nov-19 BY: CK

SITE DESCRIPTION: 69 Trigg Road - Whenuapai - (Bulk Earthworks Only Application)

SEDIMENT RETENTION POND SIZING

Labels for pond base dimensions

W = Width
 L = Length
 S = Slope



PLAN VIEW OF POND

	Units	Pond Number				Notes
		A	B	C	-	
Contributing Catchment	ha	1.29	4.95	3.68		
Min Volume Design Criteria	%	3%	3%	3%		3% if catchment slope > 10% or catchment length > 200m, otherwise 2%
Min Volume	m ³	387	1485	1104		
Target Pond L:W ratio	1:	3	3	3		Ideal is between 1:3 and 1:5
Trial Length (L1 = L2)	m	18.3	43.8	36.6		
Batter slope (1 vert: S1 horz)	1:	2	2	2		1:2 is normal side batter slope
Batter slope (1 vert: S2 horz)	1:	2	2	2		1:2 is normal side batter slope
Width (W _{in} = W _{out})	m	6.1	14.6	12.20		
Batter slope in (1 vert: S _{in} horz)	1:	3	3	3		1:3 is normal entry batter slope
Batter slope out (1 vert: S _{out} horz)	1:	2	2	2		1:2 is normal exit batter slope
Base Area = L1 x W _{in}	m ²	111.6	639.5	446.5		
Trial Pond Depth (D)	m	1.7	1.7	1.7		Between 1 - 2m
(Permanent Depth / Sed. Storage)	m	0.5	0.5	0.5		30% of total storage, 0.4-0.8m in depth. 0.5m typical
(Working volume depth)	m	1.2	1.2	1.2		70% of total storage, 1.5m maximum preferable.
Top Length	m	26.8	52.3	45.1		
Top Width	m	12.9	21.4	19		
Top Area	m ²	345.7	1119.2	856.9		
Volume of Pond at Depth D	m ³	388.7	1494.9	1107.9		
Is Actual Vol larger than min Vol?		Yes	Yes	Yes		
Decanting System		Single	Triple	Triple		
Outlet Diameter	mm	150	300	300		
Overflow Riser Diameter	mm	None	1050	1050		
Freeboard	m	None	0.3	0.3		
Overflow embankment Freeboard	m	0.3	0.3	0.3		
Length	m	6.1	14.6	12.2		
Approximate Pond Levels:						
Top of Embankment Level	RL	20	21.5	24		
Level Spreader Weir Level	RL	19.8	21.3	23.8		200mm below top of embankment
Emergency Spillway Level	RL	19.7	21.2	23.7		300mm below top of embankment
Overflow Riser Level	RL	19.7	21.2	23.7		300mm below spillway, 600mm below embankment.
Maximum Operating Water Level	RL	19.7	21.2	23.7		
Pond Base Level	RL	18.0	19.5	22.0		
20% Sediment Clean Out Level	RL	18.3	19.8	22.3		20% of total storage / pond depth
Chemical dosing		Yes	Yes	Yes		Typically poly aluminium chloride (PAC)

Rev	Description	By	Date
A	FOR BULK EARTHWORKS APPROVAL	CK	11/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF
NEIL CONSTRUCTION LIMITED
 LAND DEVELOPERS

THE NEIL GROUP

PO BOX 8751, SYMONDS STREET
 AUCKLAND, NEW ZEALAND
 LEVEL 3, BUILDING B
 8 NUGENT STREET
 GRAFTON

TELEPHONE: +64 9 918 8565
 FACSIMILE: +64 9 918 6567
 WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
 WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
 SEDIMENT AND EROSION
 CONTROL DETAILS**

By	Date	Scale	Job No.	Rev
DS		-	447-01-BE-225	A
CK	11/19			
CK				
CK				
CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK EW\447-01-EW-220.dwg				

SOURCE: (GD05) - GUIDANCE DOCUMENT 2019 / 005 - EROSION AND SEDIMENT CONTROL GUIDE FOR LAND DISTURBING ACTIVITIES IN THE AUCKLAND REGION - JUNE 2016
NOTE: CONTRACTORS TO REFER TO DOCUMENT FOR FULL ESTABLISHMENT, MAINTENANCE AND DECOMMISSIONING SPECIFICATIONS AND DETAILS.

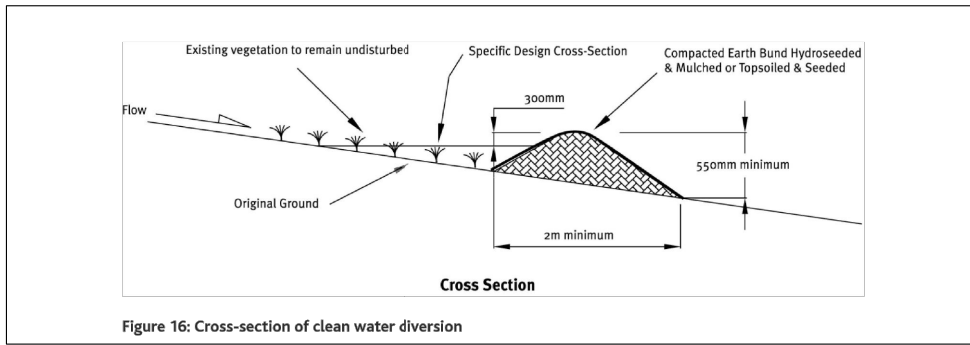


Figure 16: Cross-section of clean water diversion

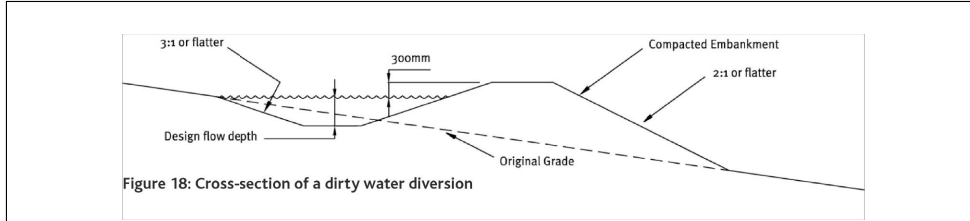


Figure 18: Cross-section of a dirty water diversion

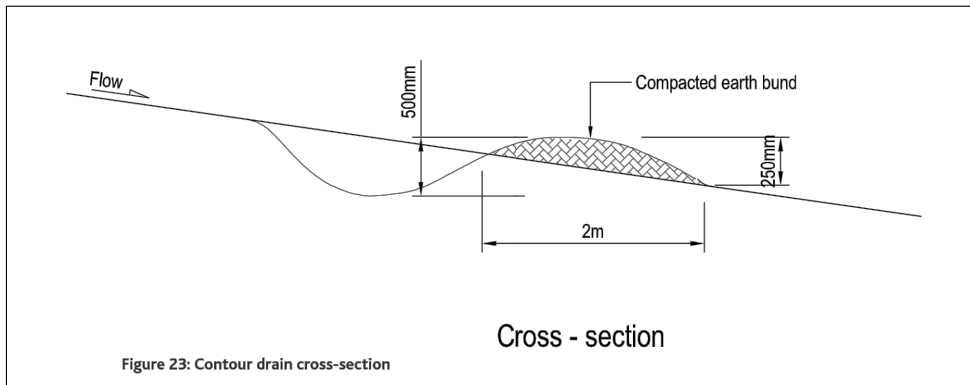


Figure 23: Contour drain cross-section

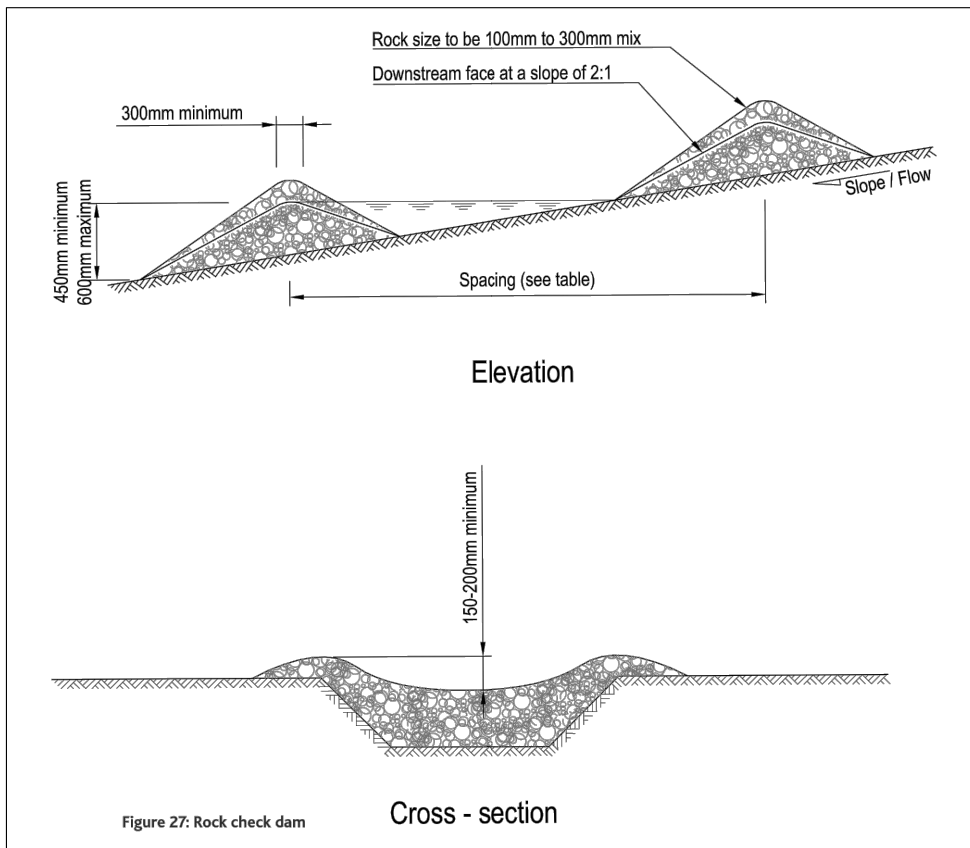


Figure 27: Rock check dam

Auckland Council
LUC60350837
Approved Resource Consent Plan
20/08/2020

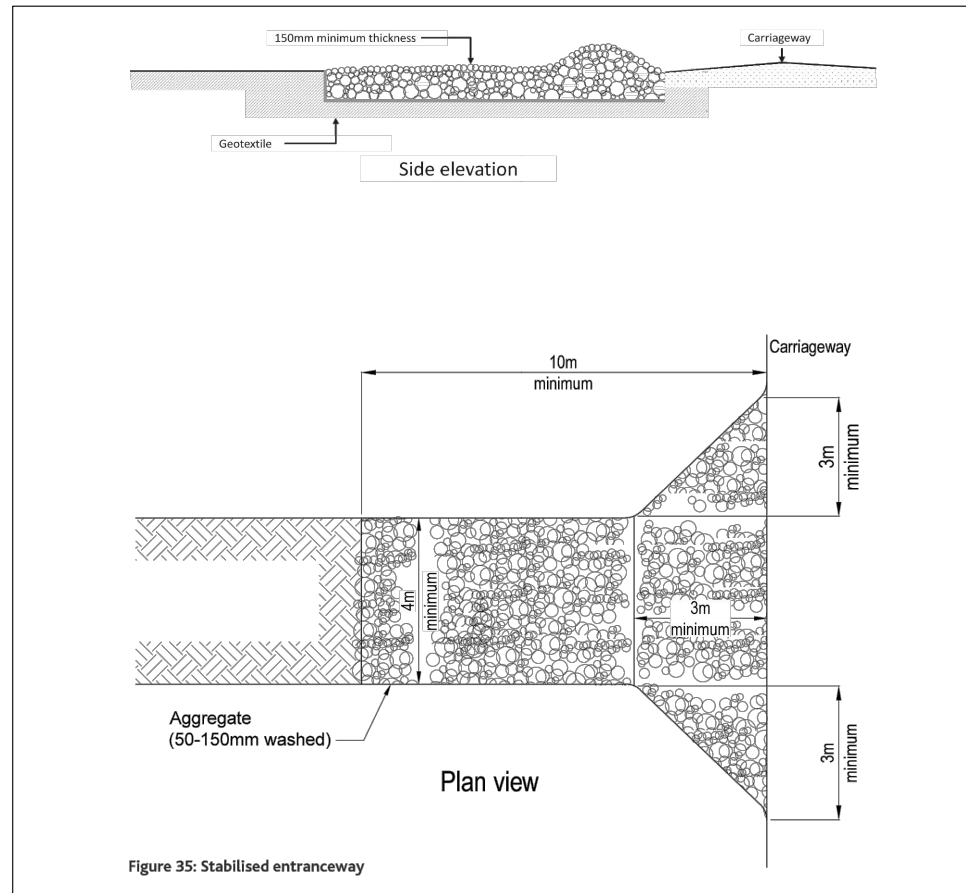


Figure 35: Stabilised entranceway

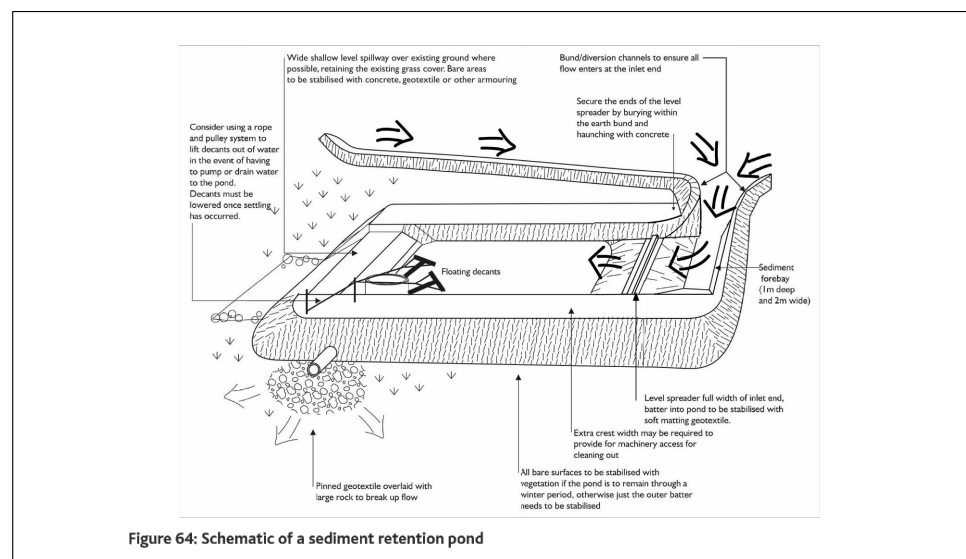


Figure 64: Schematic of a sediment retention pond

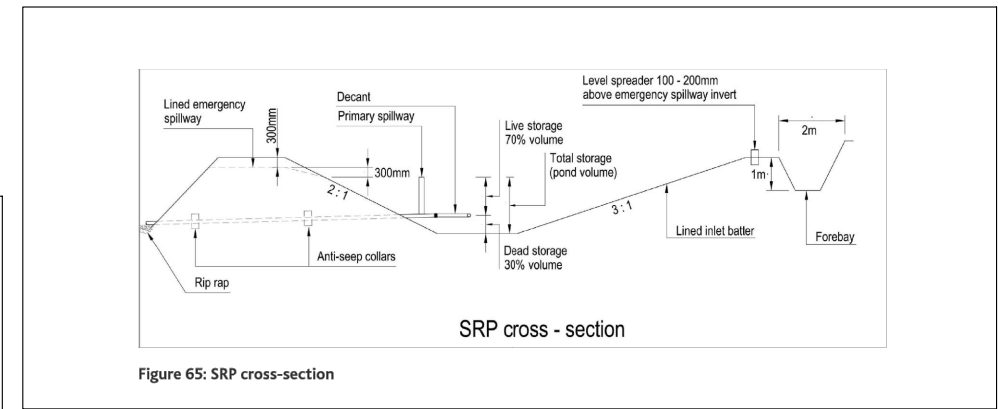


Figure 65: SRP cross-section

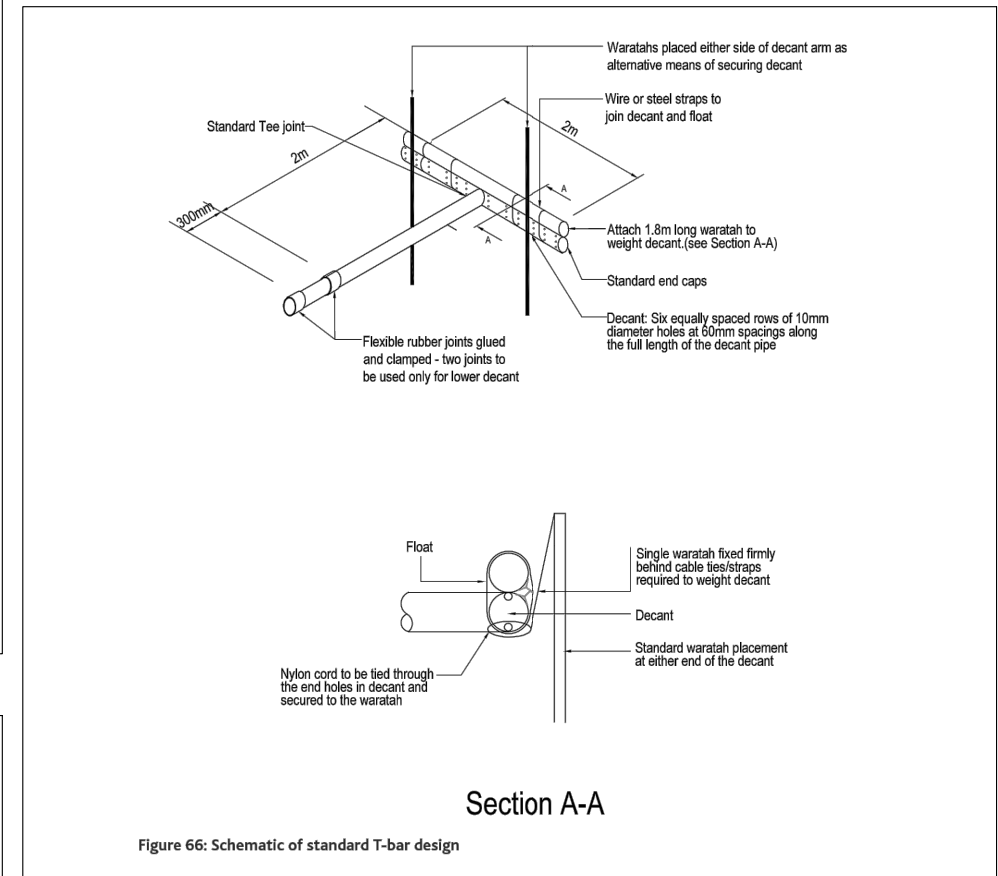


Figure 66: Schematic of standard T-bar design

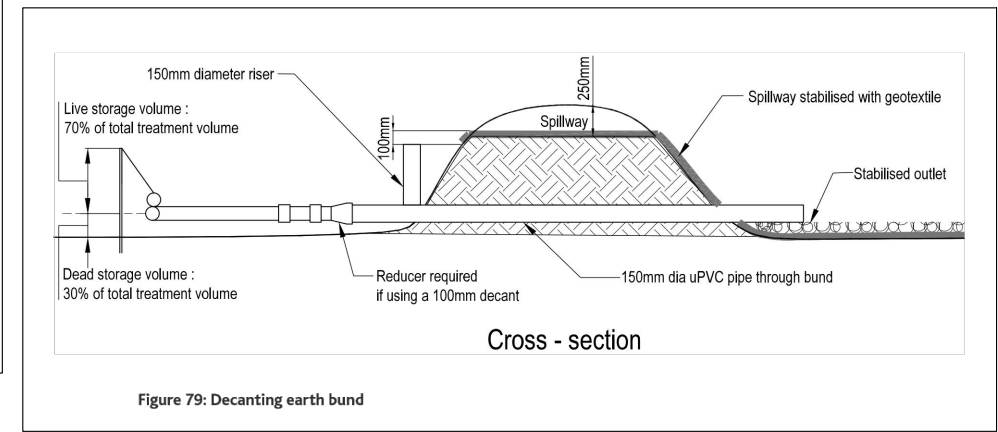


Figure 79: Decanting earth bund

Rev	Description	By	Date
A	FOR BULK EARTHWORKS APPROVAL	CK	11/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF
NEIL CONSTRUCTION LIMITED
 LAND DEVELOPERS

THE NEIL GROUP

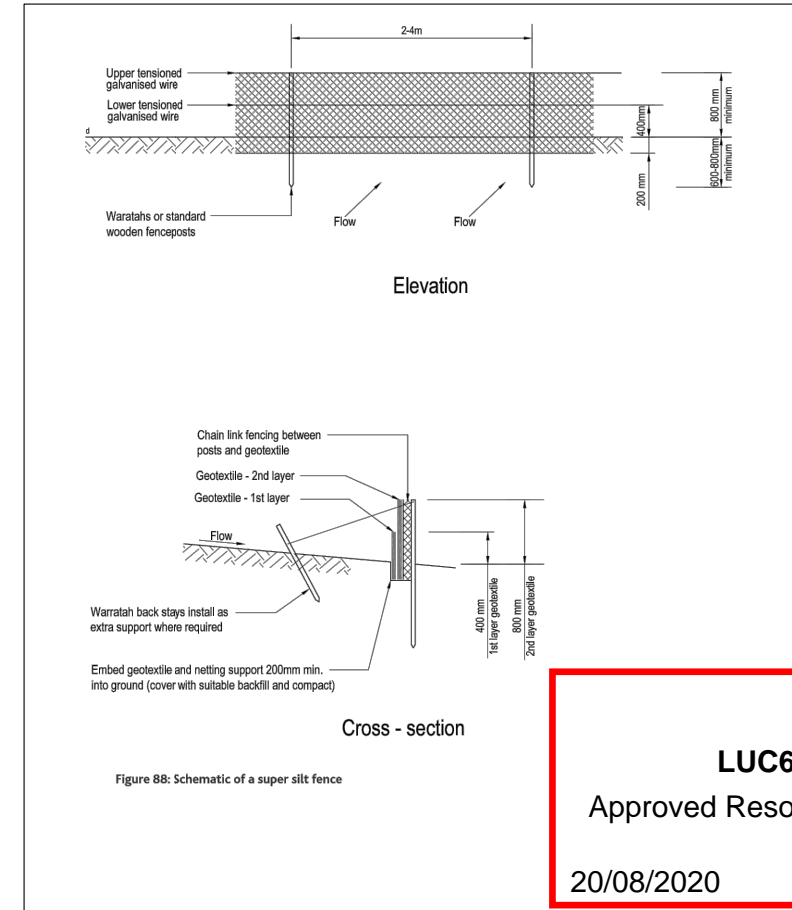
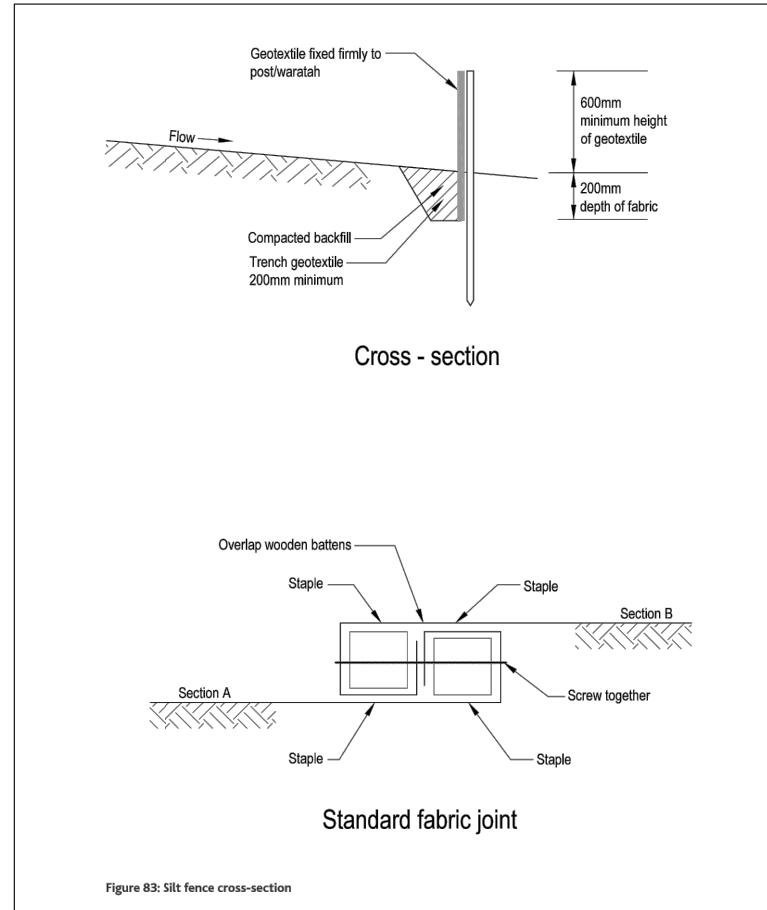
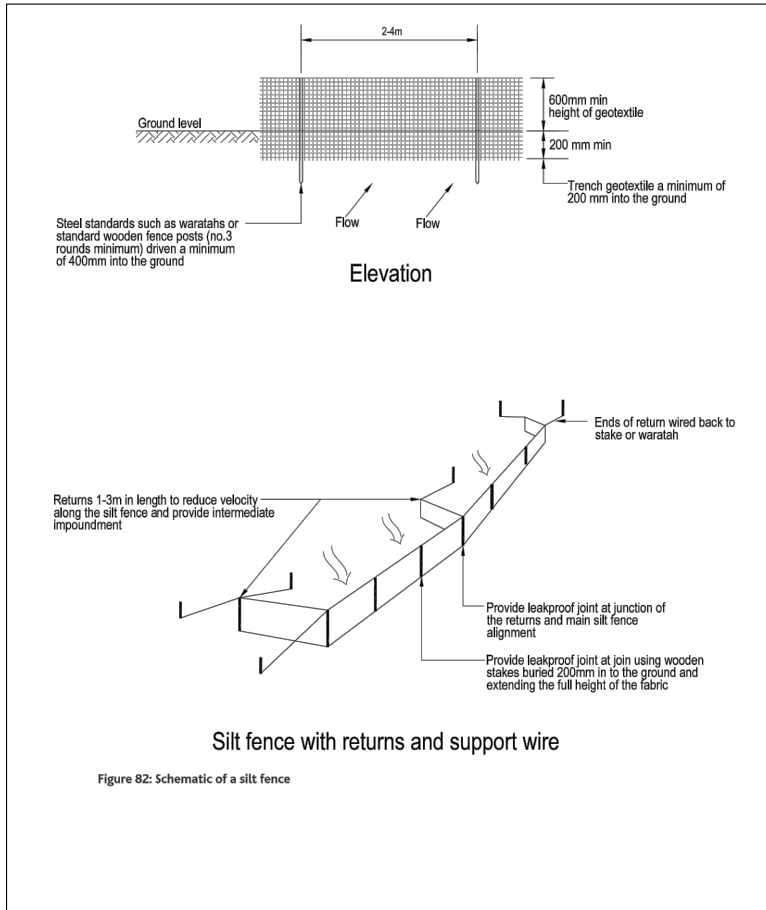
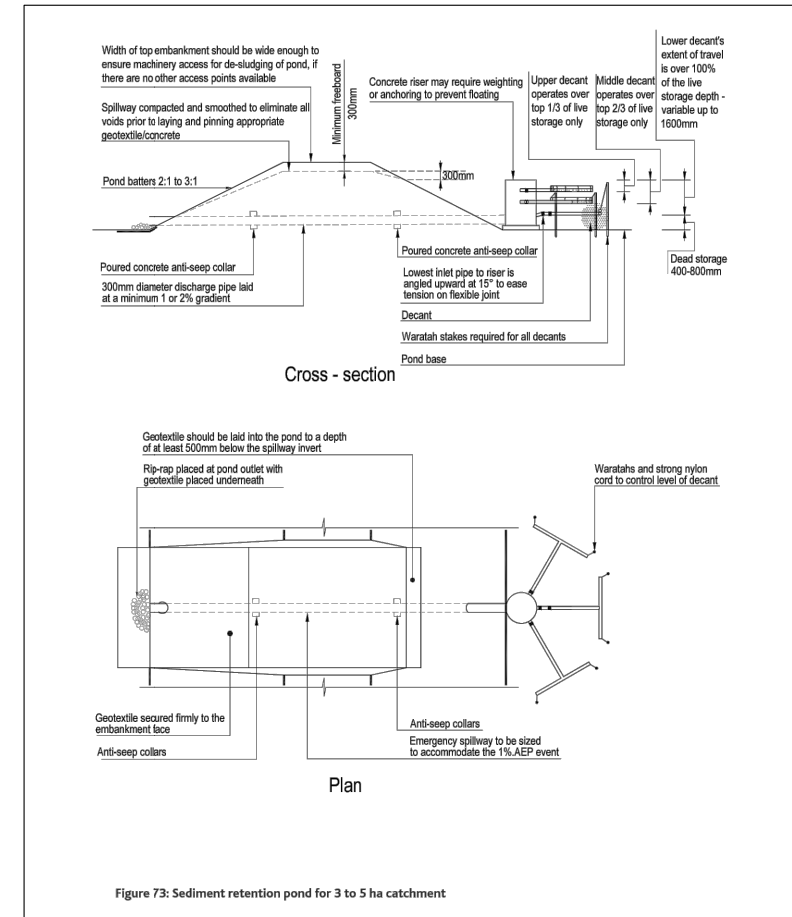
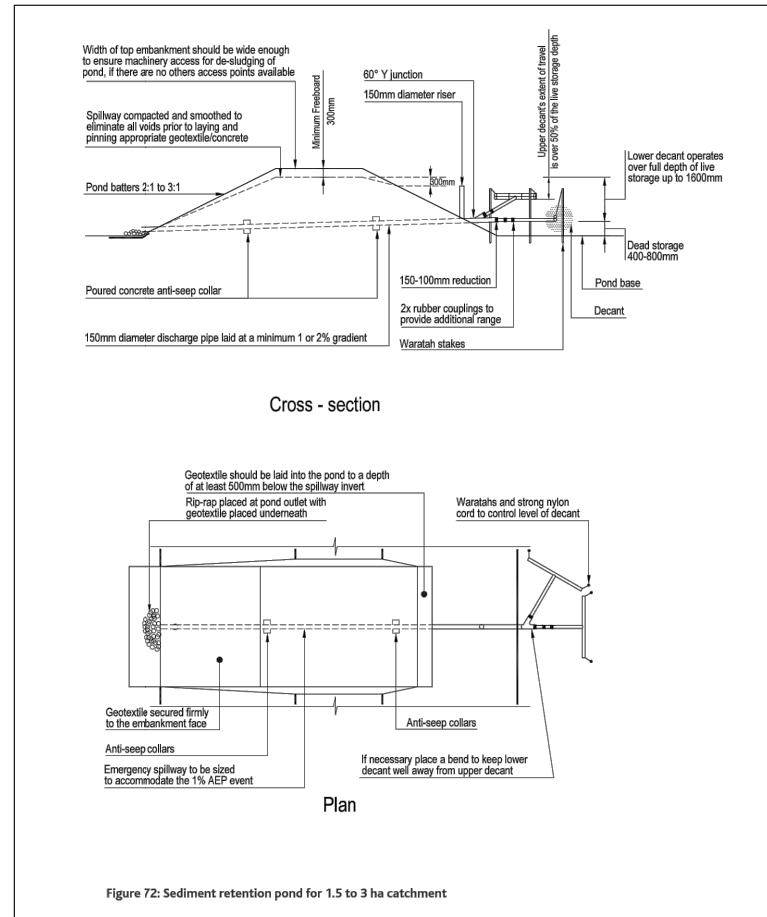
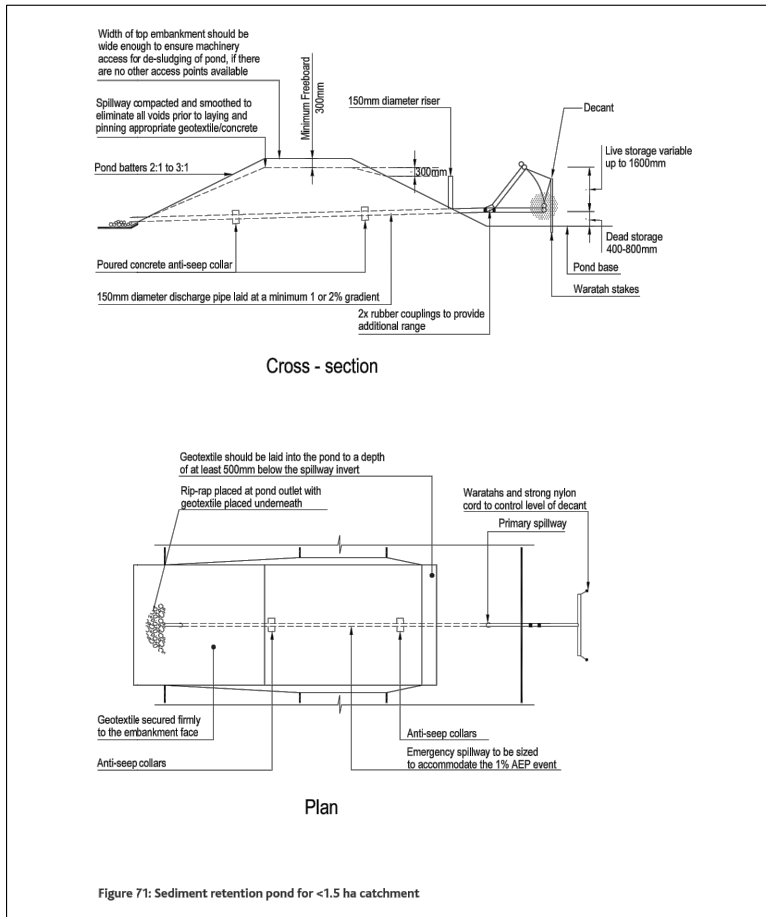
PO BOX 8751, SYMONDS STREET
 AUCKLAND, NEW ZEALAND
 TELEPHONE: +64 9 918 6565
 FACSIMILE: +64 9 918 6567
 WEB: www.neilgroup.co.nz


Job Title
BRIGHAM CREEK & TRIG ROAD
WHENUAPAI

Drawing Title
BULK EARTHWORKS
SEDIMENT AND EROSION
CONTROL DETAILS

By	Date	Scale	Job No.	Rev
DS			447-01-BE-226	A
CK	11/19			
CK				

CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK EW\447-01-EW-220.dwg





LUC60350837
 Approved Resource Consent Plan
 20/08/2020

Rev	Description	By	Date
A	FOR BULK EARTHWORKS APPROVAL	CK	11/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

 THE NEIL GROUP

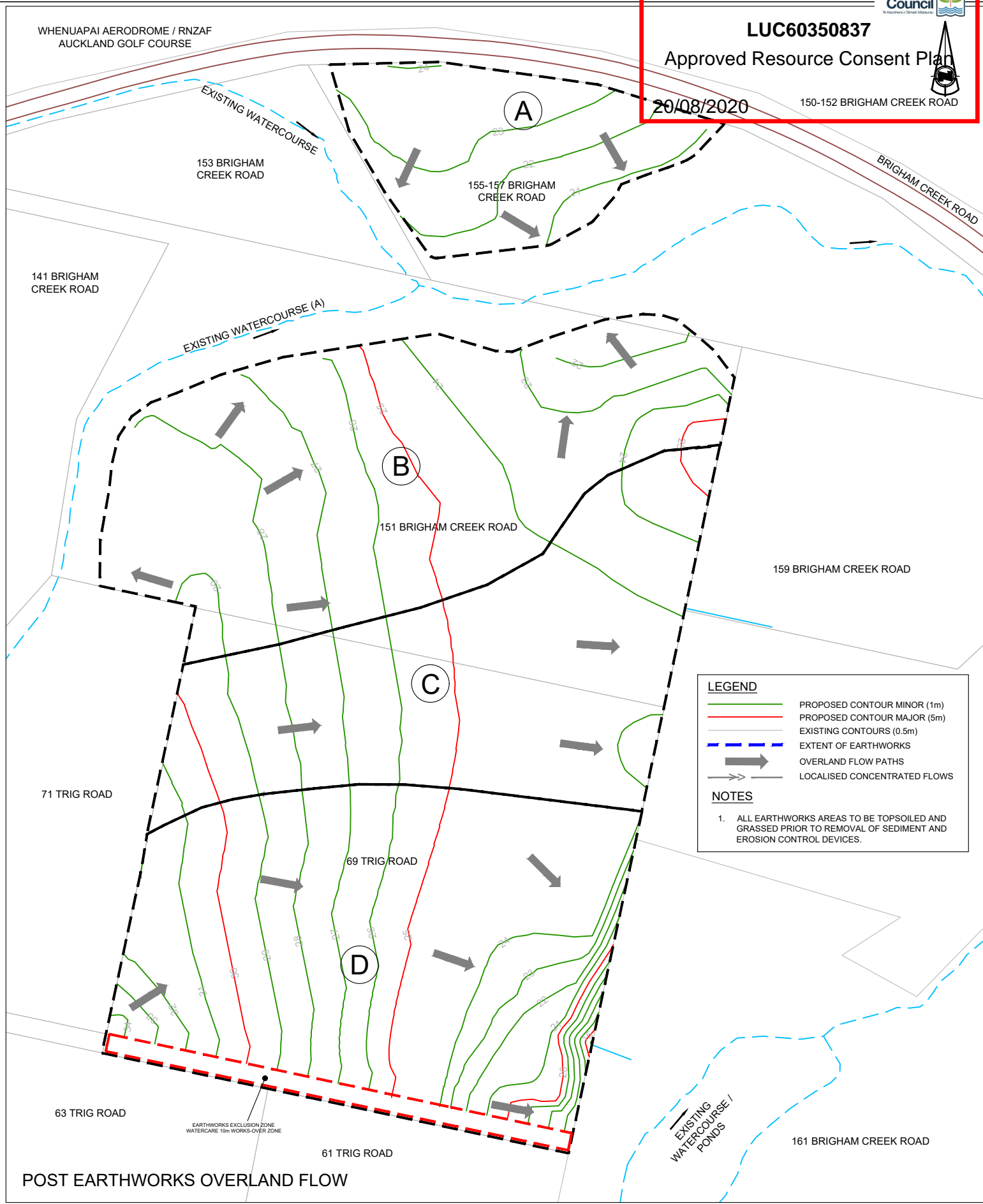
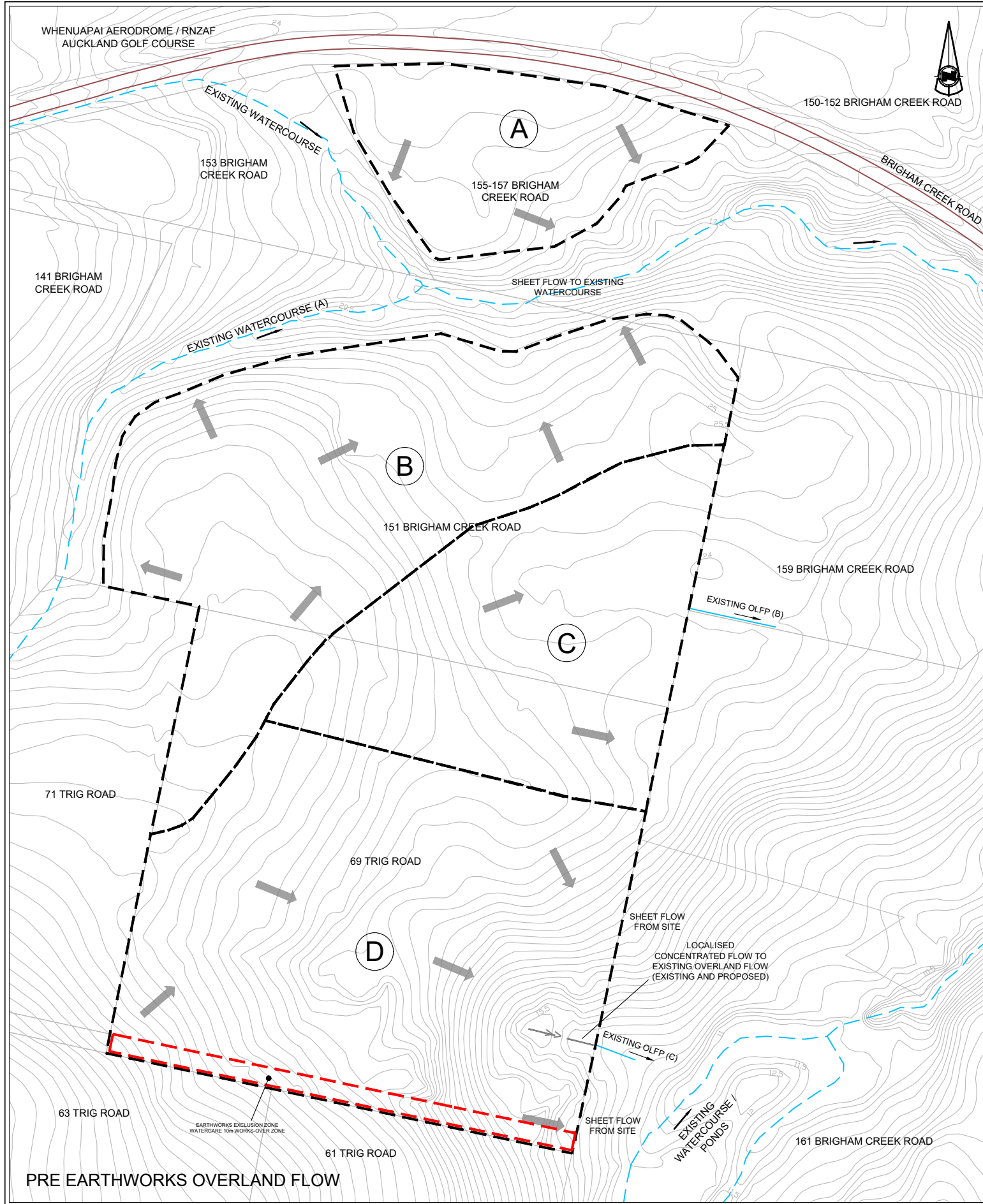
THE NEIL GROUP LIMITED
LEVEL 3, BUILDING B
8 NUGENT STREET
GRAFTON

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND
TELEPHONE: +64 9 918 6565
FACSIMILE: +64 9 918 6567
WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
SEDIMENT AND EROSION
CONTROL DETAILS**

By	Date	Scale	Job No.	Rev
Surveyed: DS			Drawing No.	
Designed: CK			447-01-BE-227	A
Drawn: CK	11/19			
Approved: CK				
CAD FILE	F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK EW\447-01-EW-220.dwg			



LEGEND

- PROPOSED CONTOUR MINOR (1m)
- PROPOSED CONTOUR MAJOR (5m)
- EXISTING CONTOURS (0.5m)
- - - EXTENT OF EARTHWORKS
- OVERLAND FLOW PATHS
- - - → LOCALISED CONCENTRATED FLOWS

NOTES

1. ALL EARTHWORKS AREAS TO BE TOPSOILED AND GRASSED PRIOR TO REMOVAL OF SEDIMENT AND EROSION CONTROL DEVICES.

Rev	Description	By	Date
A	AC BEW S92 COMMENTS	CK	06/20

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

NEIL CONSTRUCTION LIMITED
 LAND DEVELOPERS

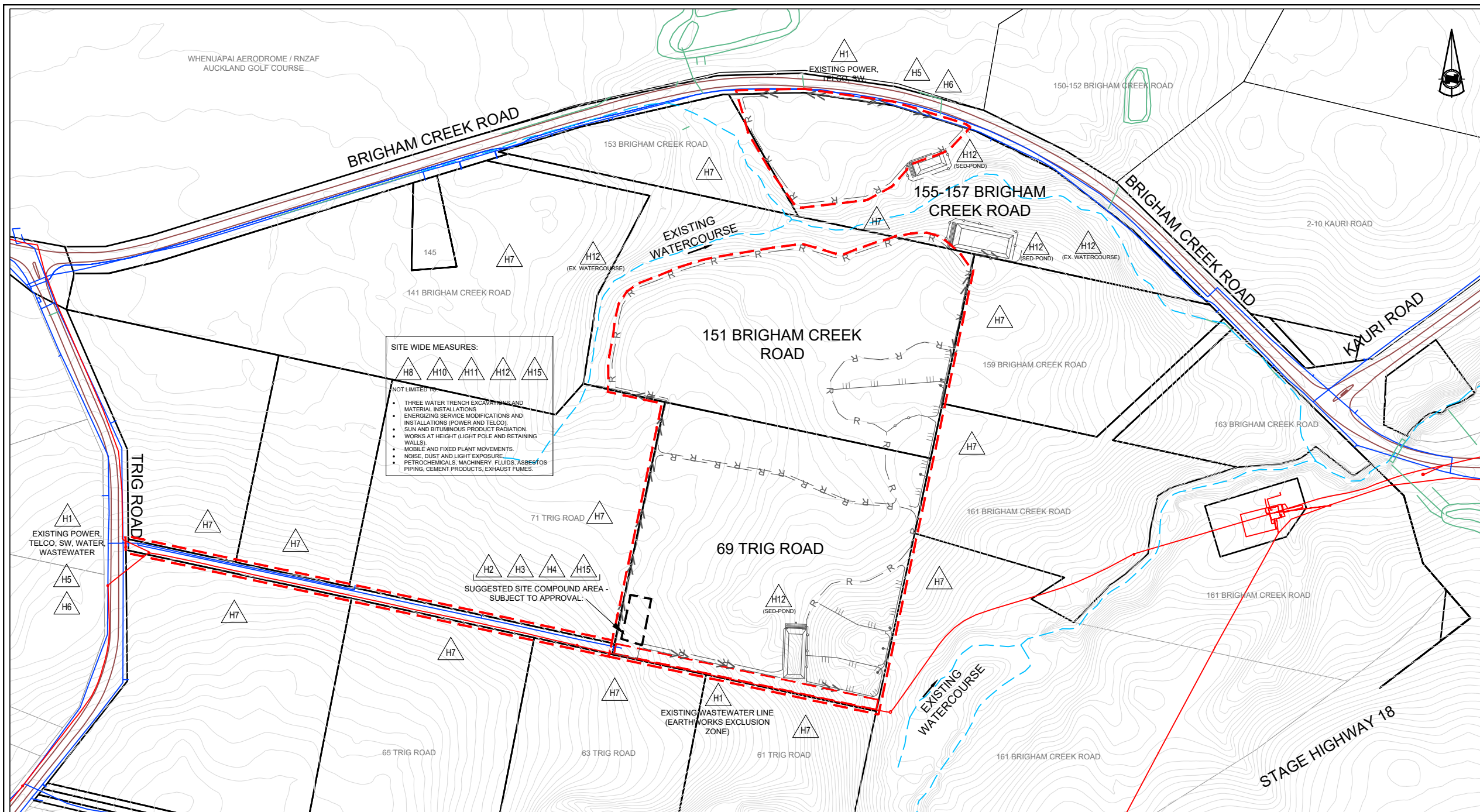
THE NEIL GROUP LIMITED
 LEVEL 3, BUILDING B
 8 NUGENT STREET
 GRAFTON

PO BOX 8751, SYMONDS STREET
 AUCKLAND, NEW ZEALAND
 TELEPHONE: +64 9 918 6565
 FACSIMILE: +64 9 918 6567
 WEB: www.neilgroup.co.nz

Job Title
**BRIGHAM CREEK & TRIG ROAD
 WHENUAPAI**

Drawing Title
**BULK EARTHWORKS
 OVERLAND FLOW**

By	Date	Scale	Job No.	Rev
Surveyed: DS		1:2500@A3	Drawing No.	
Designed: CK			447-01-BE-250	A
Drawn: CK	11/19			
Approved: CK				
CAD FILE: F:_PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK EW\447-01-EW-250.dwg				



HEALTH AND SAFETY PROTECTION

H1 EXISTING UNDERGROUND / OVERHEAD SERVICES SHOWN ON PLAN ✓ CONTRACTOR TO CONDUCT 'BYD' INQUIRY AND NOTIFY ALL AUTHORITIES TO LOCATE EXISTING SERVICES.	H2 SITE INDUCTIONS EMPLOYEES / SUBCONTRACTORS & VISITORS SHOWN ON PLAN ✓ CONTRACTOR TO PROVIDE COMPLYING UP TO DATE HAZARD BOARD AND UNDERTAKE INDUCTIONS.
H3 EMERGENCY PROCEDURES SHOWN ON PLAN ✓ CONTRACTOR TO RETAIN COMPLYING EMERGENCY PROCEDURES ONSITE.	H4 ACCIDENT REPORTING SHOWN ON PLAN ✓ CONTRACTOR TO PROVIDE AND RETAIN ONSITE ACCIDENT REPORTING PROCEDURES AND RECORDS.
H5 TRAFFIC MANAGEMENT SHOWN ON PLAN ✓ CONTRACTOR TO OBTAIN, PROVIDE AND MAINTAIN TRAFFIC MANAGEMENT AS PER CONSENTS AND BEST PRACTICES.	H6 PUBLIC INTERFACE SHOWN ON PLAN ✓ CONTRACTOR TO MANAGE PUBLIC INTERFACE AND ENSURE NO UNAUTHORISED PUBLIC ACCESS TO SITE.
H7 RESTRICTED AREAS SHOWN ON PLAN ✓ NO ACCESS WITHOUT PRIOR APPROVAL.	H8 DUST & NOISE CONTROL SHOWN ON PLAN ✓ CONTROLS AS PER CONSENTS AND BEST PRACTICES.
H9 MANAGEMENT OF CONTAMINATED MATERIALS SHOWN ON PLAN ✗ CONTROLS AS PER CONSENTS AND BEST PRACTICES.	H10 OPERATING PLANT / MACHINERY SHOWN ON PLAN ✓ CONTROLS AS PER CONSENTS AND BEST PRACTICES.
H11 EXCAVATIONS, CONFINED SPACES & VOIDS SHOWN ON PLAN ✓ CONTROLS AS PER CONSENTS AND BEST PRACTICES.	H12 PONDS / WATER HAZARDS SHOWN ON PLAN ✓ CONTROLS AS PER CONSENTS AND BEST PRACTICES.
H14 OTHER HAZARDS SHOWN ON PLAN ✓ IDENTIFIED ON PLANS IF APPLICABLE.	H15 HAZARDOUS CHEMICAL STORAGE AND HANDLING SHOWN ON PLAN ✓ CONTROLS AS PER CONSENTS AND BEST PRACTICES.


HEALTH AND SAFETY NOTES:

Before commencing work or allowing works to be undertaken onsite, the Contractor must have and provide:

- A Site Specific Health and Safety Plan which includes consideration of the hazards identified on this plan and any other potential hazards.
- Contractors Company Health & Safety policies, procedures and record form.
- Read, understood and signed the Neil Group Ltd's Contractor Health and Safety Handbook.
- Read, completed and signed the Neil Group Ltd Health & Safety Questionnaire (form 024)
- Read and understood Authority Consents, Contract Documents, Contract drawings and Specifications.
- Certificate of Currency of the following insurances: Public Liability, Professional Indemnity, Motor Vehicle Liability, Contractors Plant, at the sums specified in the contract documents.
- Induct Separate Sub-Contractors to the site and provide confirmation in writing of induction.
- All required contractor initiated consents. (Not limited to: Workspace Confined space approval, Approval CAR, Approved Watercare Entry Permits)

The design and specification of works has been carried out to minimise health and safety risks during construction activities. Should the Contractor consider that the design introduces unnecessary risks during construction, they shall notify the Engineer or Principal of their concerns.

The Contractor should also suggest alternatives or alterations to the design which would result in safer work practices


LUC60350837
 Approved Resource Consent Plan
 20/08/2020

LEGEND:


STORMWATER	
WASTEWATER	
WATER SUPPLY	
TELCO	
POWER	
WORKS & ACCESS AREA	

SEE DESIGN PLANS FOR OTHER SERVICE / ITEM SYMBOL DESCRIPTIONS AND LEGENDS



FOR RESOURCES, GUIDES AND NEWS VISIT:
www.worksafe.govt.nz
www.construction.worksafe.govt.nz
 WORKSAFE: PH 0800 030 040

Rev	Description	By	Date
B	AC BEW S92 COMMENTS	CK	06/20
A	FOR BULK EARTHWORKS APPROVAL	CK	11/19

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF
NEIL CONSTRUCTION LIMITED
 LAND DEVELOPERS


THE NEIL GROUP LIMITED
 LEVEL 3, BUILDING B
 8 NUGENT STREET
 GRAFTON
 PO BOX 8751, SYMONDS STREET
 AUCKLAND, NEW ZEALAND
 TELEPHONE: +64 9 918 8865
 FACSIMILE: +64 9 918 8967
 WEB: www.neilgroup.co.nz

Job Title
BRIGHAM CREEK & TRIG ROAD
 WHENUAPAI

Drawing Title
BULK EARTHWORKS
HEALTH & SAFETY MANAGEMENT
 (CONTRACT PRINCIPAL PROVIDED)

By	Date	Scale	Job No.	Rev
Surveyed: DS		1:4000@A3	447-01-BE-1000	B
Designed: CK				
Drawn: CK	11/19			
Approved: CK				
CAD FILE F:\PROJECTS\BRIGHAM CREEK TRIG\DWG\ENG\BULK EW\447-01-HS-1000.dwg				

Report for an application for resource consent under the Resource Management Act 1991



Restricted discretionary activity

1. Application description

Application number(s): BUN60410316 (Council Reference)
LUC60410317 (s9 land use consent)
WAT60410318 (s14 water permit)

Applicant: Neil Construction Ltd

Site address: 73 Trig Road Whenuapai

Legal description: Lot 1 Deposited Plan 117365

Site area: 2.6085 hectares

Auckland Unitary Plan (Operative in part)

Zoning and precinct: **Zone:**
Future Urban Zone

Overlays, controls, special features, designations, etc: **Overlays:**
Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer
Infrastructure: Aircraft Noise Overlay - Whenuapai Airbase- noise control area (65dBA)
Infrastructure: Aircraft Noise Overlay - Whenuapai Airbase - noise control area (55dBA)

Controls:
Macroinvertebrate Community Index - Rural

Designations:
Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

Modifications: **Notice of Requirements:**
Trig Road Upgrade - Auckland Transport, Designations, View PDF, Notified, 23/03/2023

Brigham Creek Road Upgrade - Auckland Transport, Designations, View PDF, Notified, 23/03/2023

Proposed plan change(s): **Plan Change 78 (PC 78)**
Outside Urban Environment – Excluded from PC 8

Zoning: -

Overlays: -

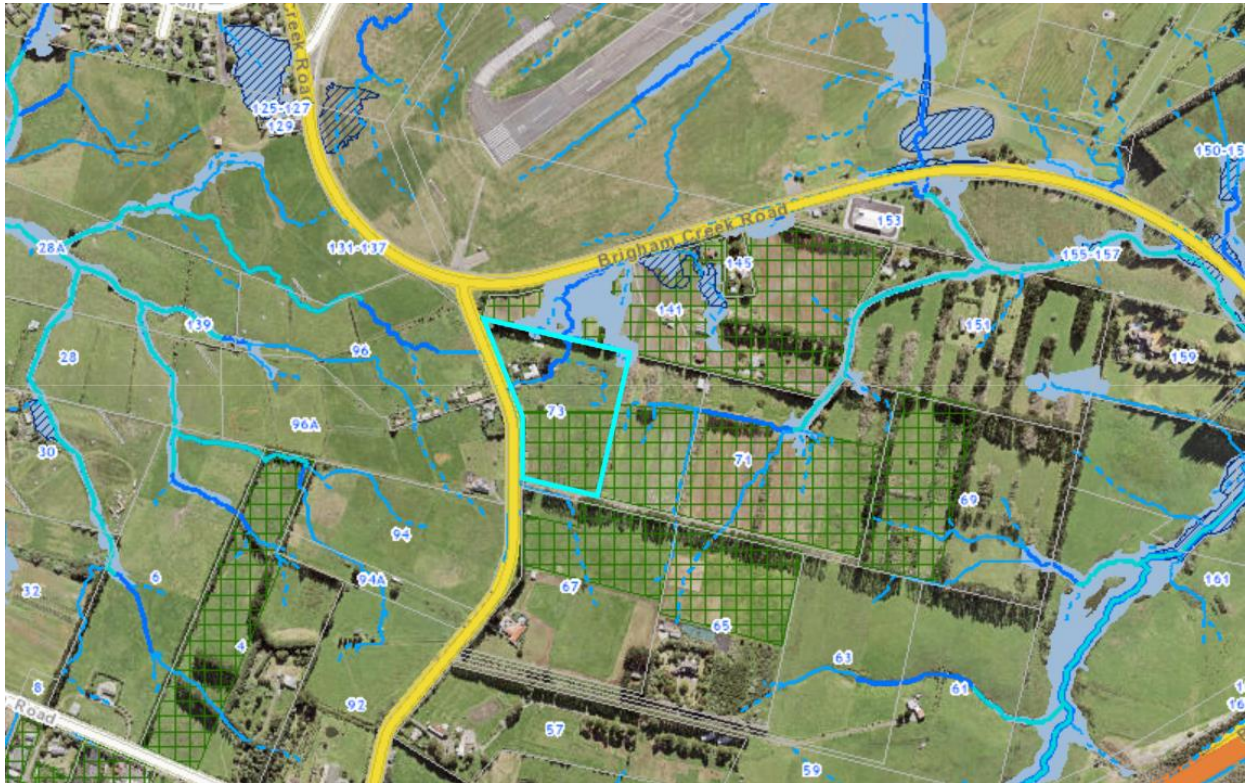
Controls: -

Qualifying Matters:

-

Note: Qualifying Matters will not have immediate legal effect, but, conversely the MDRS permitted activity rule will not have immediate legal effect where a Qualifying Matter is relevant.

2. Locality Plan



Source: Auckland Council GIS

3. The proposal, site and locality description

Proposal

The applicant seeks land use consent to undertake earthworks of 27658m² in area and 33547m³ in volume. The applicant seeks water permit to take groundwater for dewatering purposes during bulk earthworks in anticipation of development and in the long-term for ground dewatering associated with ongoing batter slope drainage at the subject site.

Site and surrounding environment description

Yujie Gao of Campbell Brown Planning Ltd has provided a description of the proposal and subject site on pages 4-15 of the Assessment of Environmental Effects (AEE) titled: 'Resource Consent for Bulk Earthworks 73 Trig Road, Whenuapai', dated 17 October 2022.

I concur with that description of the proposal and the site and have no further comment.

4. Background

Specialist Input

The proposal has been reviewed and assessed by the following specialists:

- Kent Liu – Auckland Council's Development Engineer
- Shanya Chand – Auckland Council's Earth, Streams & Trees specialist
- Andy Samaratunga – Auckland Council's Coastal & water allocation specialist
- Frank Zhou – Auckland Council's Geotechnical Engineer
- Fiona Rudsits – Auckland Council's Contaminated Land specialist
- Chris Mallows – Auckland Council's culture heritage specialist
- Andrew Gordon – Auckland Council's Noise and Vibration specialist
- Marie Meredith – Auckland Council's Air specialist
- Carol Bergquist – Auckland Council's Ecologist
- Shahriar Tehrani – Auckland Transport Development Planner

Iwi Consultation

The applicant engaged with Council's iwi facilitation process so that consultation with relevant iwi can occur to determine whether a Cultural Values Assessment would be required. This is necessary in accordance E7.8.1(1)(a) of AUP(OP) as the proposal involves to take groundwater for dewatering purposes during bulk earthworks.

Representatives of the following mana whenua groups with an interest in the area were contacted:

- *Ngāti Manuhiri – No response received.*
- *Ngāti Whātua– No response received.*
- *Ngāti Whātua o Kaipara– No response received.*
- *Ngāti Whātua Ōrākei– No response received.*
- *Ngāti Te Ata Waiohua– No response received.*
- *Te Akitai Waiohua– No response received.*
- *Ngāti Whanaunga– No response received.*
- *Ngāti Paoa– response received and No comments were made on this proposal.*
- *Ngāti Tamaterā– No response received.*
- *Ngāti Maru– No response received.*
- *Te Kawerau ā Maki – No received response.*

Contamination

Auckland Council's contamination specialist, Fiona Rudsits, has reviewed the consent and noted that the proposal is a permitted activity when assessed against NES:CS or AUP Standards E30 AUP(OP) and a Consent for contaminated land is not required. As the Detailed Site Investigation (DSI) prepared by Geosciences Ltd dated 29 July 2022, demonstrated that all contaminants of concern are below the background concentrations

and the land is not covered by the NES:CS pursuant to regulation 5(9) of NES for assessing and Managing Contaminants in Soil to protect human health.

Freshwater

Auckland Council's freshwater specialist Ms Chand reviewed the freshwater report and noted that no history of wetlands appeared within the site based on historical aerials and the report notes that there is currently no freshwater features such as water courses or wetland observed. Hence, the proposal does not trigger consent for NES freshwaters.

Overland flow path and Flood Plain

Auckland Council's development engineer reviewed the consent and noted that the upstream catchment will generate less than 2m³/s and it doesn't meet the AUP definition of being an overland flow path. In terms of overland flow path, the entry and exit point will remain the same. The overland flow path would continue to flow through the site post earthworks stage and a consent condition is included to provide an as built plan confirming the same. Hence, chapter E36 does not apply for this consent for the overland flow path and flood plain and no further information is required.

Plan Change 78

Auckland Council notified the Intensification Planning Instrument (IPI) plan change (Plan Change 78) on the 18th August 2022. The submission period for this plan change was closed on the 29th September 2022.

The plan change delivers on the requirements to give effect to Policies 3 and 4 of the National Policy Statement on Urban Development 2020 (NPS-UD) and the amendments to the RMA that require the Council to incorporate the Medium Density Residential Standards into relevant residential zones. An assessment of the proposal in terms of both the operative plan and proposed plan change has been undertaken.

The proposal involves undertaking bulk earthworks and associated work and is outside the urban environment hence PC78 does not apply

Plan change 79 (PC79): Amendments to the transport provisions

The plan change aims to manage impacts of development on Auckland's transport network, with focus on pedestrian safety, accessible car parking, loading and heavy vehicle management and catering for EV charging and cycle parking. The proposed changes are implemented by amending and adding provisions in the AUP's chapters. In chapter E24 artificial lighting standards to enhance the pedestrian safety and way-finding along private accessways. In chapter E27 transport the parking, vehicle and pedestrian access are amended and chapter E38 amended to align with the provisions of E27 transport chapter. These changes do not apply to this proposal.

Notice of Requirement – Brigham Creek Road Upgrade

On 19th December 2022 Notice of requirement was lodged by Auckland Transport for a new designation, for the upgrade of the Brigham Creek Road corridor with separated active mode facilities and was notified on 23rd March 2023. The works described for the Projects could be carried out in stages as urban development occurs surrounding the

Project area. Auckland Transport development planner Mr Tehrani reviewed the consent and noted that the proposal does change in levels of approx. +0.6m on the north and approx. -3.0m on the south. The extent of batters for SGA's corridor will change to suit revised levels and did not raise any concerns. No structures or retaining walls are proposed to the Trig Road. As such the proposal is not considered to prevent or hinder the NoR.

Notice of Requirement –Trig Road Upgrade

On 19th December 2022 Notice of requirement was lodged by Auckland Transport for a new designation, for the upgrade of the Trig Road corridor with separated active mode facilities and was notified no 23rd March 2023. The works described for the Projects could be carried out in stages as urban development occurs surrounding the Project area. Auckland Transport development planner Mr Tehrani reviewed the consent and noted that the proposal does change in levels of approx. +0.6m on the north and approx. -3.0m on the south. The extent of batters for SGA's corridor will change to suit revised levels and did not raise any concerns. No structures or retaining walls are proposed to the Trig Road. As such the proposal is not considered to prevent or hinder the NoR.

Infrastructure: Aircraft Noise Overlay – Whenuapai Airbase – Noise Control area (55 & 65dBA)

The site is located within the Aircraft Noise Overlay Whenuapai Airbase – noise control area (65 & 55dBA). The proposal does not comprise an activity sensitive to aircraft noise. No further assessment has been provided in this regard.

Designation

Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

The above designation applies to the subject site, which includes the following two conditions:

- i. The approval in writing of the New Zealand Defence Force is required prior to the erection of any building, change in use of any land or building, or any subdivision of land, and prior to any building or resource consent application for such works/activities, within the areas of the designation shown on the planning maps as 'land use and subdivision subject to NZDF approval'. These areas are generally within 1,000 metres of the runways. The subject site does not fall within these areas.
- ii. No obstacle shall penetrate the approach and departure path obstacle limitation surfaces shown on the planning maps and explained by the text "Explanation of Protection Surfaces Whenuapai Airfield" and Diagram MD1A below without the prior approval in writing of the New Zealand Defence Force. This restriction shall not apply to any building being erected which has a height of not more than 9.0 metres above natural ground level. The proposal is for earthworks and therefore, this requirement does not apply.

Any form of large machinery to be used, may require written approval if it meets condition 2 above, advice notes have been applied to the consent.

5. Reasons for the application

Land use consent (s9) – LUC60410317

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Land Disturbance - District

- To undertake general earthworks of 27,658m² in area and 33547m³ in volume to fill in volume in Future Urban Zone is a restricted discretionary activity under E.12.4.1(A6) and (A10) respectively.

Regional land use (operative plan provisions)

Land Disturbance – Regional

- To undertake earthworks of 27,658 m² in area where the slope is less than 10 degrees outside the sediment control protection area in Future Urban Zone is a Controlled Activity under rules E11.4.1(A4).

Water Permit consent (s14) – WAT60410318

Regional land use (operative plan provisions)

E7 Taking, using, damming and diversion of water and drilling

- The proposal involves dewatering or groundwater level control associated with groundwater diversion as a restricted discretionary activity under rule E7.4.1(A20) for not meeting the permitted activity standards which is listed below:
 - The works involving dewatering will take longer than 30 days (E7.6.1.6 (2)).
 - The requirement for dewatering will continue after construction ceases, as the proposed excavations will extend permanently below the groundwater levels measured at the site and drained batter walls are proposed (E7.6.1.6 (3)).

The reasons for consent are considered together as a restricted discretionary activity overall.

6. Status of the resource consents

Where a proposal:

- consists of more than one activity specified in the plan(s); and
- involves more than one type of resource consent or requires more than one resource consent; and
- the effects of the activities overlap;

the activities may be considered together.

Where different activities within a proposal have effects which do not overlap, the activities will be considered separately.

In the instance, the effects of the proposed resource consents will overlap and thus they are considered together as a restricted discretionary activity overall.

7. Public notification assessment (sections 95A, 95C-95D)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Note: MDRS notification rules (where the application is for the construction and use of 1, 2, or 3 residential units that do not comply with 1 or more of the density standards) do not have immediate legal effect

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- the application does not exclusively involve one or more of the activities described in s95A(5)(b).

Step 3: if not precluded by step 2, public notification required in certain circumstances

The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

The following assessment addresses the adverse effects of the activities on the environment, as public notification is required if the activities will have or are likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Only those effects that relate to matters that are within the council's discretion under the rules are considered in this assessment. These matters are:

- E7.8.1(1) Matter of Discretion for all Restricted Discretionary Activity.
- E7.8.1(4) Matter of Discretion for take and use of groundwater for dewatering or groundwater level control associated with groundwater diversion.
- E12.8.1 (1) Matter of discretion for all restricted discretionary activity.
- E11.7.1 (1) Matter of Control for all restricted discretionary Activity.

No other effects have been taken into account in this assessment.

Adverse effects assessment (sections 95A(8)(b) and 95D)

Effects that must be disregarded

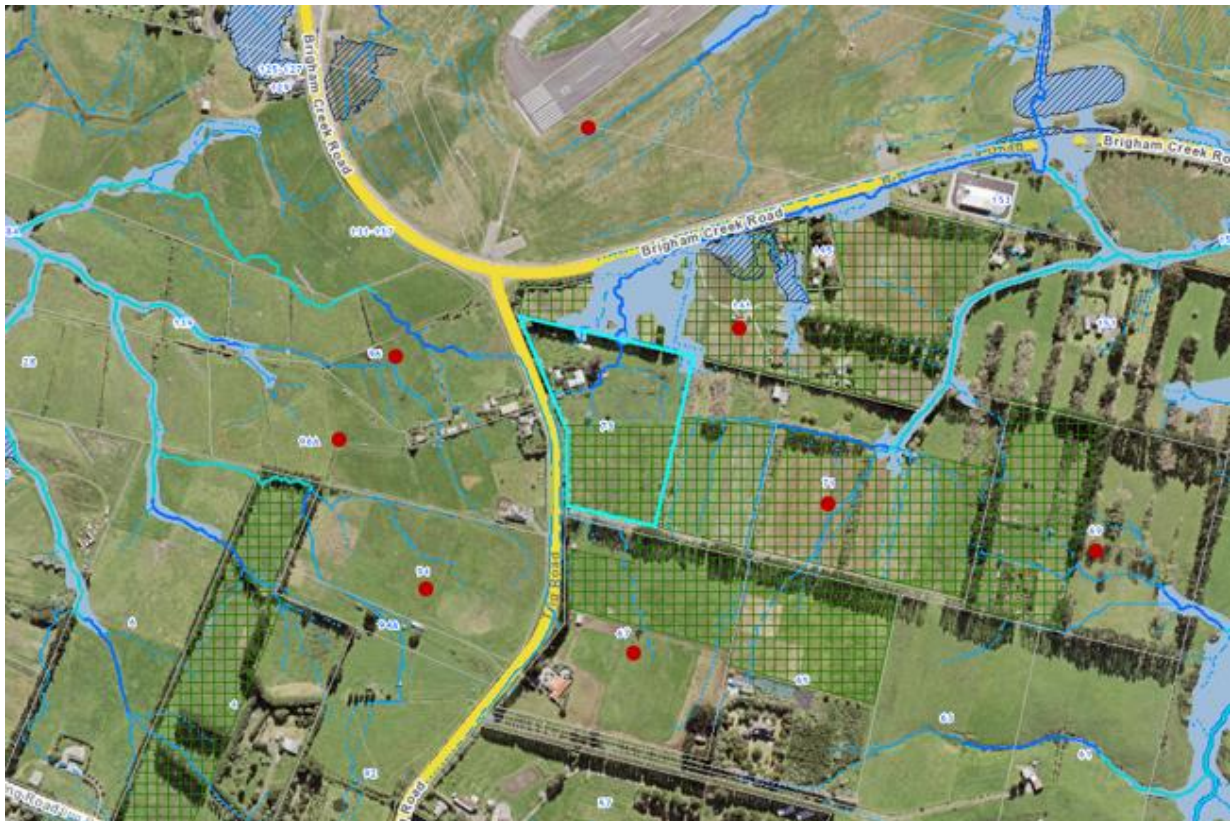
Effects on persons who are owners and occupiers of the land in, on or over which the application relates, or of land adjacent to that land

The council is to disregard any effects on the persons who own or occupy the land in, on, or over which the activity will occur, and on persons who own or occupy any adjacent land (s95D(a)). The land adjacent to the subject site is listed in the following table:

Table 1

Address

- 141 Brigham Creek Road
- 71 Trig Road
- 69 Trig Road
- 67 Trig Road
- 96 & 96A Trig Road
- 94 Trig Road
- Whenuapai Air Base



Any effect on a person who has given written approval to the application

No persons have provided their written approval.

Effects that may be disregarded

Permitted baseline

The permitted baseline refers to the effects of permitted activities on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful. In this case the permitted baseline is not considered applicable or useful for discounting effects due to the vast difference in scale from permitted earthworks to those proposed (both district and regional).

Assessment

Receiving environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

The receiving area is part of wider planned development to turn this greenfield into a suitable Urban development. This site sits at the northern extent of this area and much of the land will be developed to urban uses envisioned by the underlying precinct and zoning. It is against this environment, which also includes the consented development herein, which must be assessed.

Adverse effects

- To control potential erosion the applicant has proposed the following erosion control devices and methodologies in accordance with the Auckland Council's guidance document 005 (GD05) to minimise the potential for erosion to occur:
 - Clear water diversion bunds proposed along the southern, eastern and western boundaries isolate the earthworks area from the surrounding catchment and manage surface erosion.
 - One sediment retention pond (SRP) is proposed on the norther boundary as a treatment device for sediment-laden surface water.
 - A run-off diversion bund has been proposed along the norther eastern and western boundaries of the site to manage surface flows and prevent sediment laden water.
 - A stabilised entranceway has been proposed to manage sediment tracking from vehicle and machinery access to prevent sediment tracking onto the public road.
- Auckland Council's regional earthworks specialist Ms Shanya Chand reviewed the consent and noted the following:
 - A run-off diversion bund has been proposed along the northern, eastern and western boundaries. It is unclear how surface flows will be directed to SRP inlet

for treatment. A condition has been included to ensure appropriate measures are undertaken to minimise the potential of sediment laden discharge from site.

- The contours proposed on site, It is likely that a silt fence may be required along the north-eastern portion of the site and stockpile of materials. A condition has been included to ensure that the proposed earthworks are protected in accordance with GD05.
- A chemical treatment plan (ChemTMP) for the proposed SRPs and DEBs is recommended as it will significantly increase the sediment removal efficiency. A condition has been included requiring the provision of a chemical treatment management plan of earthworks commencing and implementation of the plan.
- In terms of timing and duration of consent, Ms Chand noted that earthworks of this nature impose a higher risk if undertaken outside of the Auckland Council earthworks season (1 October – 30 April) during the wetter months. A condition has been included requiring season restriction to ensure that the potential effects associated with the proposal are managed appropriately should winter works be proposed.

Given the applicant has accepted the recommended conditions of consent and Ms Chand is satisfied that the proposed mitigation controls and management plans will suitably manage effects throughout the earthworks stage, and I consider effects on the environment as a result of regional earthworks appropriately mitigated and will result in less than minor effects in this regard on the receiving environment.

- Auckland Council's geotechnical specialist Mr Frank Zhou has reviewed the consent and confirmed that the proposed consent conditions which have been accepted by the applicant with a particular associated with the cut and fill operation and Geotechnical Completion Report will appropriately manage the settlement and geotechnical related effects to a less than minor level on the receiving environment.
- Auckland Council's Air & Noise specialist Andrew Gordon reviewed the consent and confirmed that the construction works is within the permitted AUP noise and vibration limits. Given the applicant has accepted the recommended conditions providing mitigation measures to reduce noise and vibration emissions from the site as far as practicable, and hours of operation limitation for construction works. Therefore, I considered effects on the environment as a result of earthwork noise and vibration will be appropriately mitigated and will result in less than minor effects in this regard on the receiving environment.
- Auckland Council's Development Engineer reviewed the consent and raised no concerns in regards to construction traffic management. To manage the traffic that will be generated during the implementation of the proposal a construction Traffic Management plan (CTMP) can be adapted to the circumstances of the site and road conditions as they exist at the time. A CTMP will be prepared to manage temporary traffic associated with the development. This is to be finalised and approved by Auckland Transport and prepared in accordance the NZTA Code of Practice of Temporary Traffic Management. The applicant has accepted this as a condition of consent. As such I find that the proposed construction traffic will be temporary in nature and controlled by a Traffic Management Plan and will

result in less than minor adverse effects on the environment and the operational efficiency of the road network.

- Auckland Council's Heritage Advisor, Ms Mica Plowman has reviewed the application and noted that the Cultural Heritage Implementation Team believe that appropriate mitigation for the effects of the proposed works on unscheduled archaeological sites are managed by the Heritage New Zealand Pouhere Taonga Act 2014. An advice note is included within this application relating to the Heritage New Zealand Pouhere Taonga Act 2014 and Accidental Discovery Rule to protect unknown archaeological, cultural and natural values that may be discovered when works or development is undertaken.
- The applicant has engaged with the relevant iwi groups during processing. Only Ngāti Paoa responded in support of this application, and notes that they will not be providing Cultural Value Assessment for this project and no further comments were made in regards to the proposed works on the site. As such effects on iwi in relation to mana whenua values are considered to be less than minor
- Auckland Council's groundwater specialist Mr Andy Samaratunga assessed the groundwater component of the application. Mr Samaratunga confirmed that the geotechnical investigation is satisfactory for the earthworks as it establishes appropriate ground conditions for future urbanisation and development of site and any adverse effects on the underlying Kumeu East Waitemata aquifer due to the proposed activity and the effects on any other users of the aquifer will be less than minor.

Adverse effects conclusions

The proposed earthworks and to take groundwater to allow dewatering of the site during the proposed bulk earthworks at the subject site will have less than minor adverse effects on the wider environment.

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

Public notification conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
- Under step 3, public notification is not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

8. Limited notification assessment (sections 95B, 95E-95G)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

Note: MDRS notification rules (where the application is for the construction and use of 4 or more residential units that do comply with the density standards) do not have immediate legal effect.

Step 1: certain affected protected customary rights groups must be notified

There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).

In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)).

Within the Auckland region the following statutory acknowledgements are relevant:

- Te Uri o Hau Claims Settlement Act 2002
- Ngāti Manuhiri Claims Settlement Act 2012
- Ngāti Whātua Ōrākei Claims Settlement Act 2012
- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015
- Ngāti Tamaoho Claims Settlement Act 2018
- Ngāi Tai Ki Tāmaki Claims Settlement Act 2018

In this instance, the proposal is not on or adjacent to land that is subject to a statutory acknowledgement and will not result in adversely affected persons in this regard.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
- the application is not exclusively for a controlled activity, other than a subdivision, that requires consent under a district plan (s95B(6)(b)).

Step 3: if not precluded by step 2, certain other affected persons must be notified

As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded;
- the adverse effects on those persons who have provided their written approval must be disregarded; and
- as a restricted discretionary activity, only those effects that fall within the matters of discretion restricted under the plan can be considered. These matters are listed in the public notification assessment section of this report.

Adversely affected persons assessment (sections 95B(8) and 95E)

No persons are considered to be adversely affected by the proposal because:

- Earthworks will be temporary in nature, proposed to be undertaken within one season, and appropriately managed to avoid sediment discharge to adjacent sites. The applicant has accepted the recommended conditions of consent and Ms Chand is satisfied that the proposed mitigation controls and management plans will suitably manage effects throughout the earthworks. As such any effects will be temporary and less than minor on persons at adjacent sites.
- Construction traffic including earthmoving vehicles will be controlled by way of a Traffic Management Plan to be prepared to manage temporary traffic associated with the development. This is to be finalised and approved by Auckland Transport and prepared in accordance the NZTA Code of Practice of Temporary Traffic Management. The applicant has accepted this as a condition of consent.
- The applicant has engaged with the relevant iwi groups during processing. Only Ngāti Paoa responded in support of the proposal and notes that they will not be providing Cultural Value

Assessment for this project and no further comments were made in regards to the proposed works on the site. As such effects there are considered to be no affected persons in this regard.

- Auckland Council's Air & Noise specialist Andrew Gordon reviewed the consent and confirmed that the construction works is within the permitted AUP noise and vibration limits. Given the applicant has accepted the recommended conditions providing mitigation measures to reduce noise and vibration emissions from the site as far as practicable, and hours of operation limitation for construction works. Therefore, any adverse effects of noise from the proposed earthworks will be mitigated.
- The groundwater aspect of the application was reviewed by Mr Samaratunga and confirmed that the take and diversion of groundwater will have less than minor effects as the geotechnical investigation report provided is found to be satisfactory and the risk of encountering unforeseen ground condition is low. Mr Samaratunga noted that the geotechnical data on groundwater and geotechnical modelling determine the likely ground movement adjacent to the proposed development. Hence, the potential adverse effects of the activity on the adjacent properties will be mitigated are considered to be less than minor.

Step 4: further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrants it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

In this instance I have turned my mind specifically to the existence of any special circumstances under s95B(10) and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Limited notification conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than those specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

9. Notification recommendation

Non-notification

For the above reasons under section 95A this application may be processed without public notification.

In addition, under section 95B, limited notification is not required.

Accordingly, I recommend that this application is processed non-notified.



Meghana Muthappa
Intermediate Planner
Resource Consents

Date: 19 May 2023

10. Notification determination

Acting under delegated authority, and for the reasons set out in the above assessment and recommendation, under sections 95A and 95C to 95D, and 95B and 95E to 95G of the RMA this application shall be processed non-notified.



Brogan McQuoid
Team Leader Resource Consents

Date: 29 May 2023

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



Restricted discretionary activity

Application number(s): BUN60410316 (Council Reference)
LUC60410317 (s9 land use consent)
WAT60410318 (s14 water permit)

Applicant: Neil Construction Ltd

Site address: 73 Trig Road Whenuapai

Legal description: Lot 1 Deposited Plan 117365

Proposal:

The applicant seeks land use consent to undertake earthworks of 27,658m² in area and 33,547m³ in volume. The applicant seeks water permit to take groundwater for dewatering purposes during bulk earthworks in anticipation of development and in the long-term for ground dewatering associated with ongoing batter slope drainage at the subject site.

Resource consent is required for the following reasons:

Land use consent (s9) – LUC60410317

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Land Disturbance - District

- To undertake general earthworks of 27,658m² in area and 33547m³ in volume to fill in volume in Future Urban Zone is a restricted discretionary activity under E.12.4.1(A6) and (A10) respectively.

Regional land use (operative plan provisions)

Land Disturbance – Regional

- To undertake earthworks of 27,658 m² in area where the slope is less than 10 degrees outside the sediment control protection area in Future Urban Zone is a Controlled Activity under rules E11.4.1(A4).

Water Permit consent (s14) – WAT60410318

Regional land use (operative plan provisions)

E7 Taking, using, damming and diversion of water and drilling

- The proposal involves dewatering or groundwater level control associated with groundwater diversion as a restricted discretionary activity under rule E7.4.1(A20) for not meeting the permitted activity standards which is listed below:
 -
 - The works involving dewatering will take longer than 30 days (E7.6.1.6 (2)).
 - The requirement for dewatering will continue after construction ceases, as the proposed excavations will extend permanently below the groundwater levels measured at the site and drained batter walls are proposed (E7.6.1.6 (3)).

The reasons for consent are considered together as a restricted discretionary activity overall.

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, 104C, and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:
 - E7.8.1(1) Matter of Discretion for all Restricted Discretionary Activity.
 - E7.8.1(4) Matter of Discretion for take and use of groundwater for dewatering or groundwater level control associated with groundwater diversion.
 - E12.8.1 (1) Matter of discretion for all restricted discretionary activity.
 - E11.7.1 (1) Matter of Control for all restricted discretionary Activity.
2. 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. The adverse effects of the proposed earthworks will be acceptable as the scale of the works is consistent with the topography of the site. The applicant proposes clear water diversion bunds proposed along the southern, eastern and western boundaries isolate the earthworks area from the surrounding catchment and manage surface erosion. One sediment retention pond (SRP) is proposed on the norther boundary as a treatment device for sediment-laden surface water. A run-off diversion bund has been proposed

along the norther eastern and western boundaries of the site to manage surface flows and prevent sediment laden water.

To manage erosion and sediment laden runoff, the applicant will install silt fences along the perimeter and provide a stabilised entrance in accordance with GD05. This level of erosion and sediment control is considered appropriate for the for this development and with proper installation and maintenance any adverse effects due to earthworks operations will be limited to within the site.

- b. Auckland Council's geotechnical specialist Mr Frank Zhou has reviewed the consent and confirmed that the proposed consent conditions which have accepted by the applicant with a particular associated with the cut and fill operation and Geotechnical Completion Report will appropriately manage the settlement and geotechnical related effects to a less than minor level on the receiving environment.
- c. Auckland Council's Air & Noise specialist Andrew Gordon reviewed the consent and confirmed that the construction works is within the permitted AUP noise and vibration limits. Given the applicant has accepted the recommended conditions providing mitigation measures to reduce noise and vibration emissions from the site as far as practicable, and hours of operation limitation for construction works. Therefore, any adverse effects of noise from the proposed earthworks will be mitigated.
- d. Construction traffic including earthmoving vehicles will be controlled by way of a Traffic Management Plan to be prepared to manage temporary traffic associated with the development. This is to be finalised and approved by Auckland Transport and prepared in accordance the NZTA Code of Practice of Temporary Traffic Management. The applicant has accepted this as a condition of consent, and this is considered to be an acceptable approach by Council's Development Engineer Mr Greg Hall to adequately deal with temporary construction traffic.
- e. The applicant has engaged with the relevant iwi groups during processing. Only Ngāti Paoa responded in support of this application and no further comments were made in regards to the proposed works on the site. As such effects there are considered to be no affected persons in this regard and effects on mana whenua values are considered acceptable.
- f. Any actual and potential effects associated with the groundwater dewatering and diversion caused by exaction have been reviewed by relevant Council's specialists and are considered acceptable. Conditions in relation to groundwater diversion are placed to manage the effects on the environment.
- g. In terms of positive effects, the proposal results in the development land for urbanization purposes as anticipated by the zone and the creation of housing and job opportunities by the establishment of dwellings or businesses in the area.
- 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/or within the relevant matters of discretion.

3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular

E7 Taking, using, damming and diversion of water and drilling

E7.2. Objectives and E7.3. Policies

The proposed activity does not trigger consent for NES freshwater and there are no other matters considered relevant and reasonably necessary to consider with respect to the proposed groundwater take during dewatering.

E11 Land Disturbance - Regional & E12 Land Disturbance – District

Objectives E11.2 (1-3) and Policies E11.3(1-7) – Land Disturbance Objectives E12.2 (1) and Policies E12.3.(1-6)

The soil disturbance on site is limited to that required to form the driveway and building platform. Appropriate measures such as silt fencing have been put in place protect the environment from land disturbance. This is considered best practice and provides controls that are appropriate for the size and scale of the works being undertaken.

4. As a restricted discretionary activity, the other matters that can be considered under s104(1)(c) of the RMA must relate to the matters of discretion restricted under the plan. No other matters are considered relevant.
5. Under s123 of the RMA a duration of consent of 35 years has been applied to the water take permit WAT60410318.
6. Under s128 of the RMA, the conditions of this consent WAT60410318 may be reviewed by the Manager Resource Consents at the Consent Holder's cost to deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage; and to vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:
 - 1) ground conditions
 - 2) aquifer parameters
 - 3) groundwater levels; and
 - 4) ground surface movement
7. In the context of this restricted discretionary activity application for land use and water permit, where the relevant objectives and policies and other relevant provisions in 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.

8. Overall, the proposal is acceptable.

Conditions

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

1. This consent 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 number BUN60410316, LUC60410317 and WAT60410318
 - Application Form and Assessment of Environmental Effects prepared by Yujie Gao, dated 17 October 2022.

Report title and reference	Author	Rev	Dated
Archaeological Assessment	Clough & associates ltd	-	April 2022
Detailed Site Investigation	Geosciences Ltd	-	29 July 2022
Environment Due Diligence investigation	Geosciences Ltd	-	21 April 2022
Freshwater Classification and Constraints	Bioresearches A Babbage company	-	11 April 2022
Geotechnical Investigation Report	CMW Geosciences	0	23 January 2023
Groundwater Assessment	CMW Geosciences	0	13 October 2021
Bulk Earthworks and Environmental Management Plan	Cato Bolam	-	09/08/2022

Drawing title and reference	Author	Rev	Dated
Proposed Contour Layout	Cato Bolam	A	13/06/2023
Proposed Cut and Fill Layout Plan	Cato Bolam	A	13/06/2023
Proposed Erosion and sediment control layout plan	Cato Bolam	B	12/12/2022
Proposed Erosion & Sediment Control Details Sheet 1 - 3	Cato Bolam	A	13/06/2023

Other additional information	Author	Rev	Dated
S92 email response on excess material that will be imported from the adjacent 71 Trig Road	CMW Geosciences	-	13 February 2023
S92 Further information request: BUN60410316	Campbell Brown	-	13 February 2023

Advice Note:

The engineering assessment of this resource consent is limited to an effects-based assessment allowed by the Unitary Plan. Plans approved under Resource Consent do not constitute an Engineering Plan Approval. A separate engineering approval will be required for the design of any infrastructure that is to vest in council.

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The consent holder must pay the council an initial consent compliance monitoring charge of \$ 1044 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this 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 LUC60410317

Pre-Commencement – Earthworks

4. Prior to the commencement of the earthworks activity, the consent holder must hold a pre-start meeting that:
 - is located on the subject site;
 - is scheduled not less than five days before the anticipated commencement of earthworks;

- includes Auckland Council compliance monitoring representatives; and
- includes representation from the contractors and the supervising engineers who will undertake the works.

The meeting must discuss the erosion and sediment control measures including the capacities of the sediment retention ponds, the earthworks methodologies and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

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

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions;
- Finalised Erosion and Sediment Control Plan
- The Chemical Treatment Management Plan (ChemTMP)

Advice Note:

To arrange the pre-start meeting please contact the Council to arrange this meeting on monitoring@aucklandcouncilgovt.nz, or 09 301 01 01. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

5. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with Auckland Council 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 1', (GD05) and submitted to the Council for written certification. No earthwork activities must commence until certification is provided by the Council that the final ESCP meets the requirements of GD05 and the and contains sufficient detail to address the following matters:
 - a) Specific erosion and sediment control measures (location, dimensions, perimeter controls), including;
 - a. SRP inlet, outlet, and primary and emergency spillway; and
 - b. Stockpile locations; and
 - c. Silt fence implementation along downhill boundary;
 - b) Supporting calculations and design drawings;
 - c) Catchment boundaries and contour information;
 - d) Details of construction methods;
 - e) Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks)
 - f) Details relating to the management of exposed areas and final stabilisation measures (e.g. grassing, mulching, aggregate); and
 - g) Monitoring and maintenance requirements

Advice Note:

In the event that minor amendments to the erosion and / or sediment controls are required, any such amendments should be limited to the scope of this consent. Any

amendments which affect the performance of the controls may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.

6. Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChemTMP) must be prepared in accordance with Auckland Council 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 1', (GD05) and submitted to the Council for written certification. No earthwork activities must commence until certification is provided by the Council that the ChemTMP meets the requirements of GD05 and the measures referred to in that plan for the sediment retention ponds have been put in place. The plan must include as a minimum:
 - a) Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention pond;
 - b) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
 - c) Details of optimum dosage (including assumptions);
 - d) Results of the initial chemical treatment trial;
 - e) A spill contingency plan; and
 - f) Details of the person or bodies that will hold responsibility for operation and maintenance of the chemical treatment system and the organisation structure which will support this stem, throughout the duration of the consent.

Advice Note:

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

7. Prior to the commencement of any construction activities on the subject site, a Construction Traffic Management Plan (CTMP) must be prepared and submitted for certification by Council. The CTMP must be prepared in accordance with the Council's requirements for construction traffic management plans (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management.

The CTMP must include the following:

- a) A parking management plan for construction traffic;
- b) Address the transportation and parking of oversize vehicles such as cranes;
- c) Provide appropriate loading / working areas to minimise disruption to traffic on the public roading network;

- d) Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible
- e) Provide traffic management plans in compliance with the latest edition of the NZTA “Code of Practice for Temporary Traffic Management” (COPTTM) document.
- f) The site access point must be clearly signposted.
- g) Measures to be adopted to ensure that pedestrian access on the public footpaths in the vicinity of the site is safe during construction works.
- h) Pedestrian/cyclist movements and pedestrian control/safety on the surrounding roads;
- i) Proposed numbers and timing of truck movements throughout the day.
- j) Location of vehicle and construction machinery access during the period of site works;
- k) Storage and loading areas for materials and vehicles.

The certified CTMP must be implemented and maintained throughout the entire period of construction works on site to the satisfaction of Council.

Advice Note

The CTMP shall contain enough detail to address the following matters:

- *Measures to ensure the safe and efficient movement of the travelling public (pedestrians, vehicle occupants, residents, etc.); and*
- *Restrict hours of vehicle movements to protect amenity of surrounding environment during the earthworks and construction phase of the project.*

It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport.

During Works Conditions

Seasonal Restriction

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

Earthworks

Implementation – Earthworks

9. The sediment retention pond and any other impoundment devices must be chemically treated in accordance with the certified Chemical Treatment Management Plan (ChemTMP). All measures required by the ChemTMP must be put in place prior to commencement of the earthworks activity and be maintained for the duration of the earthworks activity.
10. The erosion and sediment controls at the site must be constructed and maintained in accordance with the certified final Erosion and Sediment Control Plan, and Auckland Council Guideline Document 2016/005 'Erosion and Sediment Controls Guide for Land Disturbing Activities in the Auckland Region' (GD05) and any higher standard referred to through the conditions below, throughout the duration of the earthwork activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.
11. All perimeter controls must be operational before earthworks commence.
12. Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

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

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

In no circumstances should the washing of deposited materials into drains be advised or other condoned. It is recommended that you discuss any potential measures with Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact Council for more details. Alternatively, please refer to Auckland Council Guideline Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016 (GD05).

13. The site must be progressively stabilised against erosion at all stages of the earthworks activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the certified Erosion and Sediment Control Plan.

Advice Note:

Stabilisation measures may include:

- *The use of waterproof covers, geotextiles, or mulching*
- *Top-soiling, grassing and hay mulching of otherwise bare areas of earth*
- *Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.*

It is recommended that you discuss any potential measures with Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact Council for more details. Alternatively, please refer to Auckland Council Guideline Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016 (GD05).

14. Immediately upon completion of abandonment of earthworks on the subject site, all areas of bare earth must be permanently stabilised to the satisfaction of the Council.

Advice Note:

Should any earthworks be completed or abandoned, bare areas of earth associated with the works must be permanently stabilised against erosion. Measures may include:

- *The use of mulching or natural fibre matting*
- *Top-soiling, grassing and mulching of otherwise bare areas of earth*
- *Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

The on-going monitoring of these measures is the responsibility of the consent holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016 (GD05).

Noise and Vibration

15. All noise generating activities associated with the implementation of this resource consent on, or in the vicinity of, the subject site (which can include (but is not limited to) any demolition, earthworks and construction activities, and ancillary activities (such as deliveries, loading and unloading goods, transferring tools, etc)) must not exceed the noise limits stipulated within NZS 6803:1999 Acoustics - Construction Noise (or any subsequent revision, and must only be carried out:

- between the hours of 7:30 am and 18:00 pm, Monday to Saturday; and

- must not be carried out on any Sunday or public holiday (and any following Monday on which that public holiday is observed)
16. Earthworks on the site must be designed and conducted to not exceed the noise standards specified in AUP (OP) Table E25.6.27.1 (i.e. 75 dB LAeq) when measured 1m from the most exposed façade of any building that is occupied during the works. Noise from construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction noise.

Dust

17. Discharges of dust must not cause offensive or objectionable effects at any location beyond the boundary of the Site, in the opinion of an enforcement officer when assessed in accordance with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016). The consent holder must ensure that dust management at the Site generally complies with the recommendations of this Good Practice Guide and minimises dust generation as far as practicable. This must include having sufficient water to dampen exposed soil and unsealed areas, and/or other dust suppressing measures, available as necessary.

Geotechnical

18. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.
19. Earthworks must be supervised by a suitably qualified geotechnical engineering professional who is familiar with Geotechnical Investigation Report prepared by CMW Geosciences (ref. AKL2019-0040AN Rev 0 dated 23 January 2023). In supervising the works, the suitably qualified geotechnical engineering professional must ensure that they are constructed and otherwise completed in accordance with the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing on site.
20. Within 20 working days from the completion of earthworks, a Geotechnical Completion Report signed by the Chartered Professional Geotechnical Engineer or Chartered Engineering Geologist must be provided to the Council. The Geotechnical Completion Report must include (but not to be limited to):
- Earthworks operations (e.g. benching works, detention pond, keyways etc)
 - Fill compaction
 - Testing
 - Inspections

The Geotechnical Completion Report shall also confirm settlement criteria has been met.
The Geotechnical Completion Report shall be to the satisfaction of the Council.

Overland Flow Path

21. The consent holder must construct the overland flow paths accordance with Civil Engineering report, dated 19/08/2022 prepared by Cato Bolam to ensure continuity of overland flow is maintained and that the entry and exit points are maintained.

Upon completion of the overland flow path, the consent holder must provide to the satisfaction of Council, the following evidence to demonstrate that the completed the completed overland flowpath was constructed in accordance with the design specifications.

- 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.

Water Permit WAT60410318

Duration of Consent

22. Consents WAT60410318 must expire under s123 of the RMA 35 years from the date they are granted unless they have been surrendered or been cancelled at an earlier date pursuant to the RMA.
23. Under section 128 of the RMA, the conditions of this consent WAT60410318 may be reviewed by the Manager Resource Consents at the Consent Holder's cost:

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

- To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage.
 - To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:
 - 1) ground conditions
 - 2) aquifer parameters
 - 3) groundwater levels; and
 - 4) ground surface movement
24. The Council must be advised in writing at least ten (10) working days prior to the date of the Commencement of Construction Phase Dewatering.

25. The design and construction of any structures must be undertaken in accordance with the specifications contained in the following report(s) “*Geotechnical Investigation Report – 73 Trig Road, Whenuapai*”, prepared by CMW Geosciences, Ref: AKL2019-0040AL Rev 0, and dated 23 January 2023.
26. The Bulk Excavation must not extend below the levels specified in the Plan titled “*Neil Construction Limited – 73 Trig Road, Whenuapai – Bulk Earthworks and Environmental Management Plan – Proposed Cut and Fill Layout Plan – Drawing No. 46528-DR-C-2100*”, Revision A, prepared by Cato Bolam, Job No. 46528, and dated (issued) 04 July 2022.
27. All excavation, dewatering systems, building platforms and works associated with the taking of groundwater, must be designed, constructed and maintained so as to avoid Damage to buildings, structures and Services on the site or adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.
28. If the Consent Holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder must:
 - a) Notify the Council and the asset owner within two (2) working days of the Consent Holder becoming aware of the Damage.
 - b) Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur and describes actions that will be taken to avoid further Damage.
 - c) Provide a copy of the report prepared under (b) above, to the Council and the asset owner within ten (10) working days of notification under (a) above.

Advice Note:

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

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

Advice Note:

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

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.

2. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *No permanent or temporary obstacle (including but not limited to structures, construction equipment, cranes and trees) may penetrate the Obstacle Limitation Surface for RNZAF Base Whenuapai (as identified in Designation 4311 - Whenuapai Airfield Approach and Departure Path Protection) without the prior approval in writing of the New Zealand Defence Force. It is recommended that applicants contact the New Zealand Defence Force to discuss requirements (email: environment@nzdf.mil.nz).*
7. *Civil Aviation Authority (CAA) rules and regulations apply in relation to the height of permanent and temporary obstacles (including but not limited to structures, construction equipment, cranes and trees) within the Obstacle Limitation Surface for RNZAF Base Whenuapai. All persons carrying out work under this resource consent and any related building consent must therefore comply with all obligations arising under CAA rules and regulations, including obligations to notify the Director CAA as outlined in CAA Rules Part 77. Parties are advised to contact CAA for further information or to refer to www.caa.govt.nz/airspace/airspace-hazard*
8. *The consent holder is advised that written approval from Auckland Transport pursuant to Section 176 of the Resource Management Act 1991 will be required prior to any works commencing within the designation (or Notice of Requirement) area.*
9. *The relevant information for submitting your s176 application (including deposit slip and application for written consent) is contained in this link <https://at.govt.nz/about-us/working-on-the-road/road-processes-for-property-owners/consent-for-works-in-an-at-designation/> and sent to AucklandTransportPlanningTeam@at.govt.nz*

10. *Please note that no works associated with this resource consent application located within Designation 1455 can be commenced without Auckland Transport's written approval pursuant to s176. As the matters considered as part of Auckland Transport's s176 written consent process is different from that of a resource consent, this review/response does not constitute said approval.*

Delegated decision maker:

Name: Brogan McQuoid

Title: Team Leader, Resource Consents

Signed: 

Date: 29 May 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)				

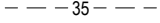



Signature: Owner / Project Manager (indicate which)	Date:
--	--------------

Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

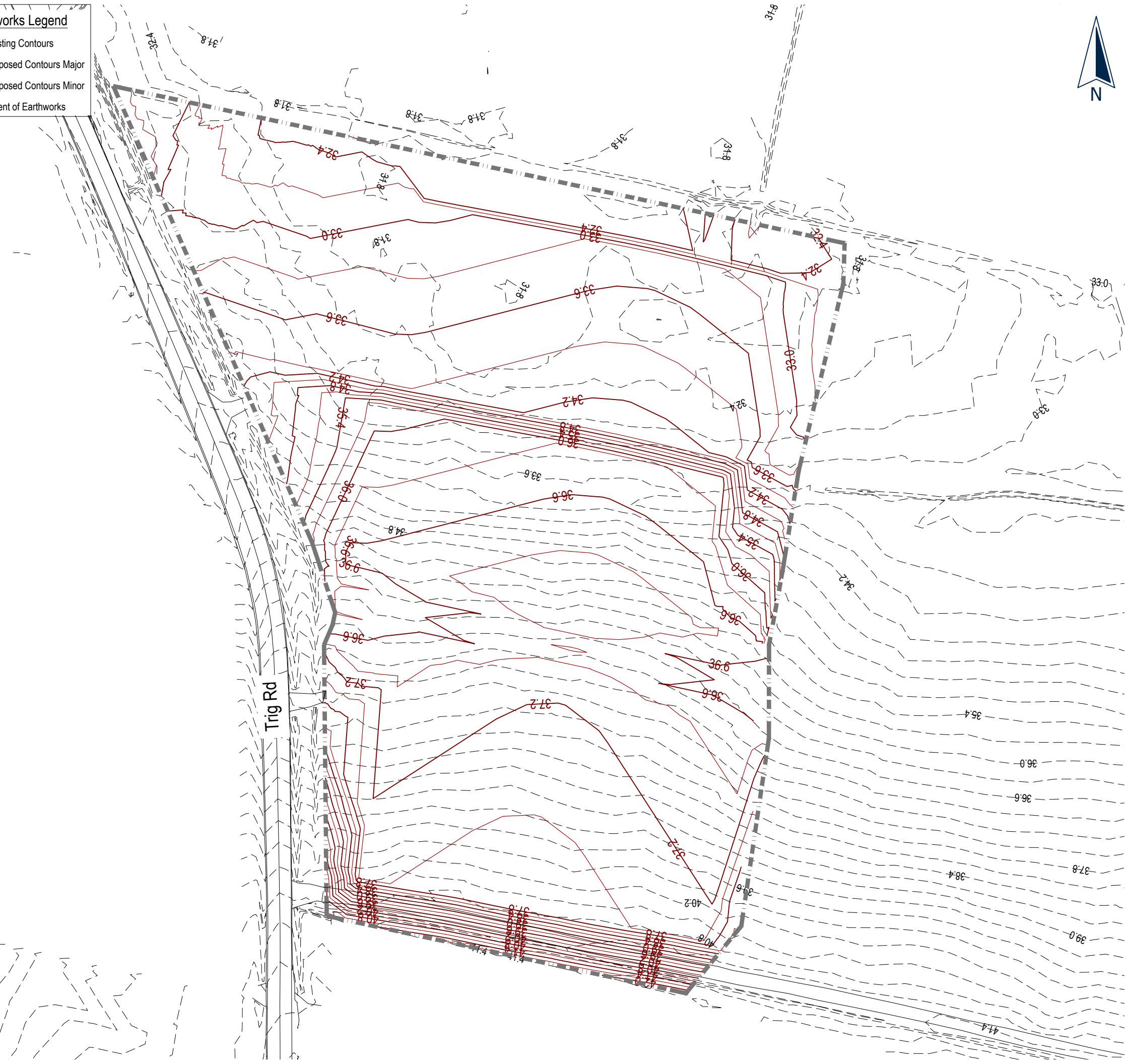
The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of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


Proposed Earthworks Legend

-  Existing Contours
-  Proposed Contours Major
-  Proposed Contours Minor
-  Extent of Earthworks



This drawing and design remains the property of, and may not be reproduced or amended without the written permission of Cato Bolam Consultants Ltd. No liability shall be accepted for unauthorised use of this drawing and design.





BUN60410316
Approved Resource Consent Plan
29/05/2023

Cato Bolam
creating great places
PLANNERS | SURVEYORS | ENGINEERS
ARCHITECTS | ENVIRONMENTAL

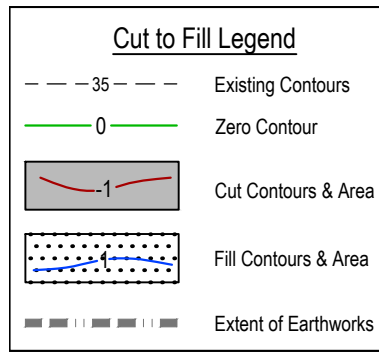
The Neil Group Limited
73 Trig Road
Whenuapai, Auckland

**Proposed
Contour Layout
Plan**

FOR RESOURCE CONSENT

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Resource Consent	T.Ahmed	04/07/2022
SURVEYED			
DESIGNED		T.Ahmed	10/06/2022
DRAWN		S.Baby	13/06/2022
DATE	ORIGINAL SCALE	ORIGINAL SIZE	
13/06/2022	1:1000	A3	
DRAWING NO.			REVISION
46528-DR-C-2000			A

C:\125\energy\Workspaces\dr\CATD\APP1\46528\The Neil Group Limited - 63783\Technical\Drawings\46528-DR-C-2000 - Prop Contour Plan



Earthworks :
 Earthworks Area: 27 658m²
 Cut Volume: 13482m³
 Fill Volume: 20065m³
 Balance: 6583m³ (Import Fill from the neighboring site)



This drawing and design remains the property of, and may be amended without the written permission of Cato Bolam. No liability shall be accepted for any error in drawing and design.

Auckland Council

BUN60410316

Approved Resource Consent Plan

29/05/2023



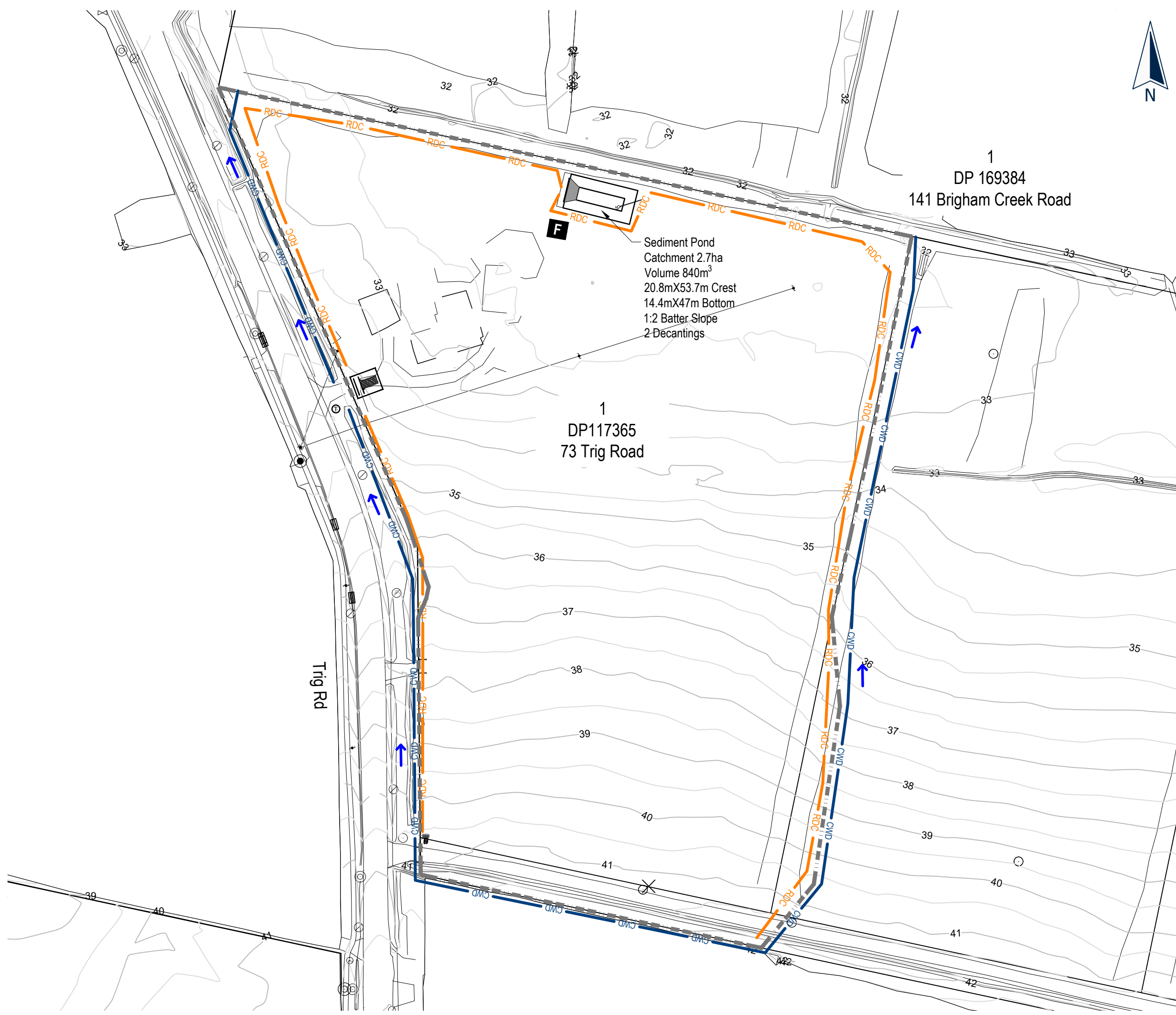
The Neil Group Limited
 73 Trig Road
 Whenuapai, Auckland

Proposed
 Cut and Fill
 Layout Plan

FOR RESOURCE CONSENT

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Resource Consent	T.Ahmed	04/07/2022
SURVEYED			-
DESIGNED			T.Ahmed 10/06/2022
DRAWN			S.Baby 13/06/2022
DATE		ORIGINAL SCALE	ORIGINAL SIZE
13/06/2022		1:1000	A3
DRAWING NO.			REVISION
46528-DR-C-2100			A

C:\Users\stuart\OneDrive\Documents\Cato Bolam\46528-DR-C-2100- Cut and Fill Plan



This drawing and design remains the property of, and may be amended without the written permission of Cato Bolam. No liability shall be accepted for any drawing and design.

Auckland Council
BUN60410316

Approved Resource Consent Plan
EROSION AND SEDIMENT CONTROL

- All sediment and erosion control measures are to be installed in accordance with the approved drawings and Auckland Council's Erosion & Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).
- Asbuilts to be provided and approval of the erosion and sediment control measures must be gained from the engineer prior to commencing earthworks.
- Consent documents must be held on site at all times.

Erosion & Sediment Control Legend

- CWD Clean Water Diversion Bund
- RDC Runoff Diversion Bound
- Extent of Bulk Earthworks
- Stabilised Entranceway
- Sediment Retention Pond
- Flocculation Shed



The Neil Group Limited
 73 Trig Road
 Whenuapai, Auckland

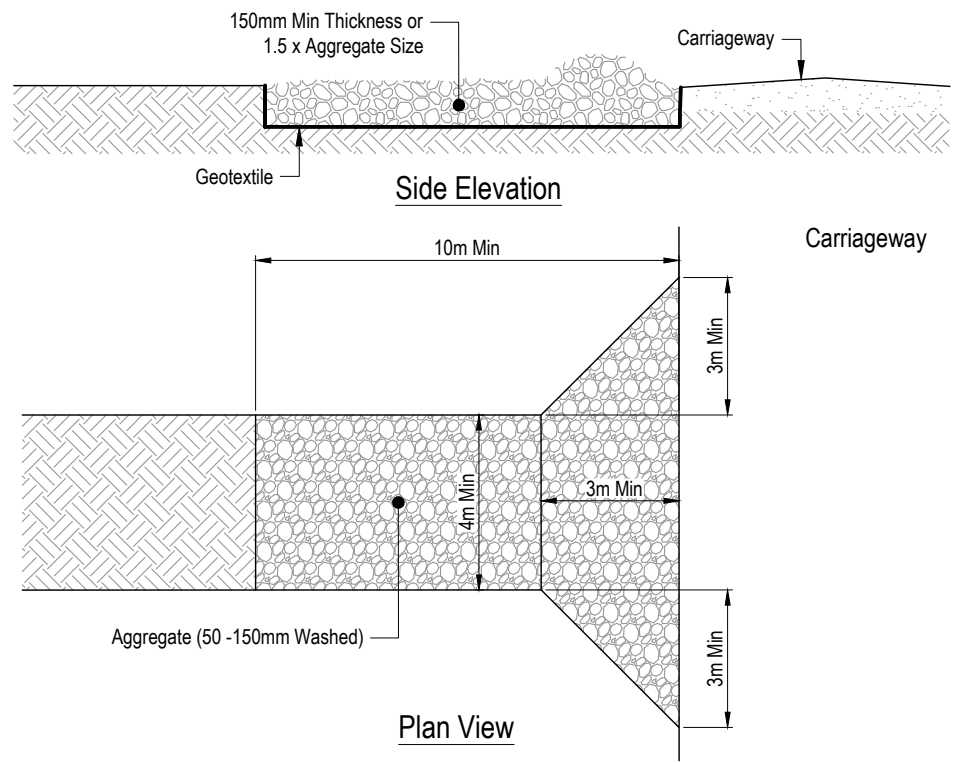
Proposed
Erosion and Sediment Control
Layout Plan

FOR RESOURCE CONSENT

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Resource Consent	T.Ahmed	04/07/2022
B	Amendments as per RFI	T.Ahmed	12/12/2022

SURVEYED		
DESIGNED	T.Ahmed	23/06/2022
DRAWN	S.Baby	23/06/2022
DATE	23/06/2022	
ORIGINAL SCALE	1:1000	
ORIGINAL SIZE		A3
DRAWING NO.	46528-DR-C-2200	
REVISION	B	

C:\123\Synergy\Workspaces\041\CAT\041\46528-The Neil Group Limited_637831\Technical\Drawings\46528-DR-C-2200 - Erosion and Sediment Control Plan



Stabilised Construction Entrance

Stabilised Construction Entrance Specifications:

Application:
Use a Stabilised Construction Entrance at all points of construction site ingress and egress with a construction plan limiting traffic to these entrances only. They are particularly useful on small construction sites but can be utilised for all projects.

Design:

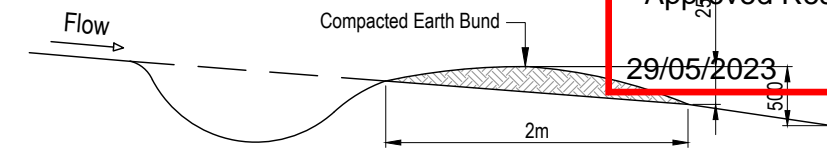
1. Clear the entrance and exit area of all vegetation, roots and other unsuitable material and properly grade it.
2. Provide drainage to carry runoff from the stabilised construction entrance to a sediment control measure.
3. Place aggregate to the specifications below and smooth it.

Stabilised Construction Entrance Aggregate Specifications:

Aggregate Size	50-150mm Washed Aggregate
Thickness	150mm Minimum
Length	10m Minimum
Width	4m Minimum

Maintenance:

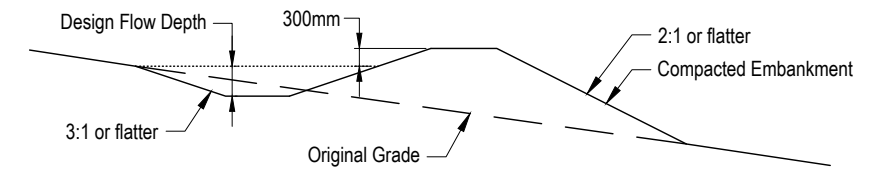
1. Maintain the stabilised construction entrance in a condition to prevent sediment from leaving the construction site. After each rainfall inspect any structure used to trap sediment from the stabilised construction entrance and clean out as necessary.
2. When wheel washing is also required, ensure this is done on an area stabilised with aggregate which drains to an approved sediment retention facility.



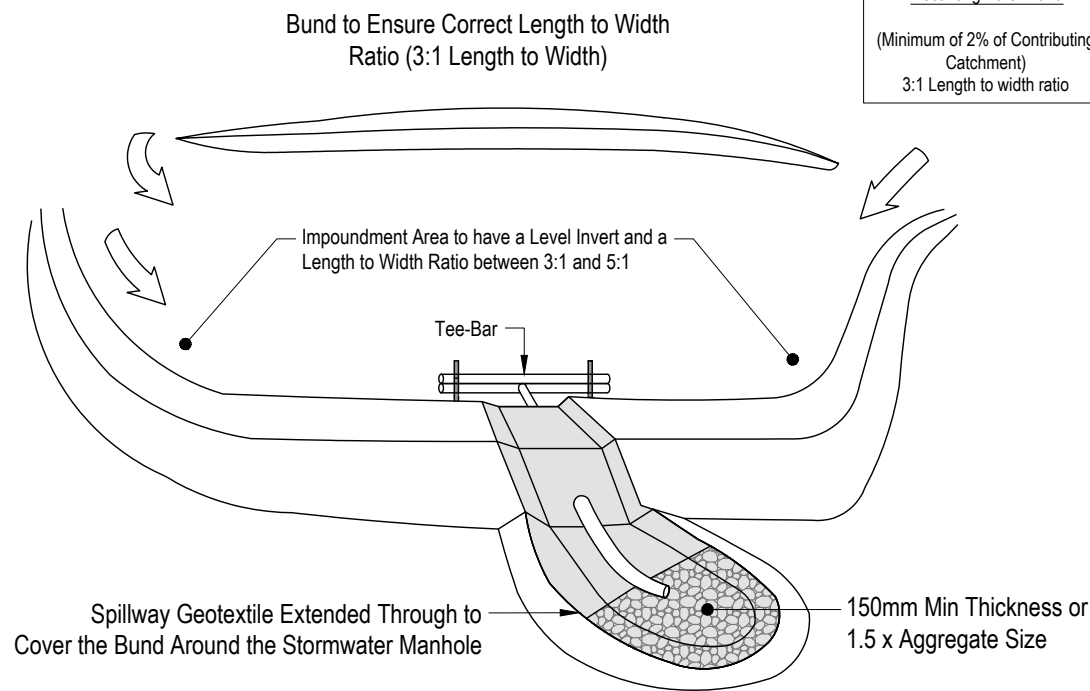
Contour Drain -Cross Section

Table 4 GD05 - Contour drain spacing

Slope of site (%)	Spacing (m) of contour drains
Less than 5%	50
5-10%	40
10-15%	30
15-30%	20

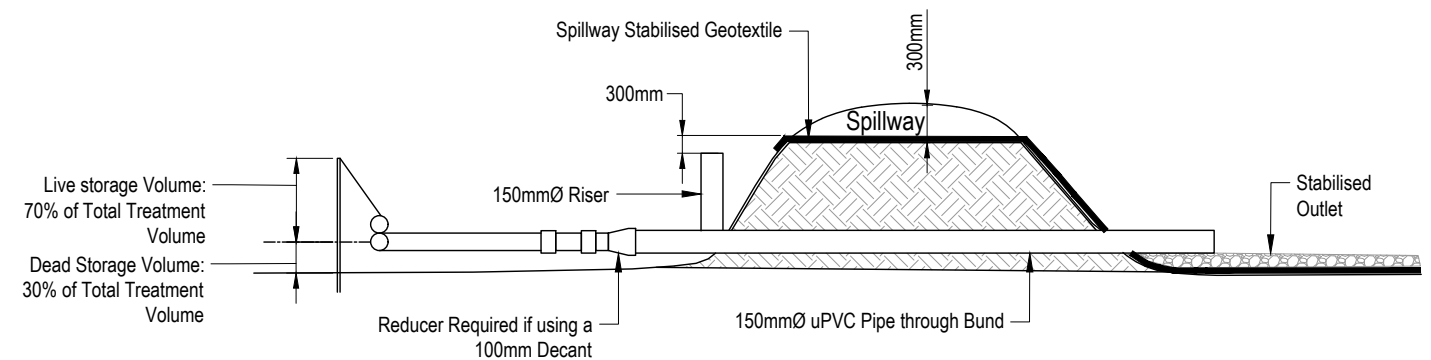


Dirty Water Diversion Channel - Cross Section



Decanting Earth Bund with Tee-Bar

Decanting Earth Bund
(Minimum of 2% of Contributing Catchment)
3:1 Length to width ratio



Outlet Detail With Tee-Bar

C:\124\Synergy\Workspace\data\CATOAPP\146528-The Neil Group Limited_63783\TechnicalDrawings\46528-DR-C-2500 - Erosion & Sediment Ctrl Details

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Resource Consent	T.Ahmed	13/07/2022

FOR RESOURCE CONSENT

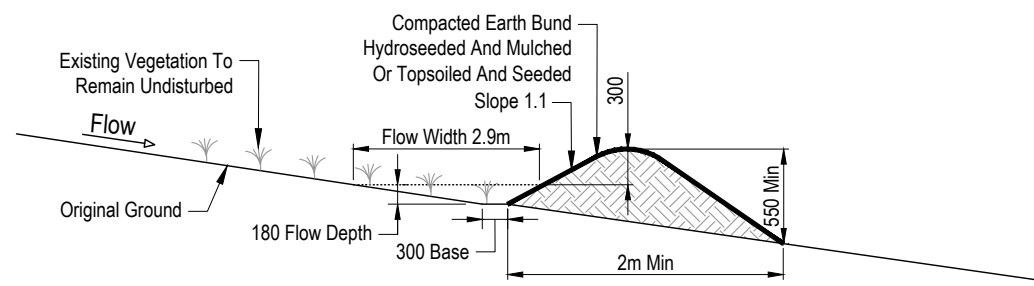
	NAME	DATE
SURVEYED		
DESIGNED	T.Ahmed	13/07/2022
DRAWN	S.Baby	13/07/2022
DATE	13/07/2022	
ORIGINAL SCALE	N.T.S	
ORIGINAL SIZE		A3

DRAWING NO.	46528-DR-C-2500	REVISION	A
-------------	-----------------	----------	---

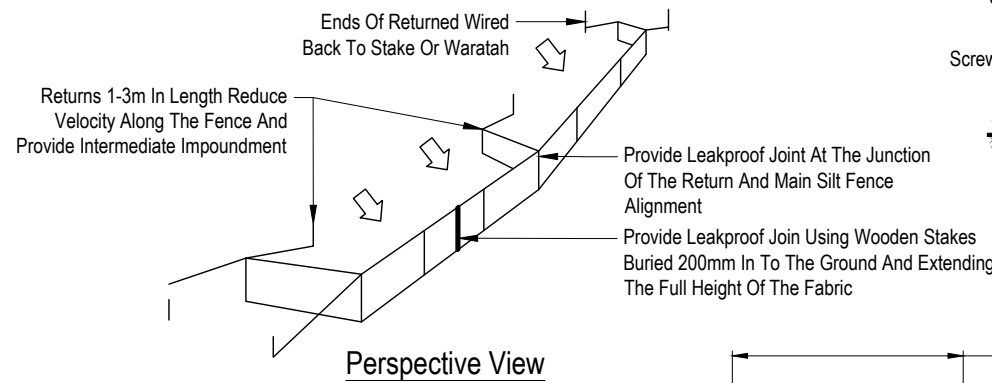
Table 12 GD05 - Silt Fence Design Criteria

Slope Steepness %	Slope Length (m) (Maximum)	Spacing of Returns (m)	SF Length (m) (Maximum)
< 2%	Unlimited	N/A	Unlimited
2 - 10%	40	60	300
11 - 20%	30	50	230
20 - 30%	20	40	150
33 - 50%	15	30	75
> 50%	6	20	40

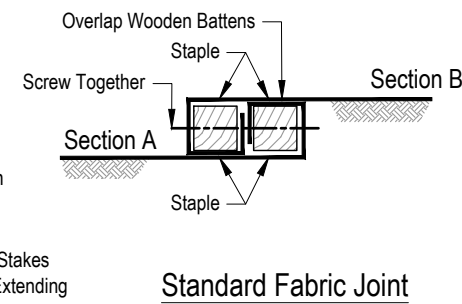
29/05/2023



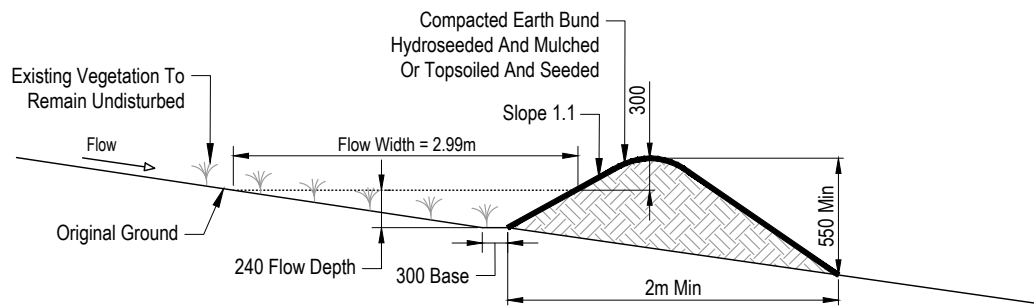
Specific Design Cross Section Type 1 - (≤ 1Ha Catchments)



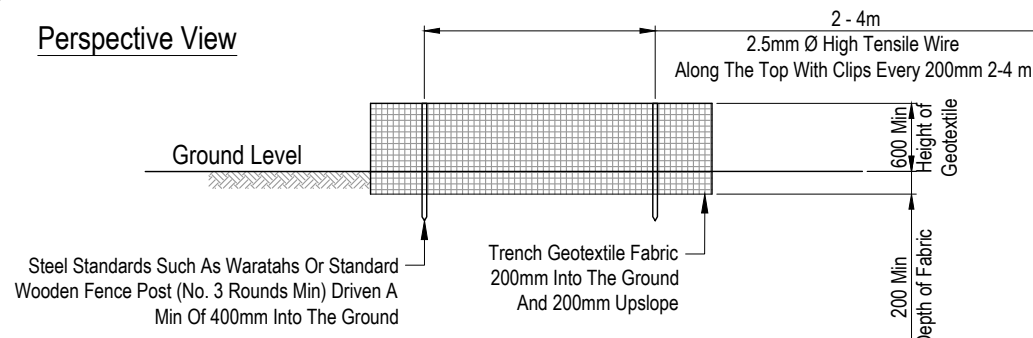
Perspective View



Standard Fabric Joint

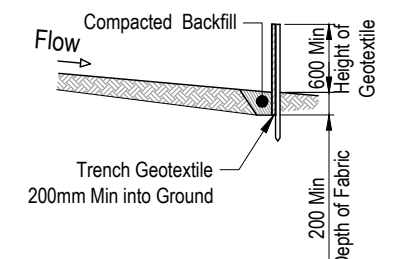


Specific Design Cross Section Type 2 - (1 - 2Ha Catchments)

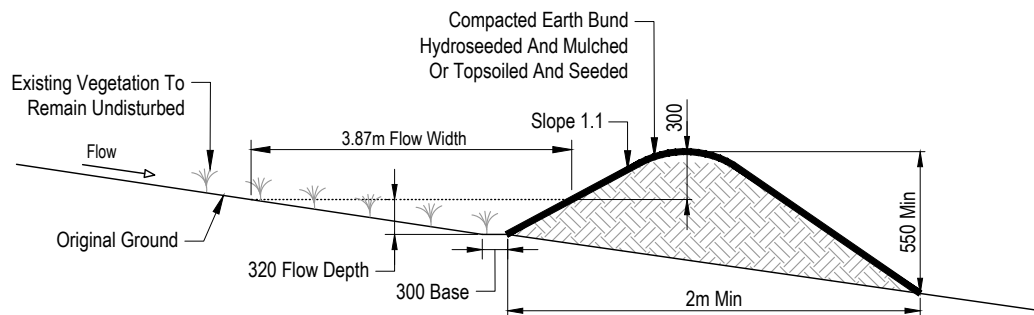


Elevation

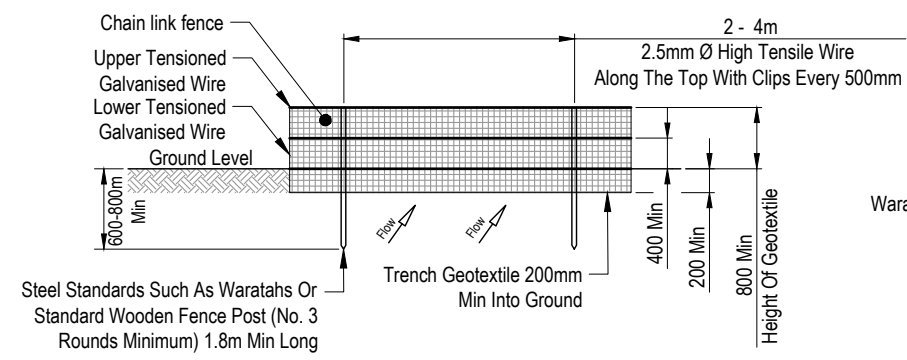
Silt Fence Construction



Cross Section

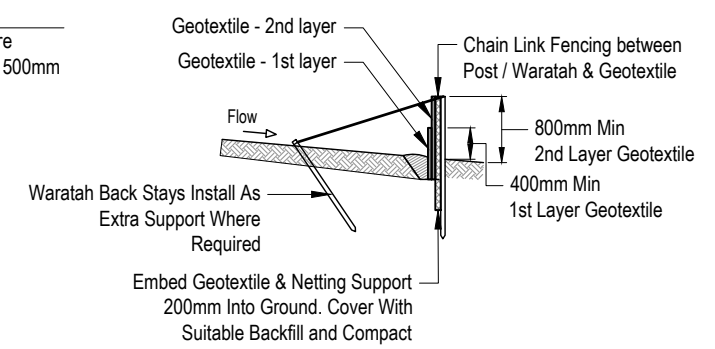


Specific Design Cross Section Type 3 - (2 - 4Ha Catchments)

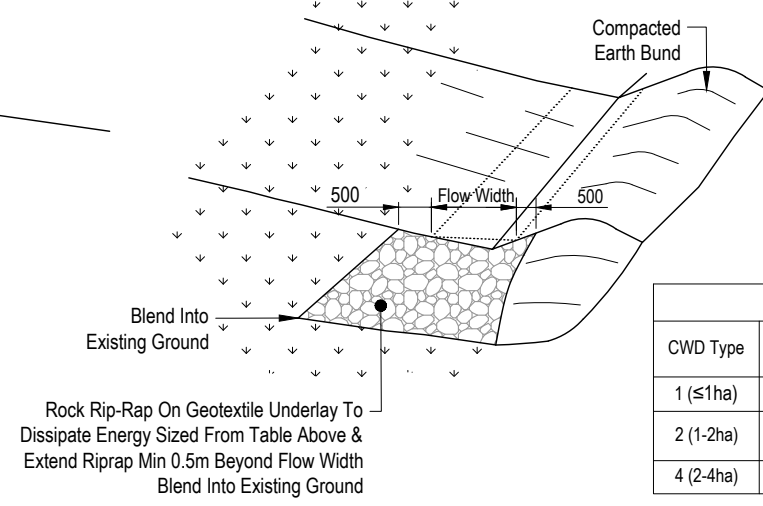


Elevation

Super Silt Fence Construction



Cross Section



Riprap Protection Cleanwater Drain Outlet

CWD outlet sizing

CWD Type	Rock size (mm)	Rock depth (mm)	Outlet length (m)	Flow width
1 (≤1ha)	100-150	200 - 300	2.4	2.29
2 (1-2ha)	150	300	3.8	2.99
4 (2-4ha)	150	300	4.0	3.87

Table 13 GD05 - Super Silt fence Design Criteria

Slope Steepness %	Slope Length (m) (Maximum)	Spacing of Returns (m)	SSF Length (m)
0 - 10%	Unlimited	60	Unlimited
10 - 20%	60	50	450
20 - 30%	30	40	300
33 - 50%	30	30	150
> 50%	15	20	75

Clean Water Diversion Bund Cross Sections

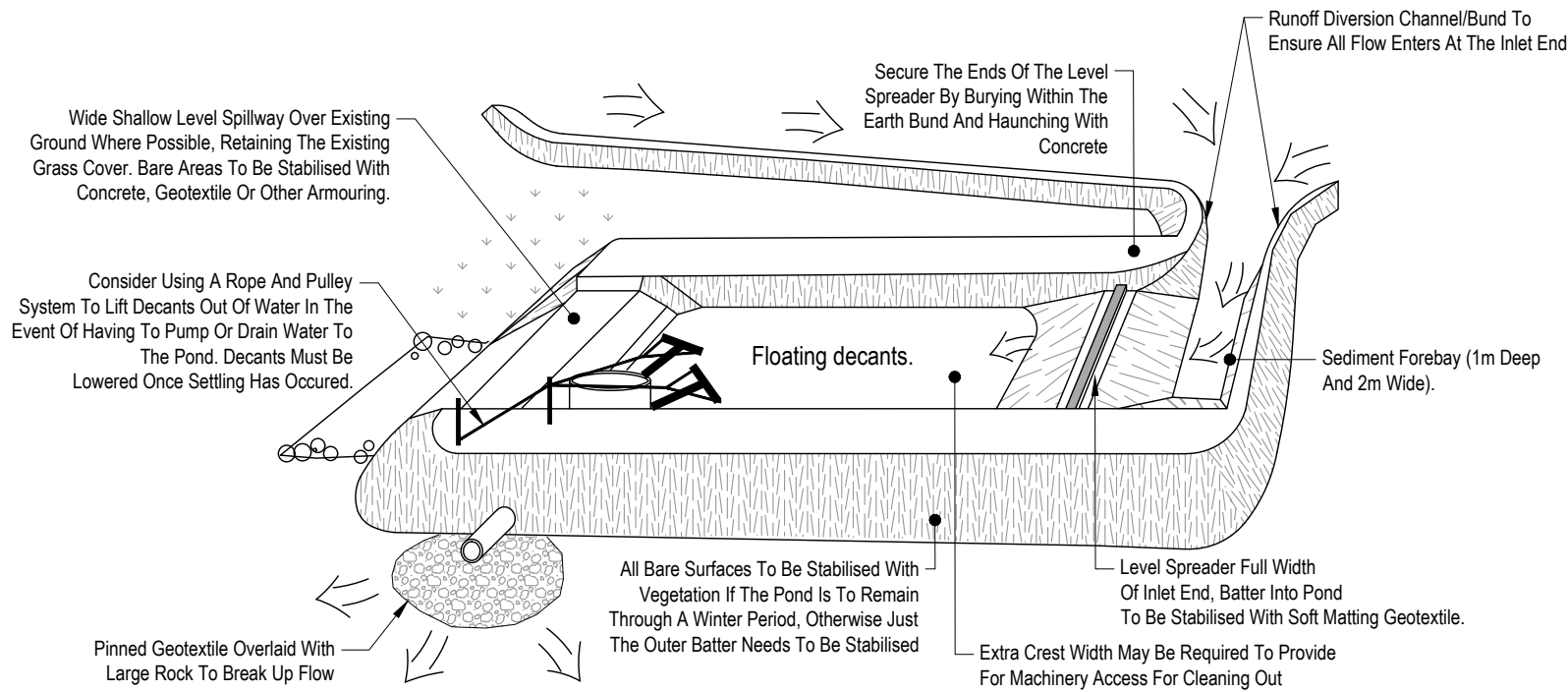
Note:
Geotextile lining required for grades >2%

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Resource Consent	T.Ahmed	13/07/2022

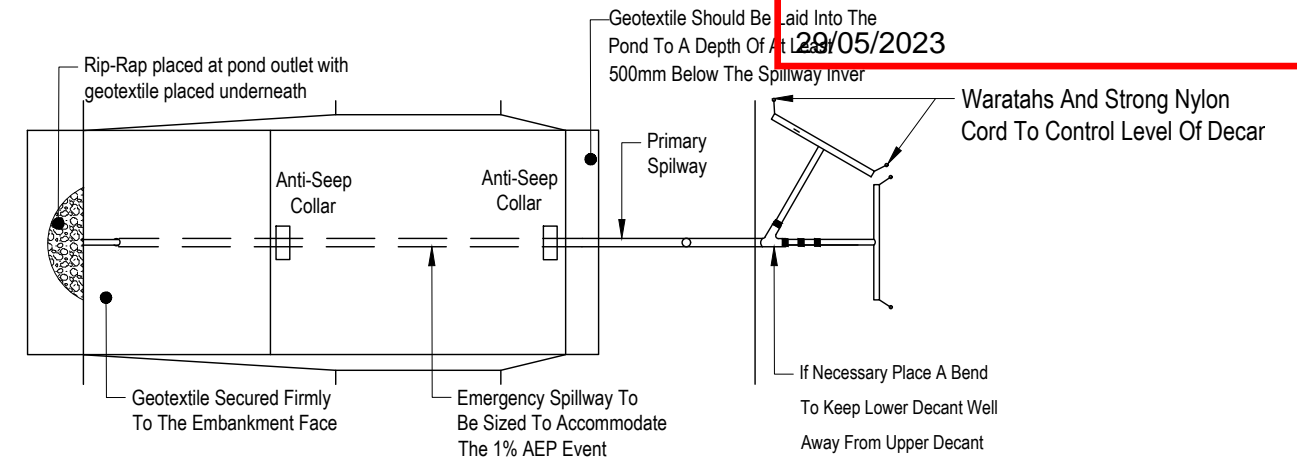
FOR RESOURCE CONSENT

SURVEYED	NAME	DATE
DESIGNED	T.Ahmed	13/07/2022
DRAWN	S.Baby	13/07/2022
DATE	ORIGINAL SCALE	ORIGINAL SIZE
13/07/2022	N.T.S	A3
DRAWING NO.	REVISION	
46528-DR-C-2501	A	

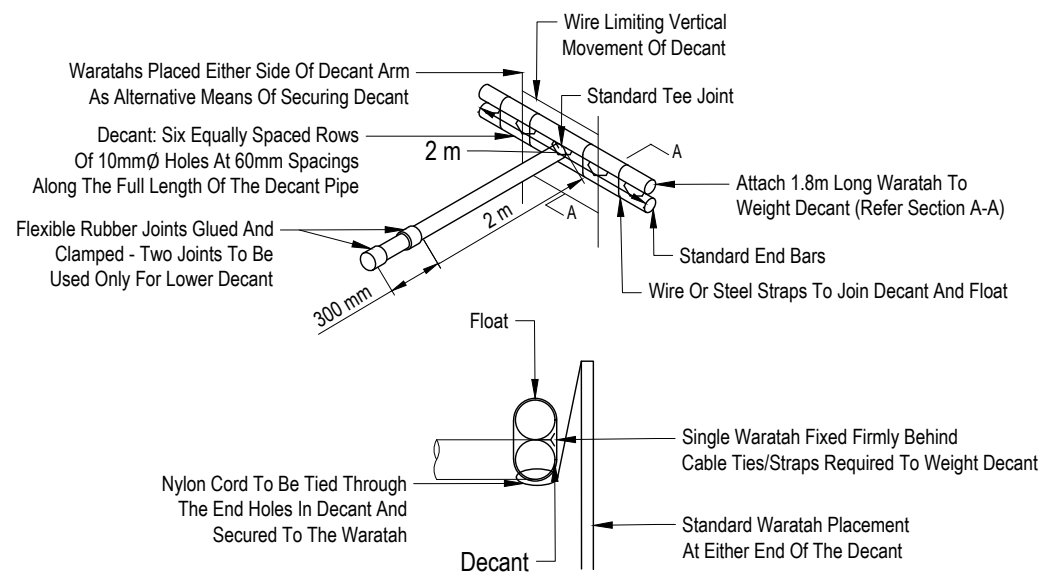
29/05/2023



Sediment Retention Pond

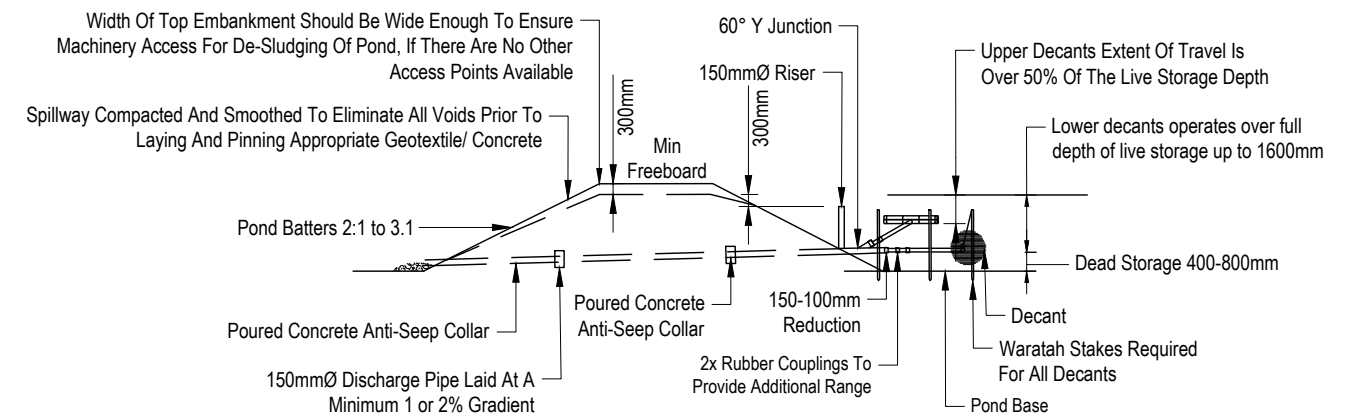


Typical plan 1.5 - 3.0 ha Catchment



Section A-A

Sediment Retention Pond - Decant Detail



Typical Cross Section - 1.5 - 3.0ha Catchment

Sediment Retention Pond Embankment

Number Of Decants For Each Pond Shall Be As Follows:

- i) Up To 1.5ha Catchment - 1 Decant
- ii) 1.5-3.0ha Catchment - 2 Decants
- iii) 3 To 5ha Catchment - 3 Decants-Connected To 1050 Ø MH

C:\1124\Synergy\Workspace\data\CATOAPP146528-The Neil Group Limited_63783\TechnicalDrawings\46528-DR-C-2500 - Erosion & Sediment Ctrl Details

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued For Resource Consent	T.Ahmed	13/07/2022

FOR RESOURCE CONSENT

	NAME	DATE
SURVEYED		
DESIGNED	T.Ahmed	13/07/2022
DRAWN	S.Baby	13/07/2022
DATE	13/07/2022	
ORIGINAL SCALE	N.T.S	
DRAWING NO.	46528-DR-C-2502	
REVISION		A3
		A

Report for an application for resource consent under the Resource Management Act 1991



Restricted discretionary activity

1. Application description

Application number(s):	LUC60376543 (s9 land use consent) WAT60389018 (s14 water permit)
Applicant:	Neil Construction Ltd
Site address:	71 Trig Road, Whenuapai
Legal description:	Lot 5 DP101583, LOT 2 DP101583, and Lot 2 DP 117365
Site area:	6.9775ha
Auckland Unitary Plan (Operative in part)	
Zoning and precinct:	Future Urban Zone
Overlays, controls, special features, designations, etc:	Overlays Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer Infrastructure: Aircraft Noise Overlay - Whenuapai Airbase - noise control area (55dBA) Controls Controls: Macroinvertebrate Community Index - Rural Designations Designations: Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence Special features: Overland flow path Sections within flood plain Site know to subject to previous horticultural activity
Proposed plan change(s):	Plan Changes 5 Whenuapai, proposed 21/09/2017 (PC5)
Zoning:	Business – Light Industrial Zone

2. Locality Plan



3. The proposal, site and locality description

Proposal, Site and surrounding environment description

Miss Yujie Gao of Campbell Brown has provided a description of the proposal and subject site on pages 6-12 of the Assessment of Environmental Effects (AEE) titled: “Neil Construction Ltd, Resource Consent for Bulk earthworks, 71 Trig Road, Whenuapai”, referenced 2095TRI19, dated 23 April 2021 and the section 92 response table received 26th July 2021.

Having undertaken a site visit on 7 May 2021, I concur with that description of the proposal and the site and have no further comment. In summary, the application includes the following:

- Prior to the commencement of bulk earthworks on site, the water bore located within the application site will be decommissioned, backfilled and sealed. The works will comply with NZ standard NZ4411:2001, and be supervised and undertaken by a suitably qualified contractor. It will be backfilled with bentonite clay and sealed at surface to prevent contamination of groundwater.
- No works are proposed within 10m on each side of the watercourse (an intermittent stream), measured from the top of the bank, identified on the relevant plans and the

provided watercourse assessment report. Ephemeral stream and artificial water channel will be filled, and it is agreed by the applicant that in the event where there are freshwater fish fauna, relocation will be conducted prior to works commencing.

- The application will involve 51,500m³ of land disturbance over an area of 6.7ha of the site. The maximum cut will be around 2m (range from 0.5m -2m), and the land will be battered. No retaining walls will be established as part of the application. The proposed earthworks are proposed to be undertaken within one earthworks season.
- A small section of the site near the existing barn presents a low level of Petroleum hydrocarbon, a site management plan will be provided, including the management of soil removal and disposal for this area (approximately 88m² and 36.4m³).
- Erosion and sediment control measures including but not limited to retention ponds, chemical treatment ponds, clean water diversions, super silt fence, stabilised entrance way will be implemented prior the commencement of the earthworks and will be retained on site throughout the earthworks period.
- Due to the excavation proposed, groundwater diversion will be required during the earthworks period.
- The access to the site will be via the existing metaled accessway from Trig Road. It is noted the current accessway also services the consented bulk earthworks located at 69 Trig Road under LUC60350837 (granted on 20/08/2021).
- No future development¹ or the construction of buildings are proposed at this stage.

Consents are required for bulk earthworks exceeding permitted threshold, and groundwater diversion and dewatering that cannot meet the permitted threshold and time limit.

4. Background

Specialist Inputs

The proposal has been reviewed and assessed by the following specialists:

- Council's development engineer – Mr Graeme Chamberlin
- Council's contamination specialist – Mr Paul Crimmins
- Council's groundwater specialist – Ms Nicola Jones
- Council's regional earthworks specialist – Mr Glenn Pope
- Council's streamworks specialist – Mr Mark Lowe

Streamworks

The application has been reviewed by Council's streamworks specialist Mr Mark Lowe. Mr Lowes notes that the application does not involve streamworks, therefore no streamworks consent are required and no further assessment are necessary. However, due to the presents of ephemeral streams and artificial water channels, a condition in relation to potential eels relocation has been suggested and has been accepted by the

¹ AEE refers to future urban/residential subdivision, this has been confirmed as an error/Typo in the AEE given the potential zoning of the site under PC5.

applicant as part of the further information responses received dated 26.7.21. Accordingly, it forms part of the application. It is also noted that no natural wetland exist on site.

Proposed Plan Change 5

The application site forms part of the area covered by Council initiated proposed Plan change 5 (PC5) – Whenuapai 3 precinct. The plan change was publicly notified on 21st September 2017. The site is proposed to be Business – Light Industrial Zone. PC 5 is currently adjourned to allow a variation to proceed, therefore remains a proposed plan.

However, the objectives and policies in a proposed plan change have legal effect immediately upon public notification of a plan change. An assessment of the relevant objectives and policies will be provided under section 104(1)(b) of the substantive decision part of the report.

There are no new rules subject to s86B(3) introduced by the plan change, which would have immediate legal effects upon notification of the plan change. As such, the assessment of the application will be made against the currently operative zoning and rules of the site, being Future Urban Zone and associated requirements. As no structures nor activities are proposed, no rules are triggered under future urban zone.

I also note that this resource consent application does not pre-empt the outcomes of any future consents including subdivision and land use activities on the subject land.

Mana Whenua Consultation

As proposed works are near a watercourse (noting no works are proposed within the stream or associated riparian margins) and involves groundwater dewatering and diversion during and post construction period, the assessment and evaluation of impact on mana whenua values are considered necessary. It is understood that mana whenua consultation has been undertaken by the applicant Neil Construction Ltd for the wider works proposed for the area. A summary of the consultation and a Cultural Impact Assessment have been provided by the applicant to support the proposed works. Further commentary can be located under section 8 of this report.

Designation 4311 – protection of approach and departure path (Whenuapai Air Base)

The application does not involve the establishment or the construction of any structures, therefore will not impact on the purpose and the conditions of the designation 4311.

5. Reasons for the application

Resource consents are required for the following reasons:

Land use consent (s9) – LUC60376543

Auckland Unitary Plan (Operative in part)

E11 Land Disturbance – Reginal

- To undertake 6.7ha of earthworks across the application site, where land has a slope less than 10 degrees outside the Sediment Control Protection area (SCPA) is a restricted discretionary activity under rule E12.4.1 (A5)
- To undertake earthworks greater than 2500m² within a SCPA is a restricted discretionary activity under Rule E12.4.1(A9).

E12 Land Disturbance - District

- To undertake general earthworks of approximately 67,000m² and 51,500 m³, as the earthworks are greater than 2,500 m² and 2,500m³ allowed, is a restricted discretionary activity under rules E.12.4.1(A6) and (A10) respectively.

National Environmental Standard for Assessing and Managing Contaminants in soil to protect human health (NES CS)

- Consent is required a controlled activity under regulations 9(1) and (3) of the NES CS, because:
 - The DSI identified the site had been subject to potentially soil contaminating activities included on the Hazardous Activities and Industries List;
 - The DSI identified soil contaminants at levels exceeding background but less than relevant Soil Contaminant Standards for the protection of human health;
 - The volume of soil disturbance to be undertaken (30,250 m³ cut) exceeds the Permitted Activity threshold of Regulation 8(3) of the NES:CS for the piece of land where the HAIL activity occurred.
 - The Controlled Activity standards of Regulations 9(1 & 3) are met as an adequate DSI has been submitted.

Water permit (s14) – WAT60389018

E7 Taking, using, demining, diversion of water and drilling

- Consent is required as a restricted discretionary activity under rule E7.4.1(A28) for groundwater diversion caused by excavation does not meet the permitted standards of E7.6.1.6 and E7.6.1.10, because:
 - The water take is likely to exceed the 30 days required under standard E7.6.1.6(2);
 - The groundwater diversion caused by excavation is likely to occur beyond construction period

The reasons for consent are considered together as a restricted discretionary activity overall.

6. Status of the resource consents

Where a proposal:

- consists of more than one activity specified in the plan(s); and

- involves more than one type of resource consent or requires more than one resource consent; and
- the effects of the activities overlap;

the activities may be considered together.

Where different activities within a proposal have effects which do not overlap, the activities will be considered separately.

In the instance, the effects of the proposed resource consents will overlap and thus they are considered together as a restricted discretionary activity overall.

7. Public notification assessment (sections 95A, 95C-95D)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from public notification as:

- the proposal does include controlled activity consent under the NES CS Regulation 9(1) which is precluded from public notification under Regulation 9(5), however this activity is bundled with restricted discretionary activities which are not precluded; and
- the application does not exclusively involve one or more of the activities described in s95A(5)(b).

Step 3: if not precluded by step 2, public notification required in certain circumstances

The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

The following assessment addresses the adverse effects of the activities on the environment, as public notification is required if the activities will have or are likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Only those effects that relate to matters that are within the council's discretion and control under the rules are considered in this assessment. These matters are:

Matters of discretion:

- E7.8.1 Matters of discretion pertaining to E7.8.1 (1) and E7.8.1 (6) (a-f)
 - E11.8.1 (1) (a-k)
 - E12.8.1 (1) (a –n)
 - Matters of control
-
- Regulation (9)(2) under NES CS.

No other effects have been taken into account in this assessment.

Adverse effects assessment (sections 95A(8)(b) and 95D)

Miss Gao of Campbell Brown Planning Consultants has provided, in accordance with schedule 4 of the RMA, an assessment of adverse environmental effects in such detail as corresponds with the scale and significance of the effects that the activities may have on the environment. This can be found on pages 15-19 of the AEE. I generally concur with her assessment of the application, and for the purpose of efficiency, her assessment will not be repeated here.

The application has been peer reviewed by Council's specialists and following additional comments are provided in relation to adverse effects associated with the proposed bulk earthworks:

- Council's regional earthworks specialist Mr Pope has reviewed the application and proposed mitigation measures and notes that Waiarohia stream forms part of its receiving environment and protection of water quality is crucial. Mr Pope notes that proposed erosion and sediment control measures including sediment retention ponds, chemical treatment and super silt fence, stabilised entrance way are considered acceptable, and are in accordance with the requirement of Council's guidance document GD05. He supports the application provided that proposed measures are implemented throughout the earthwork period to ensure sediment laden water are appropriately managed.
- Council's development engineer Mr Graeme Chamberlin has reviewed the application in relation to earthworks effects on geotechnical stability of the site and surrounding sites, associated construction noise, flooding risks as well as associated construction traffic movements. Mr Chamberlin notes the following:
 - Geotechnical effects have been identified by the applicant and he concurs with their assessment, no geotechnical instability issue is anticipated
 - Construction traffic generation is expected to be low in volume, the proposal will utilise the existing crossing from Trig Road and there is clear line of sight for trucks entering and exiting the site;
 - Flooding risks to the wider area are not anticipated
- As the application requires groundwater dewatering and diversion, the application has been reviewed by Council's groundwater specialist Ms Nicola Jones. She considers the application acceptable in relation to its adverse effects on freshwater system, infrastructure and services. Given consideration of the excavation location in the centre of the property with no neighbouring structures in the near vicinity, the effects of the

dewatering will be minimal. The draw down is within the groundwater zone between summer low and winter high where seasonal consolidation settlement has already occurred. Any further groundwater level drawdown would be considered to be acceptable. She notes whilst a full assessment has not been made, the location of the property is such that there are no buildings or other assets in close proximity to the proposed excavation that would be in the zone of influence associated with the ground dewatering. In terms of the mechanical settlements caused by earthworks, Mr Chamberlin considers the effects being negligible to landform, drainages and infrastructure.

- Soil contamination has been reviewed by Council's contamination specialist Mr Paul Crimmins. He notes that based on the information provided, the proposal is not anticipated to result in contaminant discharge into the environment. With respect to impact on human health, while soil contaminants are at levels exceeding background, they are less than relevant Soil Contaminant Standards for the protection of human health. The risk level to health of site workers and neighbours as a result of soil disturbance is low.

Adverse effects conclusions

Given the reasons above, it is considered the adverse effects associated with the proposal bulk earthworks will be less than minor on the wider environment.

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

Public notification conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).

- Under step 3, public notification is not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

8. Limited notification assessment (sections 95B, 95E-95G)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

Step 1: certain affected protected customary rights groups must be notified

There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).

In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). Within the Auckland region the following statutory acknowledgements are relevant:

- Te Uri o Hau Claims Settlement Act 2002
- Ngāti Manuhiri Claims Settlement Act 2012
- Ngāti Whātua Ōrākei Claims Settlement Act 2012
- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015
- Ngāti Tamaoho Claims Settlement Act 2018
- Ngāi Tai Ki Tāmaki Claims Settlement Act 2018

In this instance, the proposal is not on or adjacent to and will not affect land that is subject to a statutory acknowledgement, and will not result in adversely affected persons in this regard.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
- the application is not exclusively for a controlled activity, other than a subdivision, that requires consent under a district plan (s95B(6)(b)).

Step 3: if not precluded by step 2, certain other affected persons must be notified

As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded;
- the adverse effects on those persons who have provided their written approval must be disregarded; and
- as a restricted discretionary activity, only those effects that fall within the matters of discretion restricted under the plan can be considered. These matters are listed in the public notification assessment section of this report.

Adversely affected persons assessment (sections 95B(8) and 95E)

No persons are considered to be adversely affected by the proposal, and the adverse effects associated with the proposed bulk earthworks will be less than minor on the adjoining neighbouring sites due to the following reasons:

- The earthworks effects are confined to the application site.
- Erosion and sediment control measures including super silt fence, stabilised entrance way will be implemented to mitigate the stormwater runoff effects, and Council's development engineer Mr Chamberlin has reviewed flooding risks and consider the application will be exacerbate flooding risk to the neighbour properties.
- Any adverse visual effects will be less than minor as the earthworks and finished land contours will not be visually dominant feature when viewed from adjacent sites. Upon completion of earthworks, the site will be grassed.
- The works will be undertaken in accordance with the permitted requirement for construction noise and vibration to mitigate the effects on persons at the neighbouring sites.
- The effects associated with the groundwater dewatering and diversion have been reviewed by Council's groundwater specialist Ms Jones. She has not raised any issues with respect to the impact on the nearby structures or the neighbouring sites.
- Any adverse construction effects will be temporary in nature.

- Whilst the site is not located within a statutory acknowledgement area, as there were wider plans from the applicant for the area (including a number of other sites that are not the subject of this application), mana whenua consultation was undertaken by the applicant in August this year and covered the works for the application site.

Of 10 groups consulted, Te Kawerau a Maki has provided a formal Cultural Impact Assessment (CIA) for the proposed development of the sites owned by the applicant (future developments not subject to this application). Of relevance to this application, CIA recommends the cut/fill balance and/or the retention of the soil onsite into landscaping where possible. The applicant has confirmed that the recommendations in relation to cut and fill balance can be adhered to and achieved (cut is 26,810m³ to a fill of 24,510m³). Accordingly, mana whenua groups have been appropriately engaged and their values has been taken into account as part of the proposal.

Step 4: further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrants it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

In this instance I have turned my mind specifically to the existence of any special circumstances under s95B(10) and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Limited notification conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than those specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

9. Notification recommendation

Non-notification

For the above reasons under section 95A this application may be processed without public notification.

In addition, under section 95B, limited notification is not required.

Accordingly, I recommend that this application is processed non-notified.




Kimberley Li
Senior Planner
Resource Consents

Date: 29 November 2021

10. Notification determination

Acting under delegated authority, and for the reasons set out in the above assessment and recommendation, under sections 95A and 95C to 95D, and 95B and 95E to 95G of the RMA this application shall be processed non-notified.



Brogan McQuoid
Team Leader
Resource Consents

Date: 29 November 2021

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



Restricted discretionary activity

Application number(s):	LUC60376543 (s9) WAT60389018 (s14)
Applicant:	Neil Construction Group
Site address:	71 Trig Road, Whenuapai
Legal description:	Lot 5 DP101583, LOT 2 DP101583, and Lot 2 DP 117365

Proposal:

To undertake bulk earthworks across the application site, which will involve 51,500m³ of land disturbance over an area of 6.7ha of the site. No works are proposed within the intermittent stream and its associated riparian margins. Erosion and sediment control measures will be implemented throughout the construction period.

Please refer to page 6-12 for the details of the proposal.

Resource consents are required for the following reasons:

Land use consent (s9) – LUC60376543

Auckland Unitary Plan (Operative in part)

E11 Land Disturbance – Regional

- To undertake 6.7ha of earthworks across the application site, where land has a slope less than 10 degrees outside the Sediment Control Protection area (SCPA) is a restricted discretionary activity under rule E12.4.1 (A5)
- To undertake earthworks greater than 2500m² within a SCPA is a restricted discretionary activity under Rule E12.4.1(A9).

E12 Land Disturbance - District

- To undertake general earthworks of approximately 67,000m² and 51,500 m³, as the earthworks are greater than 2,500 m² and 2,500m³ allowed, is a restricted discretionary activity under rules E.12.4.1(A6) and (A10) respectively.

National Environmental Standard for Assessing and Managing Contaminants in soil to protect human health (NES CS)

- Consent is required a controlled activity under regulations 9(1) and (3) of the NES CS, because:
 - The DSI identified the site had been subject to potentially soil contaminating activities included on the Hazardous Activities and Industries List;
 - The DSI identified soil contaminants at levels exceeding background level but less than relevant Soil Contaminant Standards for the protection of human health;
 - The volume of soil disturbance to be undertaken (30,250 m³ cut) exceeds the Permitted Activity threshold of Regulation 8(3) of the NES:CS for the piece of land where the HAIL activity occurred.
 - The Controlled Activity standards of Regulations 9(1 & 3) are met as an adequate DSI has been submitted.

Water permit (s14) – WAT60389018

E7 Taking, using, demining, diversion of water and drilling

- Consent is required as a restricted discretionary activity under rule E7.4.1(A28) for groundwater diversion caused by excavation does not meet the permitted standards of E7.6.1.6 and E7.6.1.10, because:
 - The water take is likely to exceed the 30 days required under standard E7.6.1.6(2);
 - The groundwater diversion caused by excavation is likely to occur beyond construction period

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, 104A, 104C, and Part 2 of the RMA, the resource consents are **GRANTED**.

Reasons

The reasons for this decision are:

1. The application includes controlled activity resource consent for the NES CS, and as such in relation to this specific reason for consent under s104A only those matters over which council has reserved its control have been considered. Those matters are:

- Regulation (9)(2) under NES CS.
2. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are specified under following section of the plan:
 - E7.8.1 Matters of discretion pertaining to E7.8.1 (1) and E7.8.1 (6) (a-f)
 - E11.8.1 (1) (a-k)
 - E12.8.1 (1) (a –n)
 3. 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. The proposed earthworks are located over the full extent of the site (with the exception of the areas and riparian margins associated with the stream on site). As the earthworks will involve a scrape of the surface there is only a small change in the landform which will not be discernible to the wider environment. Upon completion of works, the site will be grassed.
 - b. The construction effects associated with the application will be temporary in nature and it is anticipated that works will be completed within one earthworks season. Construction noise and vibration will be undertaken in accordance with the requirement of Unitary Plan.
 - c. Earthworks, erosion and sediment control measures proposed have been reviewed by relevant Council's specialists and potential effects on the wider environment are considered acceptable. Conditions in relation to earthworks and mitigation measures are placed on consent to ensure the protection of freshwater system, and stability of the sites and surrounding areas.
 - d. No flooding risk to the wider area are anticipated and Council's development engineer Mr Chamberlin has considered the application acceptable.
 - e. In terms of traffic generation associated with the construction vehicle movements, Council's development engineer Mr Chamberlin has considered the effects acceptable noting the traffic generation will be low. He notes that the works at 69 Trig Road already subject to construction traffic management plan and the application site shares the same access with 69 Trig Road. As such, a condition in relation to construction traffic management plan has not been required.
 - f. Council's contamination specialist has confirmed that proposed land disturbance will be undertaken in a manner that does not adversely affect human health for site workers and persons at the adjoining sites. Conditions in relation to soil contamination mitigation are placed to ensure health and safety of the general public.
 - g. Any actual and potential effects associated with the groundwater dewatering and diversion caused by exaction have been reviewed by relevant Council's specialists and are considered acceptable. Conditions in relation to groundwater diversion are placed to manage the effects on the environment.

- h. Actual and potential effects associated with the bulk earthworks proposed are considered acceptable on persons at the adjoining sites for the reasons stated in section 8 of the notification assessment.
 - i. In terms of positive effects, the proposal will enable the site preparation for a future urban development for the area.
 - j. 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/or within the relevant matters of discretion.
4. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular, the provisions relate to regional and district level earthworks (objectives E11.2 and E12.2 and Policies E11.3 and E12.3), transport (E27.2 objectives, policies E27.3), natural hazards (objectives E36.2 and policies E36.3), Water quality and Quantities (E1.2 objectives, E1.3 Policies, and E2.2 Objectives and E2.3 Policies), and regulation 9 under NES CS:
- The installation of the erosion and sediment control measures including but not limited to the provisions of sediment retention ponds, chemical treatments, cleanwater diversions, silt fences and stabilised entrance way will ensure sediment is appropriately managed and that sediment discharge is minimised to protect the receiving waterways and freshwater system.
 - the proposed land disturbance will be undertaken in a manner that protects the safety of people and avoids, remedies and mitigates the effects on the wider environment
 - No vegetation will be removed within the riparian margins of the intermittent stream.
 - The earthworks will not increase the flooding risk for neighbouring sites
 - The proposed land disturbance will be undertaken in a manner that ensures people health and safety, including the safety of site workers and neighbouring sites.
 - The groundwater dewatering will not result in effects in relation to stability issues and ground movements of structures and neighbouring sites
 - Mana whenua have been appropriately engaged and consulted, and cut and fill balance will be achieved to ensure their cultural values with soil are protected and have been given regard to.

I further note given the nature of the application being a bulk earthworks application, and having reviewed the relevant objectives and policies of the land disturbance chapters, the plan provisions does not enable the consideration of the purpose of earthworks. As the site is covered by PC5, and that there will be a policy shift between the current future urban zone and the proposed Business Light Industrial zone, it is necessary to consider the weight to be given to the frameworks and which outcome should prevail.

The earthworks is considered enabling works for a future development on site, it does not involve the provision or establishment of any buildings/activities which would preclude the outcomes sought by the current zoning. Accordingly, the application is not inconsistent with

the policy direction of future urban zone and it does not preclude the outcomes sought by the Future Urban zone. Plan Change 5 is currently on hold, and subject to variation to be made and submissions to proposed objectives and policies and there may be potential changes, therefore, less consideration and weighting is afforded to it.

5. As a restricted discretionary activity, the other matters that can be considered under s104(1)(c) of the RMA must relate to the matters of control and discretion restricted under the plan. In this case National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES CS) has been considered and it has been found that the proposed land disturbance will be undertaken in a manner that does not adversely affect human health including site workers and health of adjacent sites.
6. In accordance with s123 of the RMA the regional earthworks enabled by LUC60376543 must expire after five (5) years from the date of issue unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to RMA..
7. In accordance with s123 of the RMA the take (dewatering) and groundwater diversion consent WAT60389018 must expire after 35 years from the commencement of the consent unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to RMA.
8. In the context of this restricted discretionary activity application for bulk earthworks, where the relevant objectives and policies and other relevant provisions in 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.
9. Overall, the proposal is considered generally consistent with the relevant matters of discretion of the AUP (OP). Any actual and potential effects are assessed to be less than minor and that proposed earthworks are acceptable in the context of the surrounding receiving environment.

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 number LUC60376543 and WAT60389018.
 - Application Form and Assessment of Environmental Effects prepared by Yujie Gao of Campbell Brown Planning Ltd, reference 2095TRI19, dated 23 April 2021.

- Further information response part 1 provided by Yujie Gao of Campbell Brown Planning Consultants, dated 26 July 2021
- Further information response part 2 provided by Yujie Gao of Campbell Brown Planning Consultants, dated 18 August 2021
- Further information response part 3 provided by Yujie Gao of Campbell Brown Planning Consultants for Groundwater assessment, dated 14 October 2021

Report title and reference	Author	Rev	Dated
Due diligence, Geotechnical investigation report, 71 Trig Road, Whenuapai	CMW Geosciences	1	24 June 2021
Preliminary site investigation with limited soil sampling (PSI-LSS), 71 Trig Road, Whenuapai, Auckland, reference PRE-1525/PSI/FEB 21	Geoscience Ltd	--	4 Feb 2021
Detailed Site investigation, ref pre-1525b/DSI/JUL21	Geosciences Ltd	---	22 June 2021
Site Management Plan (SMP), 71 Trig Road, Whenuapai, Auckland	Geoscience Ltd	1	22 July 2021
Bulk earthworks and environmental management plan, job 44979	Cato Bolam	---	08/03/2021
Sediment and erosion control and chemical treatment management plan, job 44979	Cato Bola m	---	08/03/2021
Watercourse classification, 71 Trig Road, Whenuapai, ref 63793	Bioresearches	---	5 October 2020
Resource consent for bulk earthworks 71 Trig Road, Whenuapai, 2059TRI19	Campbell Brown Planning Ltd	---	23 April 2021
Groundwater Assessment, AKL2020-0231AD	CMW Geosciences	0	13 October 2021

Drawing title and reference	Author	Rev	Dated
71Trig Road Bulk Earthworks finished contours, Drawing no. 44979-DR-C-2000	Cato Bolam	D	09/06/2021
Cut fill contours, drawing no. 44979-DR-C-2100	Cato Bolam	D	14/04/2021
Sediment and Erosion Control Plan, drawing no. 44979-DR-C-2200	Cato Bolam	E	18/08/2021
Sediment and Erosion Control standard details sheet 1 of 3, drawing no. 44979-DR-C-2210	Cato Bolam	A	21/01/2021

Sediment and Erosion Control standard details sheet 2 of 3, drawing no. 44979-DR-C-2211	Cato Bolam	A	21/01/2021
Sediment and Erosion Control standard details sheet 3 of 3, drawing no. 44979-DR-C-2212	Cato Bolam	A	21/01/2021
Overland Flow Path Post Development (Bulk Earthworks), drawing no. 44979-DR-C-5300	Cato Bolam	D	29/06/2021

2. Under section 125 of the RMA, these consents must 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 consent lapse
3. The consent holder must pay the council an initial consent compliance monitoring charge of \$1024 (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, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

Specific conditions – land use consent LUC60376543

4. LUC60376543 (relating to regional earthworks components of the application) must expire five (5) years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Pre-commencement conditions

5. Prior to the commencement of the bulk earthworks on site, the consent holder must undertake the removal of the water bore as proposed and shown in the relevant documents, including the plans referenced under condition 1 of this consent.
6. Prior to the commencement of the earthworks activity, the consent holder must hold a pre-start meeting that:

- a. is located on the subject site;
- b. is scheduled **not less than five days** before the anticipated commencement of earthworks
- c. includes Auckland Council officer[s]; and
- d. includes representation from the contractors who will undertake the works.

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

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

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions; and
- Approved Erosion and Sediment Control Plan.

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

Advice Note:

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

7. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Plan (ESCP) must be prepared in general accordance with the application documents referred to under condition 7 and in general accordance with Auckland Council's Guidance Document 05 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and submitted to the Council for certification. No earthworks activity on the subject site must commence until the Council has certified that the ESCP is satisfactory, and the erosion and sediment control measures referred to in that plan have been constructed and certified.

The Erosion and Sediment Control Plan required by Condition 7 must contain sufficient detail to address the following matters:

- a. confirmation that SRPB will be constructed with three t-bars, not four;
- b. specific erosion and sediment control works (location, dimensions, capacity);
- c. supporting calculations and design drawings;
- d. catchment boundaries and contour information;
- e. details of construction methods;

- f. timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);
 - g. details relating to the management of exposed areas (e.g. grassing, mulching); and
 - h. monitoring and maintenance requirements.
8. The Council must be notified at least two (2) working days prior to earthwork activities commencing on the subject site.
9. Prior to the commencement of earthworks activity on the subject site, an updated Chemical Treatment Management Plan (CTMP) must be prepared in accordance with GD05 and submitted to the Council for certification. No earthwork activities must commence until certification is provided by the Council that the CTMP meets the requirements of GD05, and the measures referred to in that plan for the sediment retention ponds have been put in place.

The CTMP must include as a minimum:

- a. Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's sediment retention ponds;
- b. Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
- c. Details of optimum dosage (including assumptions);
- d. Results of initial chemical treatment trial;
- e. A spill contingency plan; and
- f. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Implementation conditions

10. Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth must be permanently stabilised against erosion in accordance with Auckland Council Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region.

Advice Note:

In accordance with condition 6 measures to stabilise against erosion may include:

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

The on-going monitoring of these measures is the responsibility of the consent holder.

It is recommended that you discuss any potential measures with the Council who will guide you on the most appropriate approach to take. Please contact the Council for more details. Alternatively, please refer to “ GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region”

11. Should water be present within the artificial watercourse at the time of earthworks, a suitably qualified freshwater ecologist engaged by the consent holder must assess if freshwater fish fauna is present, and if so, conduct the relocation following the best practice of the site condition.

Advice Note:

This condition does not discharge the consent holder’s responsibilities under any other Acts or legislations.

12. Chemical Treatment of the sediment retention ponds during the works must be applied in accordance with the approved Chemical Treatment Management Plan (CTMP).
13. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referred to in condition 7, and prior to the commencement of earthworks activity on the subject site, a suitably qualified and experienced person must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the approved Erosion and Sediment Control Plan and GD05 guidelines to the Council. Written certification must be in the form of a report or any other form acceptable to the council.

Advice Note:

Certification of the sediment and erosion control structure(s) required by condition 10 should contain sufficient details to address the following matters:

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

14. Notice must be provided to the Council at least two (2) working days prior to the removal of any erosion and sediment control works specifically required as a condition of resource consent or by the approved Erosion and Sediment Control Plan.
15. All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge

occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of the Council.

16. Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

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

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

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

17. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved Erosion and Sediment Control Plan must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.
18. The site must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the approved Erosion and Sediment Control Plan.

Advice Note:

In accordance with condition 18 earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:

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

Seasonal Restrictions and Monitoring

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

General earthworks Conditions

20. The consent holder must complete engineering drawings, accompanied with a design certificate confirming compliance with Council standards, detailing all proposed construction works, are prepared in accordance with the Auckland Council's Code of Practice (C of P) for Land Development and Subdivision and are submitted for assessment and written Engineering Approval by the Development Engineer before the commencement of any works unless otherwise specified within this consent.

Advice Note:

(a) Engineering Plans with this application may be submitted as a separate application for Engineering Approval.

- *71 Trig Road Bulk Earthworks Finished Contours, Dwg. 44979-DR-C-2000, rev D, 09/06/2021, Cato Bolam.*
- *71 Trig Road Bulk Earthworks Cut Fill Contours, Dwg. 44979-DR-C-2100, rev D, 14/04/2021, Cato Bolam.*
- *71 Trig Road Bulk Earthworks Sediment and Erosion Control Plan, Dwg. 44979-DR-C-2200, rev E, 14/04/2021, Cato Bolam.*

(b) The Auckland Council Code of Practice for Land Development and Subdivision includes (but is not limited to) the following Sections:

- *Section 2 Earthworks and Geotechnical Requirements September 2013*

21. The consent holder must arrange for inspections in accordance with Auckland Council's Development Engineering Quality Assurance Manual Version 1.0, April 2012 ("QAM") to be carried out by a suitably qualified person during construction of all works on the site to ensure that those works are constructed in accordance with the approved engineering drawings or any approved amendments to those drawings, Geotechnical Investigation Report, 71 Trig Road, ref: AKL2020-0231AB Rev.1 by Jasmine Walden of CMW Geosciences, dated 24/06/2021 and Council's standard requirements for Earthworks and Geotechnical Requirements, and sound engineering practice.
22. The consent holder must ensure that inspections undertaken in accordance with condition 21 above are recorded in the "QAM". The manual, including the Statement of Certification (Appendix A, of Development Engineering As-built requirements, Version 1.2, September 2012 (DEAR), is to be completed and forwarded to the Development Engineer at the completion of construction of all works.

Discovery Protocol

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

Supervision and certification of geotechnical works.

24. The construction of permanent earth bunds and the placement and compaction of fill material must be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional must ensure that they are constructed and otherwise completed in accordance with the Approved Engineering Plans and Council Engineering Code of Practice.

Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in accordance with the Approved Engineering Plans and Council Engineering Code of Practice within ten (10) working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the council.

Stability of the site/neighbouring sites.

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

Contamination Conditions

During Works Requirements:

Soil contamination management

26. Earthworks must be undertaken in accordance with the Site Management Plan: 71 Trig Road, Whenuapai [Revised], prepared by Geosciences Ltd, dated 22/07/2021 ('the CSMP'). Any variations to the CSMP must be submitted to the council for review and certification that it appropriately manages actual and potential soil contamination effects and is within the scope of this consent, prior to implementation.

Advice Note:

Contamination Site Management Plan

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

27. The consent holder must engage a Suitably Qualified and Experienced contaminated land Practitioner (SQEP) to oversee any works involving the disturbance of potentially contaminated material and ensure the procedures and control measures in the certified CSMP are adhered to throughout these works. All sampling is to be undertaken in accordance with the Contaminated Land Management Guidelines No. 5 (Ministry for the Environment, revised 2021).

Advice Note:

Soil contamination sampling

In order to comply with the Contaminated Land Management Guidelines No.5 (Ministry for the Environment, revised 2021), all sample analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis.

28. Discharges of dust must not cause offensive or objectionable effects at any location beyond the boundary of the Site, in the opinion of an enforcement officer when assessed in accordance with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016). The consent holder must ensure that dust management during the works generally complies with the recommendations of this Good Practice Guide and minimises dust generation as far as practicable. This includes having sufficient water to dampen exposed soil and unsealed areas, and/or other dust suppressing measures, available as necessary.
29. In the event of the accidental discovery of contamination during earthworks which has not been previously identified, including asbestos material, the consent holder must immediately cease the works in the vicinity of the contamination, notify the council, and engage a SQEP to assess the situation (including possible sampling and revision of the CSMP) and decide on the best option for managing the material.

Advice Note:

Accidental discovery of contamination

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

30. Any excavated material that is not re-used on site must be disposed of at an appropriate facility or site authorised to accept the levels of contamination identified. Evidence of the locations where excavated material has been disposed of must be retained by the consent holder during the works and made available to the council on request.
31. The contamination level of any soil imported to the site must comply with the definition of 'Cleanfill material', as set out in the AUP(OP). Evidence of the locations where imported material has been sourced from must be retained by the consent holder during the works and made available to the council on request.

Post-Works Requirements:

Works Completion Report

32. Within three months of the completion of earthworks on the site, a Works Completion Report must be submitted to the Council for review and certification. The Works Completion Report must contain sufficient detail to address the following matters:
 - a. A summary of the works undertaken, including the locations and dimensions of excavations and the volume of soil excavated;
 - b. Conditions of the final site contamination profile, including details and results of any validation testing undertaken (with a map of sampling locations and tabulated sampling results) and interpretation of the results in the context of the NES:CS and the AUP(OP);
 - c. Details and results of any other contamination testing undertaken during the works (including any sampling undertaken on materials re-used on site or imported to site);
 - d. Records/evidence of the appropriate disposal for any material removed from the site;
 - e. Records of any unexpected contamination encountered during the works and response actions, if applicable;
 - f. Any on-going monitoring and/or management measures required to minimise risks to human health or the environment as a result of the final site contamination profile;
 - g. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and

- h. A statement certifying that all works have been carried out in accordance with the requirements of the CSMP and consent, otherwise providing details of relevant breaches, if applicable.

Specific conditions – Groundwater WAT60389018

Duration of the consent

33. The take (dewatering) and groundwater diversion consent WAT60389018 must expire after 35 years from the commencement of the consent unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to RMA.

Notice of Commencement of Dewatering

34. The Council must be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering.

Excavation Limit

35. The Bulk Excavation for the proposed development must not exceed the levels stated and shown in the information reference under condition 1 of this consent.

Performance Standards

Damage Avoidance

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

Contingency Actions

37. If the Consent Holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder shall:
 - (a) Notify Council and the asset owner within two working days of the Consent Holder becoming aware of the Damage.
 - (a) Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur, and describes actions that will be taken to avoid further Damage.
 - (b) Provide a copy of the report prepared under (b) above, to Council and the asset owner within 10 working days of notification under (a) above.

Advice Note:

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

Notice of Completion

38. Council must be advised in writing within 10 working days of when excavation and Construction Phase dewatering has been completed.

Advice Note

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

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

Delegated decision maker:

Name: Brogan McQuoid
Title: Team Leader, Resource Consents
Signed: _____

B. S. McQuoid

Date:

29 November 2021

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:
--	--------------

Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

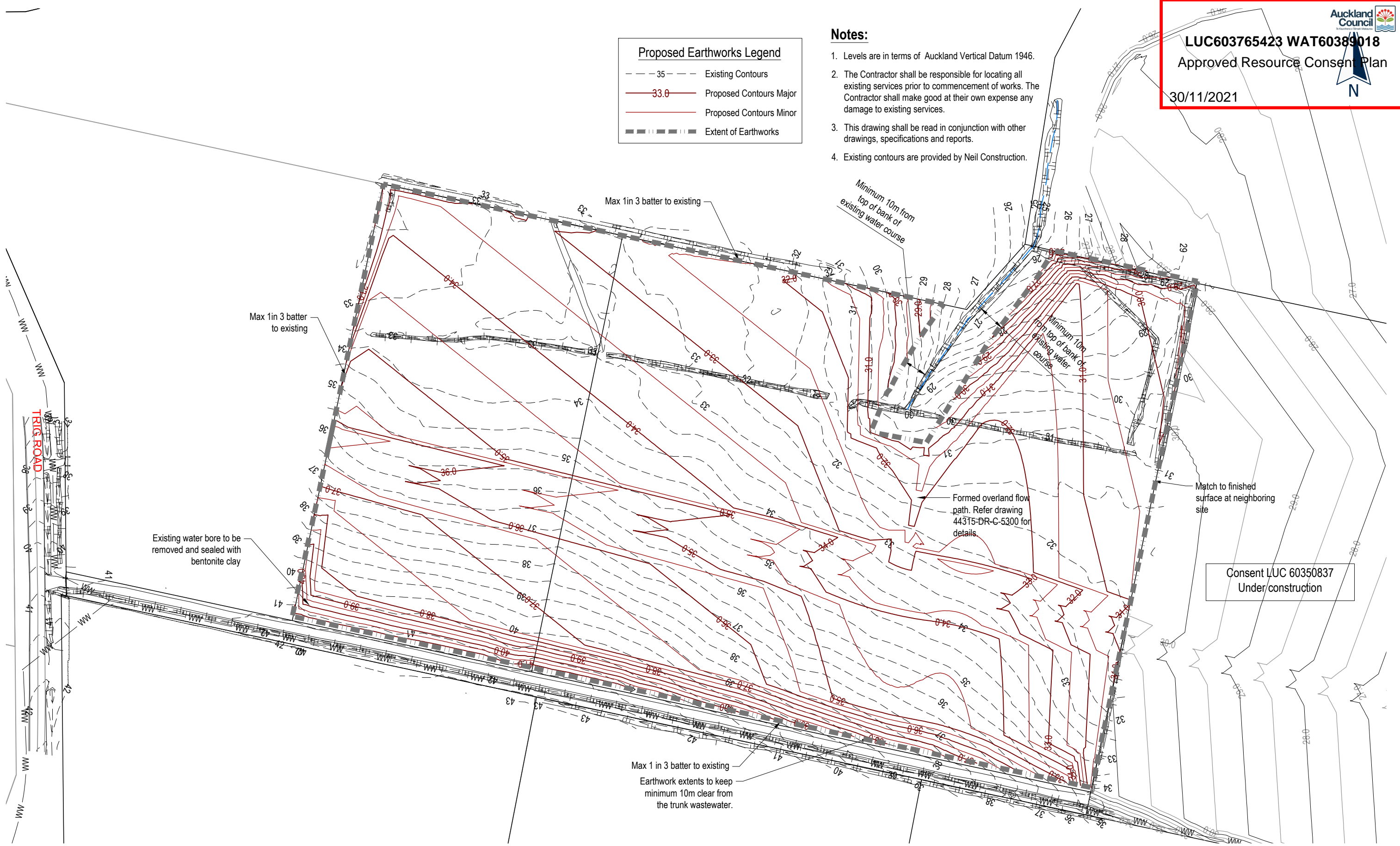
The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of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

Proposed Earthworks Legend

- - - 35 - - - Existing Contours
- 33.0 — Proposed Contours Major
- Proposed Contours Minor
- ▬▬▬▬▬ Extent of Earthworks

Notes:

1. Levels are in terms of Auckland Vertical Datum 1946.
2. The Contractor shall be responsible for locating all existing services prior to commencement of works. The Contractor shall make good at their own expense any damage to existing services.
3. This drawing shall be read in conjunction with other drawings, specifications and reports.
4. Existing contours are provided by Neil Construction.



Consent LUC 60350837
Under construction

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued for Information	MSC	20/01/2021
B	Issued for Resource Consent	MSC	29/01/2021
C	Issued for Resource Consent	MSC	14/04/2021
D	Issued for Resource Consent	MSC	09/06/2021

FOR RESOURCE CONSENT

	NAME	DATE
SURVEYED		
DESIGNED	MSC	20/01/2021
DRAWN	MSC	20/01/2021
DATE	20/01/2021	
ORIGINAL SCALE	1:1500	
ORIGINAL SIZE		A3
DRAWING NO.	44979-DR-C-2000	
REVISION		D

Bulk Earthworks Area & Unadjusted Volumes

Existing Surface to Finished Surface			
Area	Cut (m³)	Fill (m³)	Balance(m³)
67031m²	30250	21250	9000(Cut)

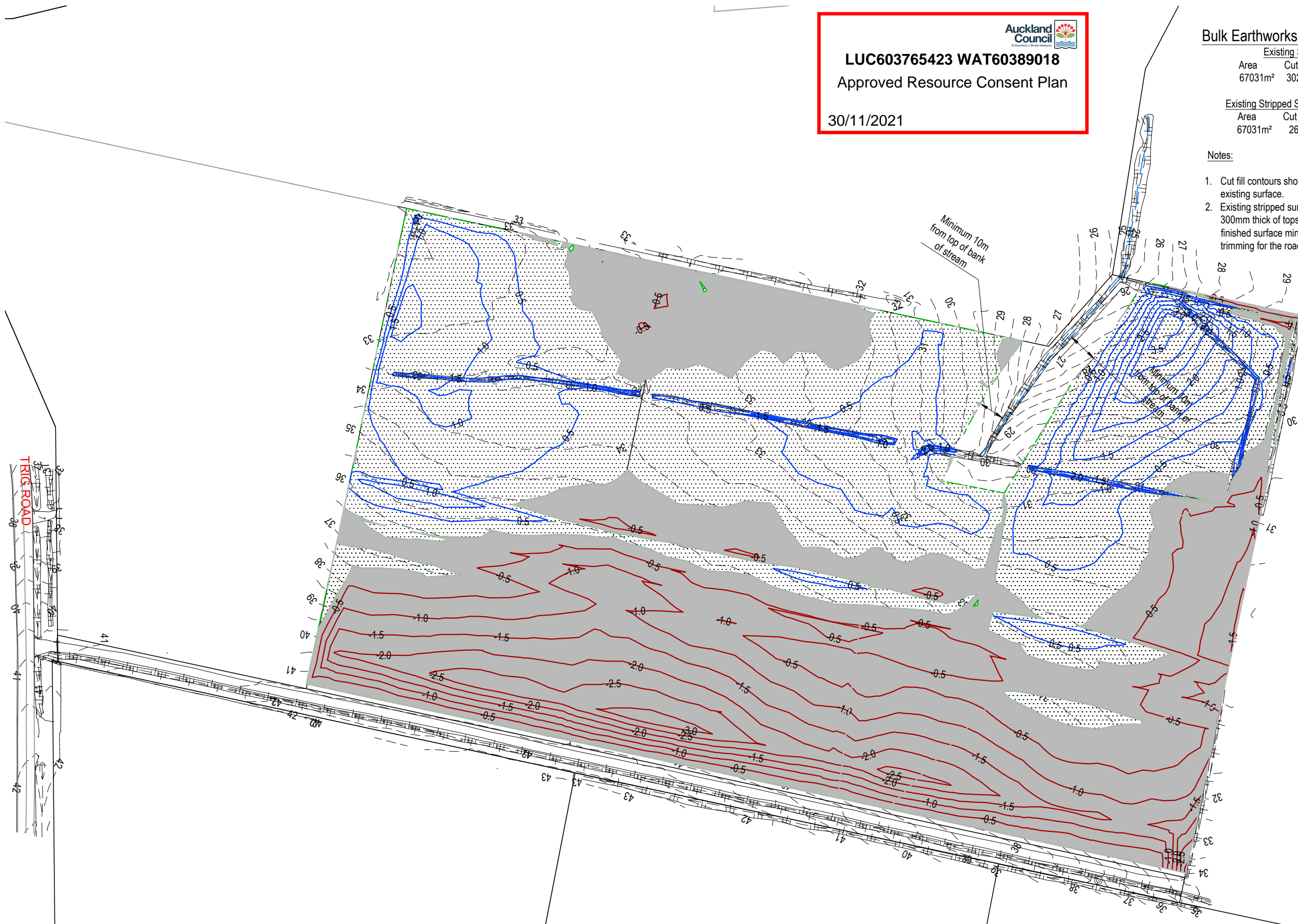
Existing Stripped Surface to Finished Subgrade Surface			
Area	Cut (m³)	Fill (m³)	Balance(m³)
67031m²	26810	24510	2300(Cut)

Notes:

1. Cut fill contours shown are derived from the finished surface to existing surface.
2. Existing stripped surface assumes the existing surface minus 300mm thick of topsoil; finished subgrade surface assumes finished surface minus 200mm thick of topsoil and 200mm deep trimming for the road at bulk earthworks stage.

Cut to Fill Legend

--- 35 ---	Existing Contours
— 0 —	Zero Contour
— -1 —	Cut Contours & Area
— 1 —	Fill Contours & Area
--- ---	Extent of Earthworks



No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued for Information	MSC	20/01/2021
B	Issued for Resource Consent	MSC	29/01/2021
C	Issued for Resource Consent	MSC	14/04/2021
D	Issued for Resource Consent	MSC	14/04/2021

		NAME	DATE
SURVEYED		MSC	20/01/2021
DESIGNED		MSC	20/01/2021
DRAWN		MSC	20/01/2021
DATE	ORIGINAL SCALE	ORIGINAL SIZE	
20/01/2021	1:1500	A3	
DRAWING NO.		REVISION	
44979-DR-C-2100		D	

EROSION AND SEDIMENT CONTROL

- All sediment and erosion control measures are to be installed in compliance with the approved drawings and Auckland Council's Erosion & Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).
- Asbuilts to be provided and approval of the erosion and sediment control measures must be gained from the engineer prior to commencing earthworks.
- Consent documents must be held on site at all times.

Pond	Catchment Area	Pond Volume	Minimum Volume (3% of catchment)	Base Level	Lower Decant	Primary Spillway	Spillway Level	Spillway Width	Level Spreader	Crest level	Pond dimension (base)	Pond Dimension (Crest)	Number of Decants	Batter Slopes
SRP A	1.6347ha	543m ³	489m ³	RL 27.8	RL 28.3	RL 28.9	RL 29.2	15m	RL 29.35	RL 29.5	10.6m x 36m	17.4mX42.9m	2	1 in 2
SRP B	4.6114ha	1418m ³	1386m ³	RL 28.6	RL 29.1	RL 30.6	RL 30.9	15m	RL 31.05	RL 31.2	11.2mx42m	21.6mx52.0m	4	1 in 2

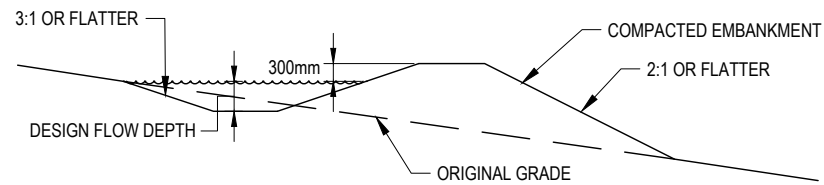


Erosion & Sediment Control Legend

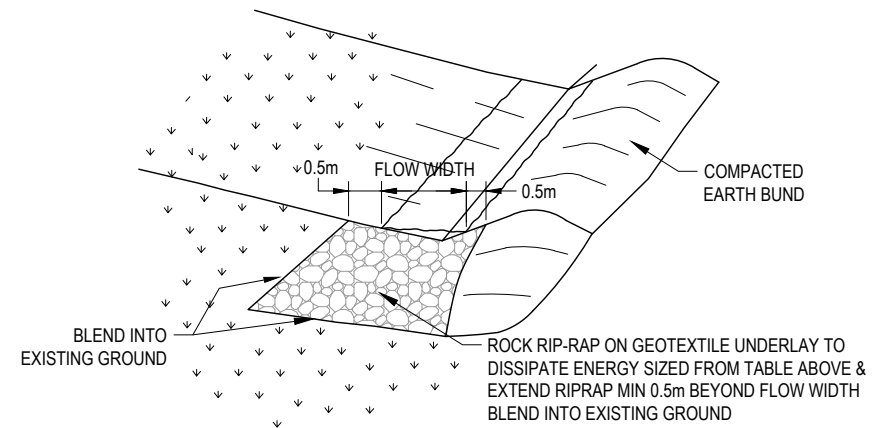
- RDC Runoff Diversion Bund
- CD Contour Drain
- CWD Clean Water Diversion
- SF Silt Fence
- SSF Super Silt Fence
- Extent of Earthworks
- Catchment
- Stabilised Entranceway
- Sediment Retention Pond
- Flocculation Shed

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued for Information	MSC	21/01/2021
B	Issued for Resource Consent	MSC	29/01/2021
C	Pond B levels Minor Correction	MSC	5/03/2021
D	Issued for Resource Consent	MSC	14/04/2021
E	Clean water diversion amended	MSC	18/08/2021

SURVEYED	NAME	DATE
DESIGNED	MSC	21/01/2021
DRAWN	MSC	21/01/2021
DATE	ORIGINAL SCALE	ORIGINAL SIZE
21/01/2021	1:1500	A3
DRAWING NO.	REVISION	
44979-DR-C-2200	E	

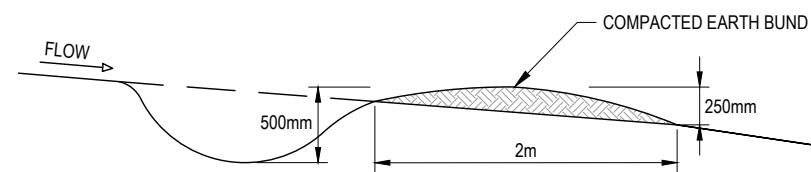


DIRTY WATER RUNOFF DIVERSION BUND - CROSS SECTION

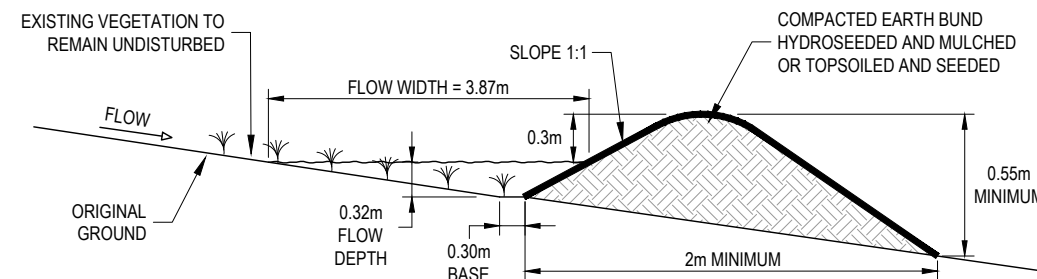


CWD outlet sizing				
CWD Type	Rock size (mm)	Rock depth (mm)	Outlet length (m)	Flow width
Catchment 2-4ha	150	300	4.0	3.87

RIPRAP PROTECTION CLEANWATER DRAIN OUTLET



CONTOUR DRAIN - CROSS SECTION



SPECIFIC DESIGN CROSS SECTION
TYPE 3 - (2-4Ha Catchments)

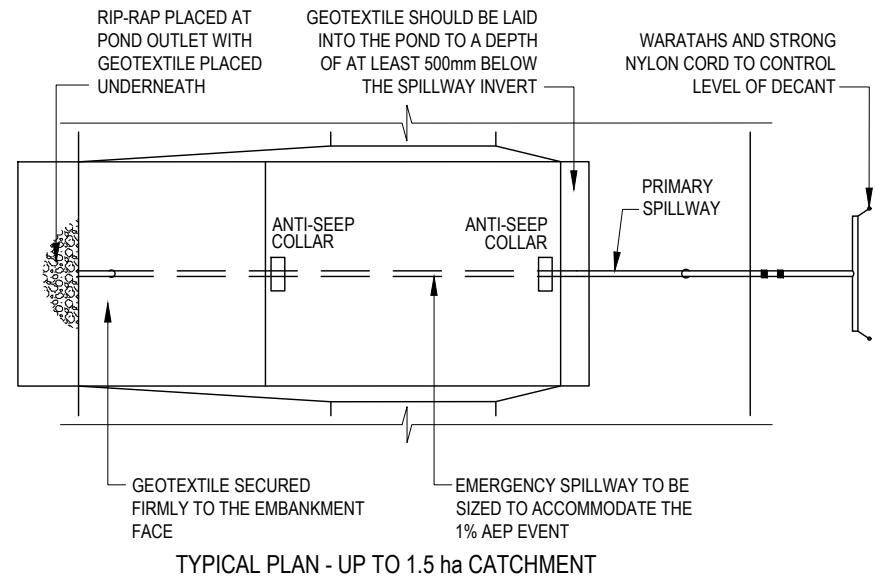
CLEANWATER RUNOFF DIVERSION BUND
CROSS SECTIONS

Note: Geotextile lining required for grades >2%

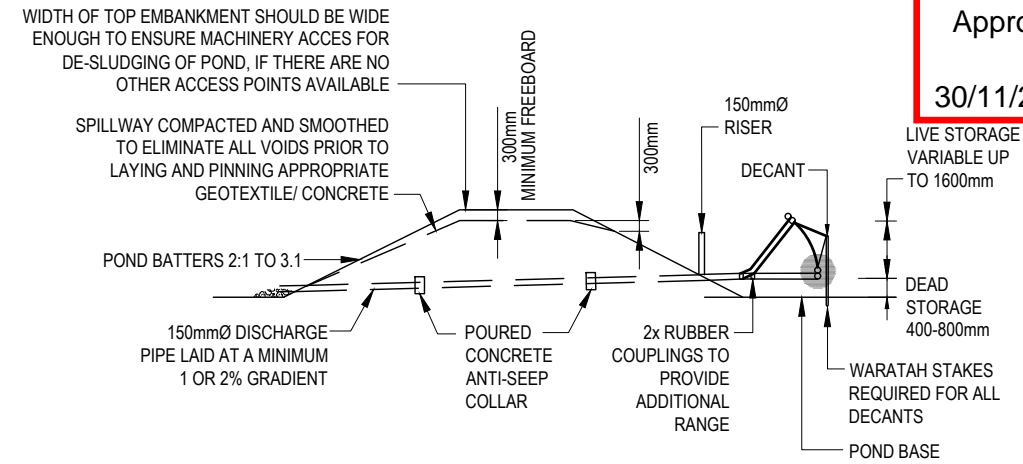
No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued for Resource Consent	MSC	21/01/2021

FOR RESOURCE CONSENT

SURVEYED	NAME	DATE
DESIGNED	MSC	21/01/2021
DRAWN		
DATE	ORIGINAL SCALE	ORIGINAL SIZE
21/01/2021	NTS	A3
DRAWING NO.	REVISION	
44979-DR-C-2210	A	



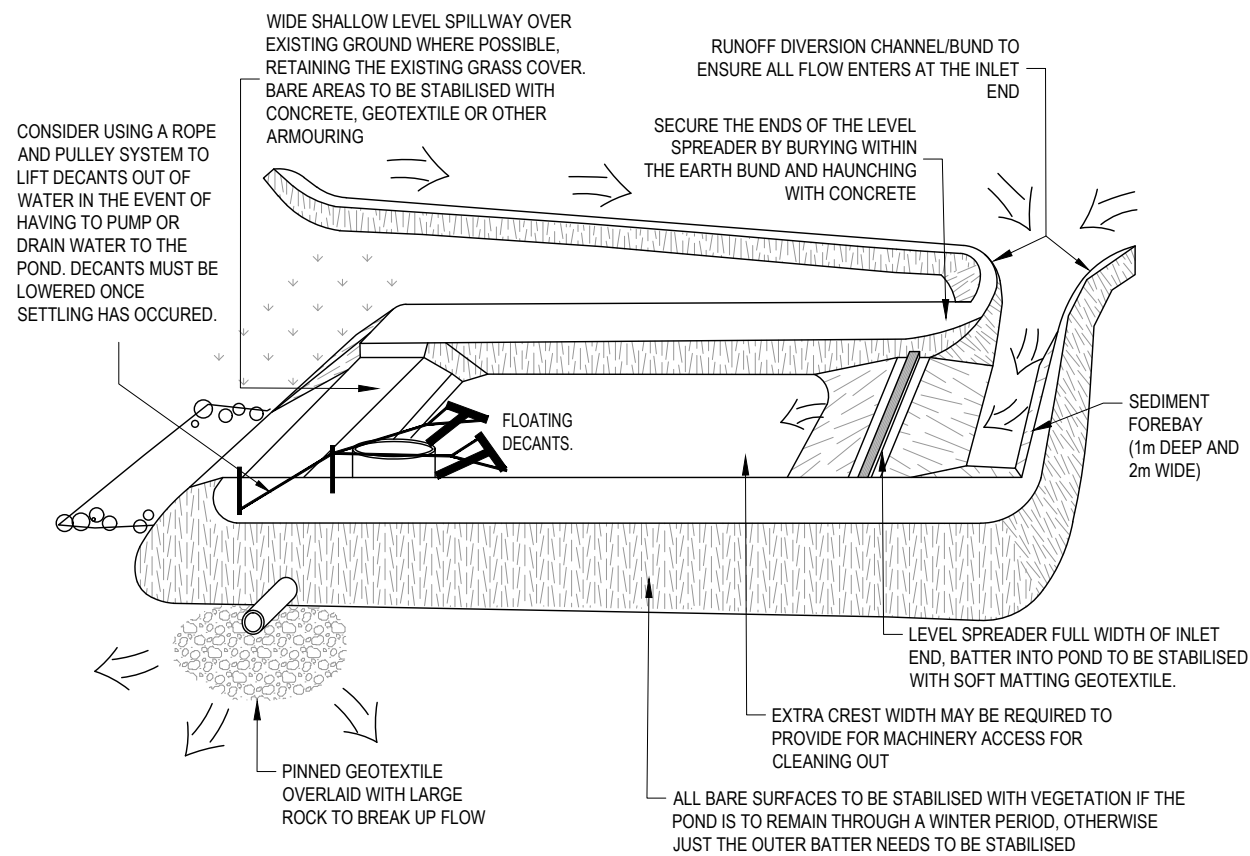
TYPICAL PLAN - UP TO 1.5 ha CATCHMENT



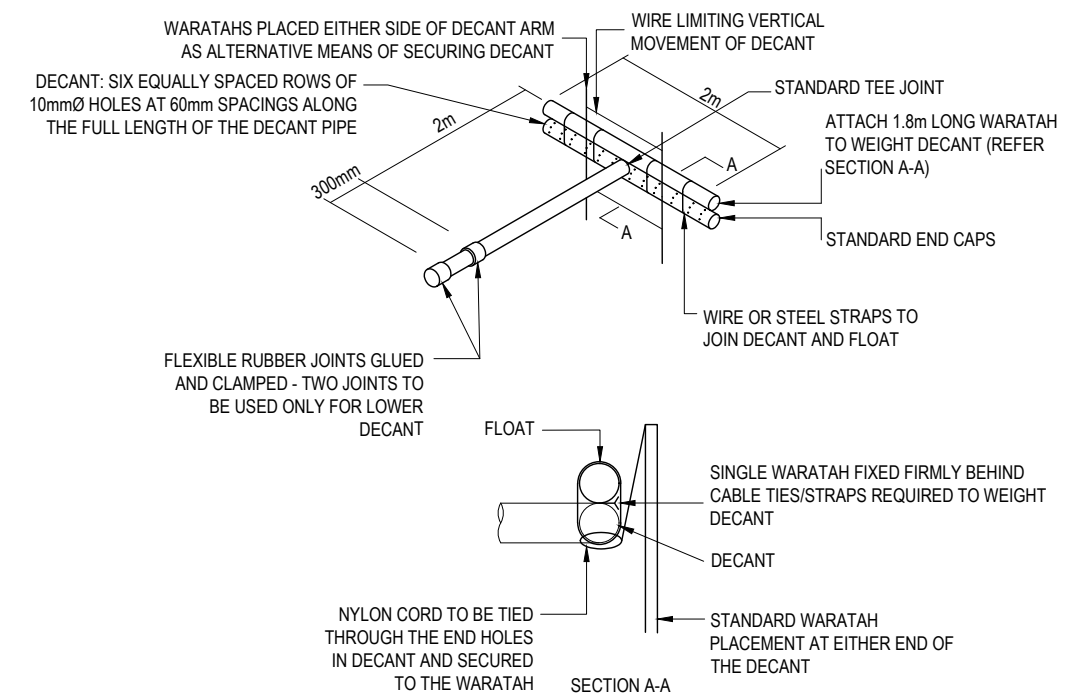
TYPICAL CROSS SECTION - UP TO 1.5ha CATCHMENT

SEDIMENT RETENTION POND EMBANKMENT

- NUMBER OF DECANTS FOR EACH POND SHALL BE AS FOLLOWS:
- i) UP TO 1.5 ha CATCHMENT - 1 DECANT
 - ii) 1.5 TO 3.0 ha CATCHMENT - 2 DECANTS
 - iii) 3 TO 5 ha CATCHMENT - 3 DECANTS-CONNECTED TO 1050Ø MH



SEDIMENT RETENTION POND



SEDIMENT RETENTION POND - DECANT DETAIL

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued for Resource Consent	MSC	21/01/2021

FOR RESOURCE CONSENT

	NAME	DATE
SURVEYED	MSC	21/01/2021
DESIGNED		
DRAWN		
DATE	ORIGINAL SCALE	ORIGINAL SIZE
21/01/2021	NTS	A3
DRAWING NO.	REVISION	
44979-DR-C-2211	A	

STABILISED CONSTRUCTION ENTRANCE SPECIFICATIONS:

APPLICATION:

USE A STABILISED CONSTRUCTION ENTRANCE AT ALL POINTS OF CONSTRUCTION SITE INGRESS AND EGRESS WITH A CONSTRUCTION PLAN LIMITING TRAFFIC TO THESE ENTRANCES ONLY. THEY ARE PARTICULARLY USEFUL ON SMALL CONSTRUCTION SITES BUT CAN BE UTILISED FOR ALL PROJECTS.

DESIGN:

1. CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS AND OTHER UNSUITABLE MATERIAL AND PROPERLY GRADE IT.
2. PROVIDE DRAINAGE TO CARRY RUNOFF FROM THE STABILISED CONSTRUCTION ENTRANCE TO A SEDIMENT CONTROL MEASURE.
3. PLACE AGGREGATE TO THE SPECIFICATIONS BELOW AND SMOOTH IT.

STABILISED CONSTRUCTION ENTRANCE AGGREGATE SPECIFICATIONS:

AGGREGATE SIZE	50-150mm WASHED AGGREGATE
THICKNESS	150mm MINIMUM
LENGTH	10m MINIMUM
WIDTH	4m MINIMUM

MAINTENANCE:

1. MAINTAIN THE STABILISED CONSTRUCTION ENTRANCE IN A CONDITION TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. AFTER EACH RAINFALL INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT FROM THE STABILISED CONSTRUCTION ENTRANCE AND CLEAN OUT AS NECESSARY.
2. WHEN WHEEL WASHING IS ALSO REQUIRED, ENSURE THIS IS DONE ON AN AREA STABILISED WITH AGGREGATE WHICH DRAINS TO AN APPROVED SEDIMENT RETENTION FACILITY.

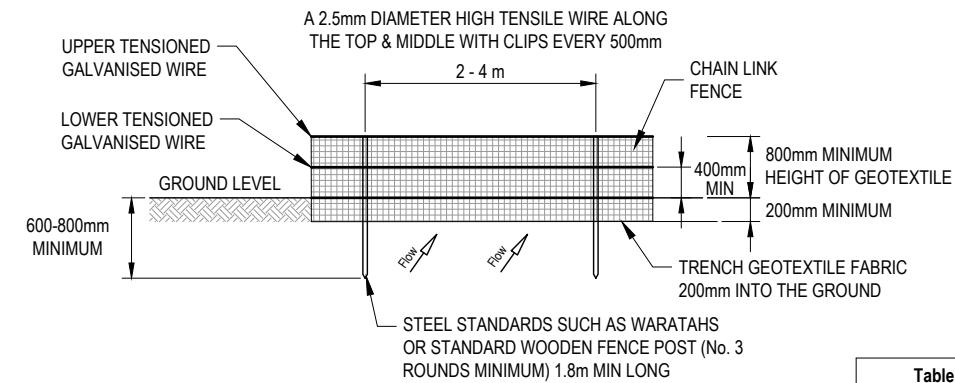
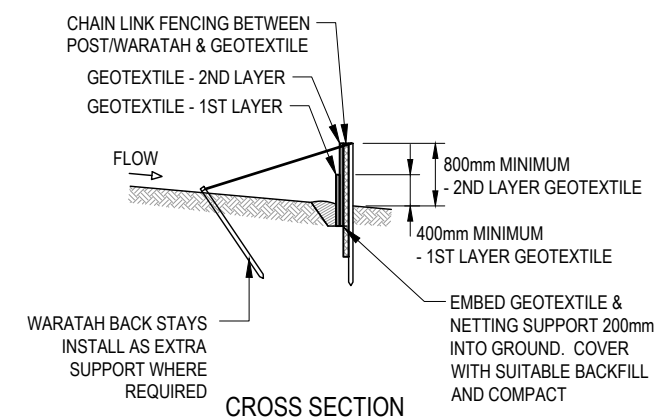
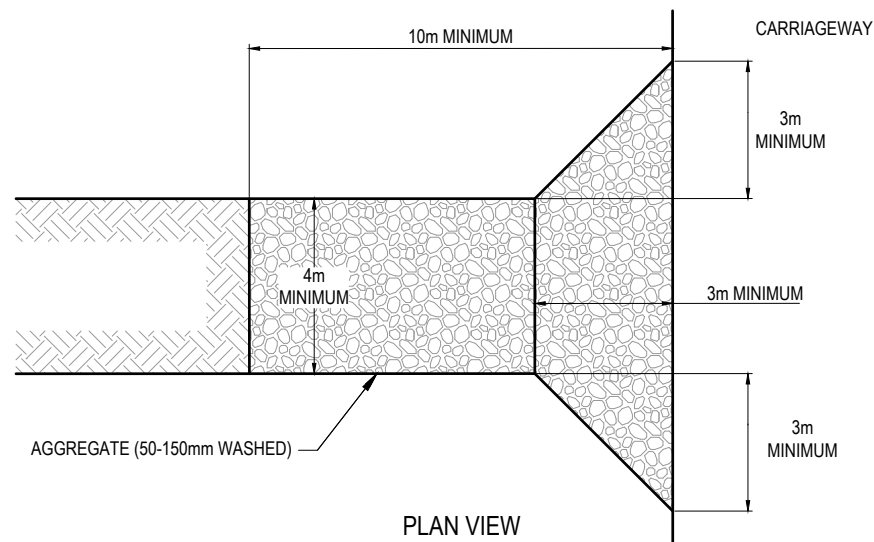


Table 13 GD05 - Super Silt fence Design Criteria

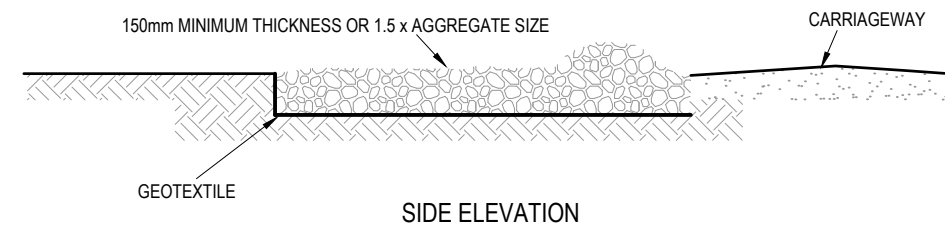
Slope Steepness %	Slope Length (m) (Maximum)	Spacing of Returns (m)	SSF Length (m)
0 - 10%	Unlimited	60	Unlimited
10 - 20%	60	50	450
20 - 30%	30	40	300
33 - 50%	30	30	150
> 50%	15	20	75



SUPER SILT FENCE CONSTRUCTION



STABILISED CONSTRUCTION ENTRANCE

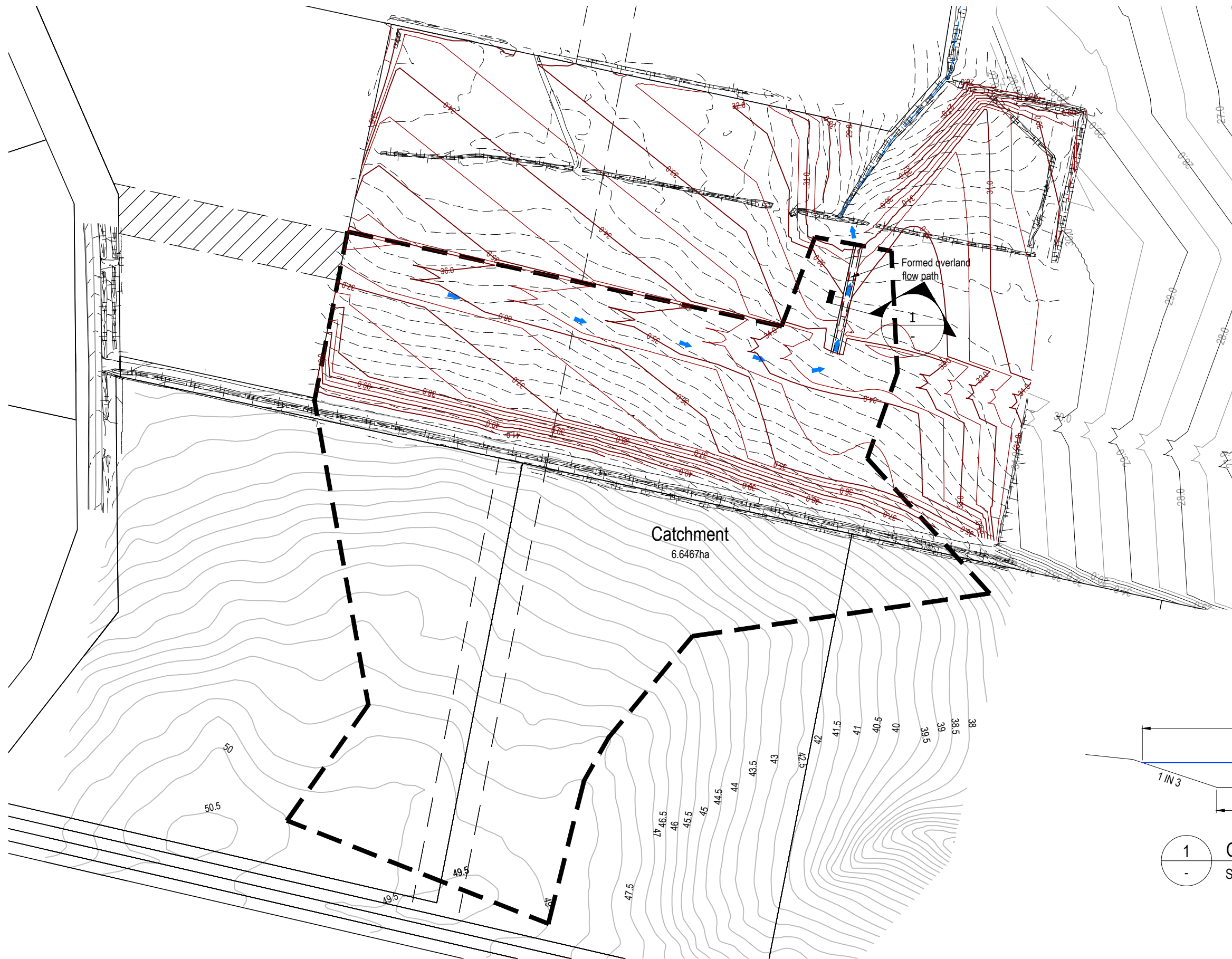


SIDE ELEVATION

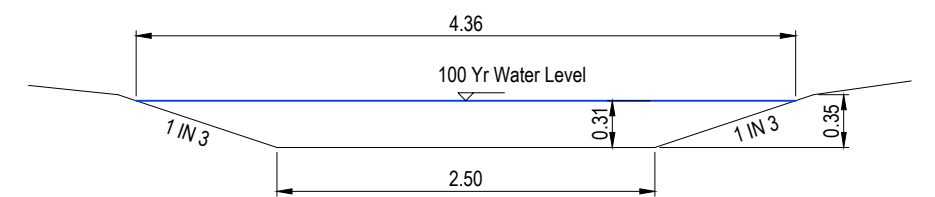
No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued for Resource Consent	MSC	21/01/2021

FOR RESOURCE CONSENT

	NAME	DATE
SURVEYED		
DESIGNED	MSC	21/01/2021
DRAWN		
DATE	ORIGINAL SCALE	ORIGINAL SIZE
21/01/2021	NTS	A3
DRAWING NO.	REVISION	
44979-DR-C-2212	A	



Legend	
--- 35 ---	Existing Contours
— 0 —	Proposed Contours Major
— — —	Proposed Contours Minor
	Extent of Earthworks
---	Catchment Boundary



1 Overland Flow Path Typical Cross Section
Scale: 1:50

No.	REVISION (DESCRIPTIONS)	NAME	DATE
A	Issued for Information	MSC	20/01/2021
B	Issued for Resource Consent	MSC	03/02/2021
C	Issued for Resource Consent	MSC	14/04/2021
D	Issued for Resource Consent	MSC	09/06/2021

	NAME	DATE
SURVEYED		
DESIGNED	MSC	20/01/2021
DRAWN	MSC	20/01/2021
DATE	20/01/2021	
	ORIGINAL SCALE	ORIGINAL SIZE
	1:2000	A3
DRAWING NO.	44979-DR-C-5300	REVISION
		D

Notification and substantive report for an application for resource consent under the Resource Management Act 1991



Restricted discretionary activity

1. Application description

Application number(s): BUN60395603 (Council Reference)
LUC60395604 (s9 land use consent)
WAT60395605 (s14 Water permit)

Applicant: Neil Construction Limited

Site address: 94 Trig Road Whenuapai 0618

Legal description: Section 2 Survey Office Plan 528987

Site area: 3.2856 hectares

Auckland Unitary Plan (Operative in part)

Zoning and precinct: **Zone:**
Future Urban Zone

Overlays, controls, special features, designations, etc: **Overlays:**
Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer
Infrastructure: Aircraft Noise Overlay - Whenuapai Airbase - noise control area (55dBA)

Controls:
Macroinvertebrate Community Index - Rural

Designations:
Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

2. Locality Plan



Source: Auckland Council GIS

3. The proposal, site and locality description

Proposal

The applicant seeks land use consent to undertake earthworks of 32,900m² in area and 24,000m³ in volume. The excess cut topsoil will be removed from the site or reused in landscaping areas. Earthworks are proposed to be undertaken within the recognised earthworks season (1 Oct to 30 Apr).

Site and surrounding environment description

Yujie Gao of Campbell Brown Planning Ltd has provided a description of the proposal and subject site on pages 3-11 of the Assessment of Environmental Effects (AEE) titled: 'Resource Consent for Bulk Earthworks 94 Trig Road, Whenuapai', Dated 21 January 2022.

Having undertaken a site visit on 14 March 2022, I concur with that description of the proposal and the site and have no further comment.

4. Background

Specialist Input

The proposal has been reviewed and assessed by the following specialists:

- Irshaad Chawdhary – Auckland Council's Development Engineer

- Rachel Terlinden – Auckland Council’s Contamination Specialist
- Andrew Gordon – Auckland Council’s Air & Noise Specialist
- Ebi Hussain – Auckland Council’s Ecologist Specialist
- Fiona Harte – Auckland Council’s Wetlands specialist

Wetlands

Auckland Council’s Wetland specialist Mrs Fiona Harte confirmed that the wetland that was identified by the applicant is well over 100m from the proposed earthworks. Hence, it does not trigger consent NES – Freshwater consent for the proposed earthworks and no further information is required.

Contamination

Auckland Council’s contamination specialist Rachel Terlinden reviewed the application and confirmed that the investigation did not identify any evidence of contaminating activities and accordingly that the NES:CS does not apply to the application. Therefore, the NES – Contamination and Chapter E30 does not apply for this consent and no further information is required.

Iwi Consultation

The applicant engaged with Iwi facilitation process so that consultation with relevant iwi can occur to determine whether a Cultural Impact Assessment would be required. This is necessary in accordance with E11.8.1((1)(d)) of the AUP(OP) as the proposal involves land disturbance.

Representatives of the following mana whenua groups with an interest in the area were contacted:

- *Ngāti Manuhiri - No response received*
- *Ngāti Maru - No response received*
- *Ngāti Pāoa - No response received*
- *Ngāti Te Ata - No response received*
- *Ngāti Whātua o Kaipara - No response received*
- *Ngāti Whātua Ōrākei - No response received*
- *Te Ākitai Waiohua - No response received*
- *Te Kawerau ā Maki – response received.*
- *Te Rūnanga o Ngāti Whātua - No response received*
- Nga Maunga Whakahii o Kaipara Development Trust have confirmed they have no comments to make on this application.

Overlays

High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer

The site is subject to the High Aquifer Management Areas Overlay. In this case, the proposal will not involve the use or take of water and therefore no further analysis is required.

D24 Aircraft Noise Overlay

The site is located within the Aircraft Noise Overlay Whenuapai Airbase – noise control area (55dBA). The proposal does not comprise an activity sensitive to aircraft noise. No further assessment has been provided in this regard.

Designation

Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

The above designation applies to the subject site, which includes the following two conditions:

- i. The approval in writing of the New Zealand Defence Force is required prior to the erection of any building, change in use of any land or building, or any subdivision of land, and prior to any building or resource consent application for such works/activities, within the areas of the designation shown on the planning maps as 'land use and subdivision subject to NZDF approval'. These areas are generally within 1,000 metres of the runways. The subject site does not fall within these areas.
- ii. No obstacle shall penetrate the approach and departure path obstacle limitation surfaces shown on the planning maps and explained by the text "Explanation of Protection Surfaces Whenuapai Airfield" and Diagram MD1A below without the prior approval in writing of the New Zealand Defence Force. This restriction shall not apply to any building being erected which has a height of not more than 9.0 metres above natural ground level. The proposal is for earthworks and therefore, this requirement does not apply.

5. Reasons for the application

Land use consent (s9) – LUC60395604

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Land Disturbance - District

- To undertake general earthworks of greater than 32,900m² in area and 24,000m³ in Volume, as the earthworks are greater than 2,500 m² and 2,500m³ in a residential zone, is a restricted discretionary activity under rules E.12.4.1(A6) and (A10) respectively.

Noise and vibration

- The proposal involves Noise levels that do not comply with the permitted standards and is a restricted discretionary activity under E25.4.1(A2).
 - The construction noise level for the proposed earthworks will exceed 75LAeq between 7:30am-6pm by 5dBA (≈80 dB LAeq) (E25.6.27 (2)).

Regional land use (operative plan provisions)

- To undertake earthworks of 32,900 m² in area where the slope is less than 10 degrees outside the sediment control protection area in Future Urban Zone is a Controlled Activity under rules E11.4.1(A4).

The reasons for consent are considered together as a restricted discretionary activity overall.

Water Permit consent (s14) – WAT60395605

Taking, using, damming and diversion of water and drilling

- The proposal involves Dewatering or Groundwater level control which does not meet the permitted standards and is a restricted discretionary activity under rule E7.4.1 (A20).
 - The works involving dewatering which will involve water take longer than 30 days (E7.6.1.6 (2)).
- The proposal involves diversion of groundwater caused by excavation or tunnel which does not meet the permitted standard and is a restricted discretionary activity under rule E7.4.1 (A28).
 - The works involving diversion which will involve water take longer than 10 days (E7.6.1.10 (1)(d)).

The reasons for consent are considered together as a restricted discretionary activity overall.

6. Status of the resource consents

Where a proposal:

- consists of more than one activity specified in the plan(s); and
- involves more than one type of resource consent or requires more than one resource consent; and
- the effects of the activities overlap;

the activities may be considered together.

Where different activities within a proposal have effects which do not overlap, the activities will be considered separately.

In the instance, the effects of the proposed resource consents will overlap and thus they are considered together as a restricted discretionary activity overall.

7. Public notification assessment (sections 95A, 95C-95D)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a))
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- the application does not exclusively involve one or more of the activities specified in s95A(5)(b).

Step 3: if not precluded by step 2, public notification required in certain circumstances

The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

The following assessment addresses the adverse effects of the activities on the environment, as public notification is required if the activities will have or are likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Only those effects that relate to matters that are within the council's discretion under the rules are considered in this assessment. These matters are:

- E7.8.1 (1) & (6) Matter of Discretion for all restricted discretionary activity & diversion of groundwater.
- E11.8.2 (1) Matter of discretion for all restricted discretionary activity.
- E12.8.1 (1) Matter of discretion for all restricted discretionary activity.
- E25.8.1 (1) Matter of discretion for noise and vibration

No other effects have been taken into account in this assessment.

Adverse effects assessment (sections 95A(8)(b) and 95D)

Effects that must be disregarded

Effects on persons who are owners and occupiers of the land in, on or over which the application relates, or of land adjacent to that land

The council is to disregard any effects on the persons who own or occupy the land in, on, or over which the activity will occur, and on persons who own or occupy any adjacent land (s95D(a)). The land adjacent to the subject site is listed in the following table:

Table 1

Address

- 94A Trig Road
- 4 Spedding Road
- 96A Trig Road
- 67 Trig Road



Any effect on a person who has given written approval to the application

No persons have provided their written approval.

Effects that may be disregarded

Permitted baseline

The permitted baseline refers to the effects of permitted activities on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful. In this case the permitted baseline is

In terms of regional earthworks, the permitted baseline is up to 10,000m² in area where land has a slope less than 10 degrees outside the Sediment Control Protection Area in Future Urban Zones. Therefore, the following assessment will focus on the effects of land disturbance over 10,000m² in area where land has a slope less than 10 degrees outside the Sediment Control Protection Area in Business Zones.

In terms of district earthworks, the permitted baseline is up to 2,500m² in area and 2,500m³ in volume land disturbance in Business Zones. Therefore, the following assessment will focus on the effects of land disturbance over 2,500m² in area and 2,500m³ in volume in Future Urban Zones.

In terms of Dewatering or groundwater level control associated with a groundwater diversion, the water take must not be for a period of more than 10 days where it occurs in peat soils, or 30 days in other types of soil or rock. Therefore, the following assessment will focus on the effects of the water take taking longer than 30 days in other types of soil or rock.

Assessment

Receiving environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

The receiving area is part of wider planned development to turn this greenfield into a suitable Urban development. This site sits at the northern extent of this area and much of the land will be developed to urban uses envisioned by the underlying precinct and zoning. It is against this environment, which also includes the consented development herein, which must be assessed.

Adverse effects

- To control potential erosion the applicant has proposed the following erosion control devices and methodologies to minimise the potential for erosion to occur
 - A stabilised construction accessway will be utilised in accordance with the GD05 on the site. This would include the use of a wheel wash, if necessary, with any wash water being directed to the onsite sediment control devices. This will ensure that the site will not become a source of sediment, reducing the risk of construction vehicles tracking sediment out onto the public roads.

- A clean water diversion of the upstream catchment overland flows from the south is proposed to direct upslope flows away from the works area during works. This will ensure that surface water is directed around the earthworks area so that clean water does not enter the area and contribute to the amount of water that needs to be treated on the site.
- The applicant has confirmed that the rainfall activated chemical treatment of the sediment retention ponds (SRPs) and decanting earth bunds (DEBs) will be in accordance with the Chemical Treatment Management Plan (ChTMP) and will significantly improve the sediment removal efficiency of the treatment devices.
- During the earthworks, the majority of dirty water that may be generated from the bulk earthworks activity is proposed to be treated by a combination of DEBs, SRPs and silt fencing prior to discharge to the receiving environment.
- Consultant Specialist Advisor – Earthworks and Streamworks, Glenn Pope has reviewed the proposed earthworks and noted if the erosion and sediment controls are installed and constructed in accordance with the Application Reports and Plans, supporting documentation, the recommended conditions and any additional requirements as deemed necessary by the guidance outlined in GD05, it is considered the resulting effects on the environment from potential sediment discharges during the earthworks will be appropriately managed and mitigated.

It is considered the resulting effects on the environment from sediment discharges during the earthworks will be appropriately managed in accordance with GD05. The applicant has accepted this as a condition of consent and as such I consider effects on the environment as a result of regional earthworks appropriately mitigated as part of the application and will result in less than minor effects.

- Auckland Council's Development Engineer Mr Irshaad Chowdary has reviewed the application and confirmed that No material is proposed to be transported from the site or no new imported fill is anticipated. To control sediment erosion, it is proposed to construct sediment retention pond (SRP) on the site which will be in accordance with the GD05 guidelines. The earthworks will change the direction of these overland follow paths but however, the exit point will remain the same. The overland flow path would continue to flow through the site post earthworks stage.
- Consultant groundwater specialist Mr Raymond Yim assessed the groundwater component of the application. Mr Raymond confirmed that the geotechnical investigation is satisfactory for the earthworks as it establishes appropriate ground conditions for future urbanisation and development of site and any adverse effects on the underlying Kumeu East Waitemata aquifer due to the proposed activity and the effects on any other users of the aquifer will be less than minor.
- Auckland Council's Noise specialist Mr Andrew Gordon assess the noise component of the application and confirmed that the proposed duration and hours of operation of the earthworks may exceed by 5dBA. This is not considered to cause effects beyond the adjacent sites and as such effects on the wider environment will be less than minor.

Adverse effects conclusions

The proposed earthworks and to take groundwater to allow dewatering of the site during the proposed bulk earthworks at the subject site will have less than minor adverse effects on the wider environment.

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

Public notification conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
- Under step 3, public notification is not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

8. Limited notification assessment (sections 95B, 95E-95G)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

Step 1: certain affected protected customary rights groups must be notified

There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).

In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). Within the Auckland region the following statutory acknowledgements are relevant:

- Te Uri o Hau Claims Settlement Act 2002
- Ngāti Manuhiri Claims Settlement Act 2012
- Ngāti Whātua Ōrākei Claims Settlement Act 2012
- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015
- Ngāti Tamaoho Claims Settlement Act 2018
- Ngāi Tai Ki Tāmaki Claims Settlement Act 2018

In this instance, the proposal is not on or adjacent to land that is subject to a statutory acknowledgement and will not result in adversely affected persons in this regard.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
- the application is not exclusively for a controlled activity, other than a subdivision, that requires consent under a district plan (s95B(6)(b)).

Step 3: if not precluded by step 2, certain other affected persons must be notified

As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded;
- the adverse effects on those persons who have provided their written approval must be disregarded; and

- as a restricted discretionary activity, only those effects that fall within the matters of discretion restricted under the plan can be considered. These matters are listed in the public notification assessment section of this report.

Adversely affected persons assessment (sections 95B(8) and 95E)

No persons are considered to be adversely affected by the proposal because:

- Earthworks will be temporary in nature and appropriately managed to avoid sediment discharge to adjacent sites. As such any effects will be temporary and less than minor on persons at adjacent sites.
- Auckland Council's Noise, Mr Gordon specialist has reviewed the consent and noted that an indicative intermittent exceedance of up to 5 dBA (i.e. ≈ 80 dB LAeq) is expected without mitigation when earthworks machinery is operating at the closest point to the dwelling at 96A Trig Road (within 30m), with the earthworks compound located 35m from the dwelling. However the duration of these works where within 30m has been confirmed by the applicant to take less than 2 weeks and specific operational hours within this area are proposed to be further restricted to Monday – Friday 9am – 4pm only during this period where machinery is to be used within 20m of the dwelling. In accordance with best practice the applicant has accepted a condition of consent to provide written advice to persons at 96A Trig Road prior to the commencement of earthworks. Therefore, any adverse effects of noise from the proposed earthworks will be mitigated and Mr Gordon finds that the effects will be reasonable for adjacent persons at 96A Trig Road. No other persons are considered to be affected with noise not exceeding limits in relation to their property boundaries.
- The applicant engaged with relevant iwi groups. Edward Ashby of Te Kawerau Iwi Tiaki Trust has confirmed that they are interest in the development and on provided a cultural values assessment confirming the proposed works and subsequent changing land use will result in some impacts/changes to the cultural landscape, the removal of relatively productive topsoil (noting however neutrality of bulk earthworks), and discharges via tributaries ultimately to Wai Whakataratara/Totoro Stream. The proposed cut and fill will be managed with a range of sediment controls measures (GD05) and using the topsoil into landscaping where possible. These are considered to be within acceptable limits provided the mitigation and offsets discussed in cultural impact assessment are properly implemented and monitored over time. As such effects on iwi in relation to mana whenua values are considered to be less than minor.
- The groundwater aspect of the application was reviewed by Mr Raymond and confirmed that the take and diversion of groundwater will have less than minor effects on the adjacent persons as the combined settlements (groundwater drawdown and consolidation settlement and mechanical settlement) resulting from groundwater drawdown effects along the boundary due to the proposed cuts would be negligible and combined settlement effect on the neighbouring properties close to the site will be less than minor. Hence, the potential adverse effects of the activity on the adjacent properties are considered to be less than minor.

Overall, the effects on the adjacent properties are less than minor

Step 4: further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrants it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

In this instance I have turned my mind specifically to the existence of any special circumstances under s95B(10) and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Limited notification conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

9. Notification recommendation

Non-notification

For the above reasons under section 95A this application may be processed without public notification.

In addition, under section 95B, limited notification is not required.

Accordingly, I recommend that this application is processed non-notified.



Meghana Muthappa
Planner
Resource Consents

Date: 11 July 2022

10. Notification determination

Acting under delegated authority, and for the reasons set out in the above assessment and recommendation, under sections 95A and 95C to 95D, and 95B and 95E to 95G of the RMA this application shall be processed non-notified.



Brogan McQuoid

Date: 12 July 2022

Team Leader

Resource Consents

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



Restricted discretionary activity

Application number(s):	BUN60395603 (Council Reference) LUC60395604 (s9 land use consent) WAT60395605 (s14 Water permit)
Applicant:	Neil Construction Limited
Site address:	94 Trig Road Whenuapai 0618
Legal description:	Section 2 Survey Office Plan 528987

Proposal:

The applicant seeks land use consent to undertake earthworks of 32,900m² in area and 24,000m³ in volume. The excess cut topsoil will be removed from the site or reused in landscaping areas. Earthworks are proposed to be undertaken within the recognised earthworks season (1 Oct to 30 Apr).

Resource consent is required for the following reasons:

Land use consent (s9) – LUC60395604

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Land Disturbance - District

- To undertake general earthworks of greater than 32,900 m² in area and 24,000 m³ in Volume, as the earthworks are greater than 2,500 m² and 2,500m³ in a residential zone, is a restricted discretionary activity under rules E.12.4.1(A6) and (A10) respectively.

Noise and vibration

- The proposal involves Noise levels that do not comply with the permitted standards and is a restricted discretionary activity under E25.4.1(A2).
 - The construction noise level for the proposed earthworks will exceed 75LAeq on the between 7:30am-6pm by 5dBA (≈80 dB LAeq) (E25.6.27 (2)).

Regional land use (operative plan provisions)

- To undertake earthworks of 32,900 m² in area where the slope is less than 10 degrees outside the sediment control protection area in Future Urban Zone is a Controlled Activity under rules E11.4.1(A4).

The reasons for consent are considered together as a restricted discretionary activity overall.

Water Permit consent (s14) – WAT60395605

Taking, using, damming and diversion of water and drilling

- The proposal involves Dewatering or Groundwater level control which does not meet the permitted standards and is a restricted discretionary activity under rule E7.4.1 (A20).
 - The works involving dewatering which will involve water take longer than 30 days (E7.6.1.6 (2)).
- The proposal involves diversion of groundwater caused by excavation or tunnel which does not meet the permitted standard and is a restricted discretionary activity under rule E7.4.1 (A28).
 - The works involving diversion which will involve water take longer than 10 days (E7.6.1.10 (1)(d)).

The reasons for consent are considered together as a restricted discretionary activity overall.

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, 104C and Part 2 of the RMA, the resource consent is **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. The adverse effects of the proposed earthworks will be acceptable as the scale of the works is consistent with the topography of the site. To manage erosion and sediment laden runoff, the applicant will install silt fences along the perimeter and provide a stabilised entrance in accordance with GD05. This level of erosion and sediment control is considered appropriate for the for this development and with proper installation and maintenance any adverse effects due to earthworks operations will be limited to within the site.
 - b. Auckland Council's specialist advisor – Earth, streams and trees finds that the proposed sediment and erosion controls will adequately manage sediment discharges during proposed bulk earthworks as to result in an acceptable level of effects on the environment.

- c. Auckland Council's Noise specialist finds the proposal acceptable as the short duration of the expected exceedance and limited hours of operation during that period where works are in close proximity to 96A Trig Road will ensure the earthworks will be appropriately managed to avoid adverse acoustic effects on adjacent persons subject to proposed conditions.
 - d. Te Kawerau Iwi Tiaki Trust has confirmed that they are interest in the development and on provided a cultural values assessment confirming the proposed works and subsequent changing land use will result in some impacts/changes to the cultural landscape, the removal of relatively productive topsoil (noting however neutrality of bulk earthworks), and discharges via tributaries ultimately to Wai Whakataratara/Totorā Stream. The proposed cut and fill will be managed with a range of sediment controls measures (GD05) and using the topsoil into landscaping where possible. These are considered to be within acceptable limits provided the mitigation and offsets discussed in cultural impact assessment are properly implemented and monitored over time.
 - e. The combined settlements (consolidation and mechanical settlements) resulting from groundwater drawdown are negligible. The take and diversion of groundwater are subject to the proposed conditions by Auckland Council's groundwater specialist.
 - f. In terms of positive effects, the proposal results in the development land for urbanization purposes as anticipated by the zone and the creation of housing and job opportunities by the establishment of dwellings or businesses in the area.
 - g. 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/or within the relevant matters of discretion.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular

E7 Taking, using, damming and diversion of water and drilling

E7.2. Objectives and E7.3. Policies

The proposed activity does not trigger consent for NES freshwater and there are no other matters considered relevant and reasonably necessary to consider with respect to the proposed groundwater take during dewatering.

E11 Land Disturbance - Regional & E12 Land Disturbance – District

Objectives E11.2 (1-3) and Policies E11.3(1-7) – Land Disturbance

Objectives E12.2 (1) and Policies E12.3.(1-6)

The soil disturbance on site is limited to that required to form the driveway and building platform. Appropriate measures such as silt fencing have been put in place protect the environment from land disturbance. This is considered best practice and provides controls that are appropriate for the size and scale of the works being undertaken.

E25 Noise and vibration

Objectives E25.2 (1,2 & 4) and Policies E25.3. (2,10)

The proposed duration and hours of proposed earthworks will be mitigated from unreasonable levels of noise and vibration. Appropriate measures are taken into consideration to minimise, where practicable, noise at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites.

3. As a restricted discretionary activity, the other matters that can be considered under s104(1)(c) of the RMA must relate to the matters of discretion restricted under the plan. No other matters are considered relevant.
4. In accordance with section 123 of the RMA a duration of consent has been set for the groundwater diversion consent BUN60395603/WAT60395605 of 35 years from the commencement of the consent unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.
5. In the context of this restricted discretionary activity application for land use, where the relevant objectives and policies and other relevant provisions in 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.
6. Overall, the proposal is acceptable.

Conditions

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

1. This consent 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 number BUN60395603, LUC60395604 and WAT60395605
 - Application Form and Assessment of Environmental Effects prepared by Yujie Gao, dated 21 January 2022.

Report title and reference	Author	Re v	Dated
Cultural Impact Assessment	Te Kawerau Iwi Tiaki Trust	-	April 2022
Bulk Earthworks Consent Report	The Neil Group	-	Jan 2022
Sediment Control, Erosion Control and Chemical Treatment Management Plan	The Neil Group	A	02/11/2022
Environmental Management Plan	The Neil Group	A	02/11/2022
94 Trig Road: Watercourse Classification and Constraints	Bioresearches	-	9 December 2021
Geotechnical Investigation Report	CMW geosciences	1	3 November 2021

S92 Further information request BUN60395603	Campbell Brown	-	11 April 2022
Drawing title and reference	Author	Rev	Dated
Existing site Aerial, GIS, and Topo survey	The Neil Group	B	03/22
Earthworks Final Contours Layout	The Neil group	A	11/21
Earthworks proposed cut fill	The Neil group	A	11/21
Earthworks Site Section	The Neil group	A	11/21
Earthworks site section	The Neil group	A	11/21
Earthworks erosion & Sediment control Plan	The Neil group	A	11/21
Earthworks Erosion & sediment control notes & details	The Neil group	A	11/21
Earthworks Erosion & sediment control standard details	The Neil group	A	11/21
Earthworks Erosion & sediment control usle catcments	The Neil group	A	11/21
Earthworks Erosion & sediment control Usle calculations	The Neil group	A	11/21
Health & safety management plan	The Neil group	A	11/21

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The consent holder must pay the council an initial consent compliance monitoring charge of \$1,026 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

Advice note:

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

Pre-Commencement - Earthworks

Pre-commencement

4. Prior to the commencement of any earthworks, the consent holder must hold a pre-start meeting that:
 - is located on the subject site
 - is scheduled not less than five days before the anticipated commencement of earthworks
 - includes Auckland Council Compliance Monitoring officer[s]
 - includes representation from the contractors who will undertake the works

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

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

- Timeframes for key stages of the works authorised under this consent,
- Resource consent conditions,
- Finalised Erosion and Sediment Control Plan (ESCP),
- Chemical Treatment Management Plan (ChTMP).
- As required by condition 25, evidence of notification to the occupants of 96A Trig Road.

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

Advice note:

To arrange the pre-start meeting please contact the Council to arrange this meeting on monitoring@aucklandcouncilgovt.nz, or 09 301 01 01. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

5. Prior to the commencement of the earthworks activity, all required erosion and sediment control measures on the subject site must be constructed and carried out in accordance with the application information and Auckland Council's Guidance Document 05 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).
6. The Council must be notified at least two (2) working days prior to earthwork activities commencing on the subject site.
7. Prior to the commencement of earthworks activity on the subject site, an updated Chemical Treatment Management Plan (ChTMP) must be prepared in accordance with GD05 and submitted to the Council for certification. No earthwork activities must

commence until certification is provided by the Council that the CTMP meets the requirements of GD05, and the measures referred to in that plan for the sediment retention pond and decanting earth bund have been put in place.

The ChTMP must include as a minimum:

- a. Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's sediment retention pond and decanting earth bund;
 - b. Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
 - c. Details of optimum dosage (including assumptions);
 - d. Results of initial chemical treatment trial;
 - e. A spill contingency plan; and
 - f. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.
8. Prior to the commencement of any works on the site, the Consent Holder must submit to and have approved 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 CTMP's (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and must address the surrounding environment including pedestrian and bicycle traffic.

No construction activity shall commence until the CTMP has been approved by the Council and all construction traffic must be managed at all times in accordance with the approved CTMP.

Advice Notes:

The CTMP should contain sufficient detail to address the following matters: measures to ensure the safe and efficient movement of the travelling public (pedestrians, vehicle occupants, etc).

9. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referred to in condition 5, and prior to the commencement of earthworks activity on the subject site, a suitably qualified and experienced person must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the approved Erosion and Sediment Control Plan and GD05 guidelines to the Council. Written certification must be in the form of a report or any other form acceptable to the council.

Advice Note:

Certification of the sediment and erosion control structure(s) required by condition 10 should contain sufficient details to address the following matters:

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

Earthworks

Implementation – Earthworks

10. Chemical Treatment of the sediment retention pond and decanting earth bund during the works must be applied in accordance with the approved Chemical Treatment Management Plan (ChTMP).
11. All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of the Council.

Advice Note:

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

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

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

12. Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.
13. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved Erosion and Sediment Control Plan must

be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

14. The site must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the approved Erosion and Sediment Control Plan.

Advice Note:

In accordance with condition 15 earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:

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

15. There must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.
16. There must be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Team Leader, Compliance & Monitoring Northwest 2 is noxious, offensive or objectionable.

Advice Note:

It is recommended that potential measures as discussed with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance & Monitoring Northwest 2 on +64 9 301 0101 for more details. Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".

17. There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Team Leader, Compliance & Monitoring Northwest 2, will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

Advice Note:

In order to prevent damage occurring during the earthwork activity, the consent holder should consider placing protective plates over footpaths, kerbs, and drains. Where necessary, prior to works commencing, photographing or video recording of roads, paths and drains may be appropriate.

If you would like further details or suggestions on how to protect public assets during the earthwork phase, please contact the Team Leader, Compliance & Monitoring Northwest 2 on +64 9 301 0101

18. Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth must be permanently stabilised against erosion in accordance with Auckland Council Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region'.

Advice Note:

In accordance with condition 8 measures to stabilise against erosion may include:

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

The on-going monitoring of these measures is the responsibility of the consent holder.

It is recommended that you discuss any potential measures with the Council who will guide you on the most appropriate approach to take. Please contact the Council for more details. Alternatively, please refer to "GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region".

19. Notice shall be provided to the Team Leader, Compliance & Monitoring Northwest 2, at least two (2) working days prior to the removal of any erosion and sediment control works specifically required as a condition of resource consent or by the approved Erosion and Sediment Control Plan.

Seasonal Restrictions and Monitoring

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

Acoustic

21. The earthworks must be restricted to hours between:
- 7.30am to 7.00pm, Monday to Friday; and
 - 8am to 5.30pm, Saturday; and
 - No earthworks are permitted on Sundays or public holidays (and any following Monday on which that public holiday is observed).

Except that earthwork's machinery operating within 20m of the dwelling at 96A Trig Road must be further restricted to between:

- 9am and 4pm, Monday to Friday only.
22. Except where provided for in Condition 23, earthworks on the site must be designed and conducted to not exceed the noise standards specified in AUP (OP) Table E25.6.27.1 (e.g. 75 dB LAeq between 7.30am and 6pm, Monday to Saturday) when measured 1m from the most exposed façade of any building that is occupied during the works. Noise from construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction noise.
 23. Earthworks on the site must be designed and conducted to ensure that noise does not exceed 80 dB LAeq and 95 dB LAm_{ax} when measured at 1m from the most exposed façade of the dwelling at 96A Trig Road for a total duration not exceeding 2 weeks.
 24. The consent holder must advise in writing the occupants of 96A Trig Road at least three (3) days before the earthworks start. The written advice must set out an overview of the earthworks, the expected duration and working hours, mitigation measures, expected levels of noise and vibration, a contact phone number to call regarding concerns about the construction noise and vibration, and the name of the project manager.

Specific conditions –Water Permit WAT60395605

Duration of the consent

25. The take (dewatering) and groundwater diversion consent BUN60395603/WAT60395605 must expire after 35 years from the commencement of the consent unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Notice of Commencement of Dewatering

26. The Council must be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering.

Extent of Earthworks

27. The earthworks must be undertaken in accordance with the specifications contained in the report "Geotechnical Investigation Report – 94 Trig Road, Whenuapai", prepared by CMW Geosciences, Reference No: AKL2021-0133AB Rev.1, dated 3rd November 2021.

Excavation Limit

28. The Bulk Excavation must not extend below the levels noted in the Plan titled "Earthworks Proposed Cut Fill – 94 Trig Road Whenuapai", prepared by Neil Construction Limited, Reference No: 454-BEW-EW-201, Rev A, dated November 2021.

Performance Standards

29. All excavation, dewatering systems, retaining structures, building platforms and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid damage to buildings, structures and services on the site

or adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.

30. If the Consent Holder becomes aware of any damage to buildings, structures or services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder must:
- (a) Notify Council and the asset owner within two working days of the Consent Holder becoming aware of the Damage.
 - (b) Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur and describes actions that will be taken to avoid further Damage.
 - (c) Provide a copy of the report prepared under (b) above, to Council and the asset owner within 10 working days of notification under (a) above.

Advice Note:

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

Notice of Completion

31. Council must be advised in writing within 10 working days of when excavation and Construction Phase dewatering has been completed.

Advice Note:

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

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.
4. If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any

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

5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *No permanent or temporary obstacle (including but not limited to structures, construction equipment, cranes and trees) may penetrate the Obstacle Limitation Surface for RNZAF Base Whenuapai (as identified in Designation 4311 - Whenuapai Airfield Approach and Departure Path Protection) without the prior approval in writing of the New Zealand Defence Force. It is recommended that applicants contact the New Zealand Defence Force to discuss requirements (email: environment@nzdf.mil.nz).*
7. *Civil Aviation Authority (CAA) rules and regulations apply in relation to the height of permanent and temporary obstacles (including but not limited to structures, construction equipment, cranes and trees) within the Obstacle Limitation Surface for RNZAF Base Whenuapai. All persons carrying out work under this resource consent and any related building consent must therefore comply with all obligations arising under CAA rules and regulations, including obligations to notify the Director CAA as outlined in CAA Rules Part 77. Parties are advised to contact CAA for further information or to refer to www.caa.govt.nz/airspace/airspace-hazard.*

Delegated decision maker:

Name: Brogan McQuoid

Title: Team Leader, Resource Consents

Signed: 

Date: 12 July 2022

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:
--	--------------

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.

94 TRIG ROAD, WHENUAPAI
FOR: BULK EARTHWORKS CONSENT

NEIL CONSTRUCTION LIMITED

JOB No. 454-BEW

NOV 2021

AUTHORITY: AUCKLAND COUNCIL

DESIGN DATUMS:

HORIZONTAL: MT EDEN 2020

VERTICAL: AUCKLAND VERTICAL DATUM 1946

94 TRIG ROAD, WHENUAPAI - DRAWING INDEX (BULK EARTHWORKS)

DRAWING TITLE	DRAWING NUMBER	REV
TITLE SHEET	--	--
DRAWING INDEX	--	--
EXISTING SITE AERIAL, GIS & SITE TOPO	454-BEW-EW-100	B *
EARTHWORKS PROPOSED CONTOURS	454-BEW-EW-200	B *
EARTHWORKS PROPOSED CUT FILL	454-BEW-EW-201	A
EARTHWORKS SITE SECTIONS	454-BEW-EW-202	A
EARTHWORKS SITE SECTIONS	454-BEW-EW-203	A
EARTHWORKS EROSION & SEDIMENT CONTROL PLAN	454-BEW-EW-220	A
EARTHWORKS EROSION & SEDIMENT CONTROL NOTES & DETAILS	454-BEW-EW-221	A
EARTHWORKS EROSION & SEDIMENT CONTROL STANDARD DETAILS	454-BEW-EW-222	A
EARTHWORKS EROSION & SEDIMENT CONTROL USLE CATCHMENTS	454-BEW-EW-223	A
EARTHWORKS EROSION & SEDIMENT CONTROL USLE CALCULATION	454-BEW-EW-224	A
HEALTH AND SAFETY MANAGEMENT PLAN	454-BEW-HS-1000	B *

* = UPDATED OR NEW PLANS

S92 RESPONSE FOR BULK EARTHWORKS CONSENT - MARCH 2022



NOTES

1. AERIAL FROM AUCKLAND COUNCIL GIS CIRCA 2017.
2. FEATURE SURVEY 2021.
3. GIS CONTOUR INTERVAL 0.5m

LEGEND:

- STORMWATER: Green line
- WASTEWATER: Red line
- WATER SUPPLY: Blue line
- TELCO: Yellow line
- POWER: Pink line
- SURVEYED AND AC GIS OVERLAND FLOW PATHS: Blue dashed line
- 3ha TO 100ha CATCHMENT: Blue dotted line
- 2000m2 TO 3ha CATCHMENT: Blue dashed line
- BULK EARTHWORKS EXTENT: Red dashed line

BULK EARTHWORKS

Rev	Description	By	Date
B	OVERLAND FLOW PATHS ADDED	CK	03/22
A	ISSUED FOR BULK EARTHWORKS	CK	11/21

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

NEIL CONSTRUCTION LIMITED
 LAND DEVELOPERS

THE NEIL GROUP LIMITED
 LEVEL 3, BUILDING B
 8 NUGENT STREET
 GRAFTON

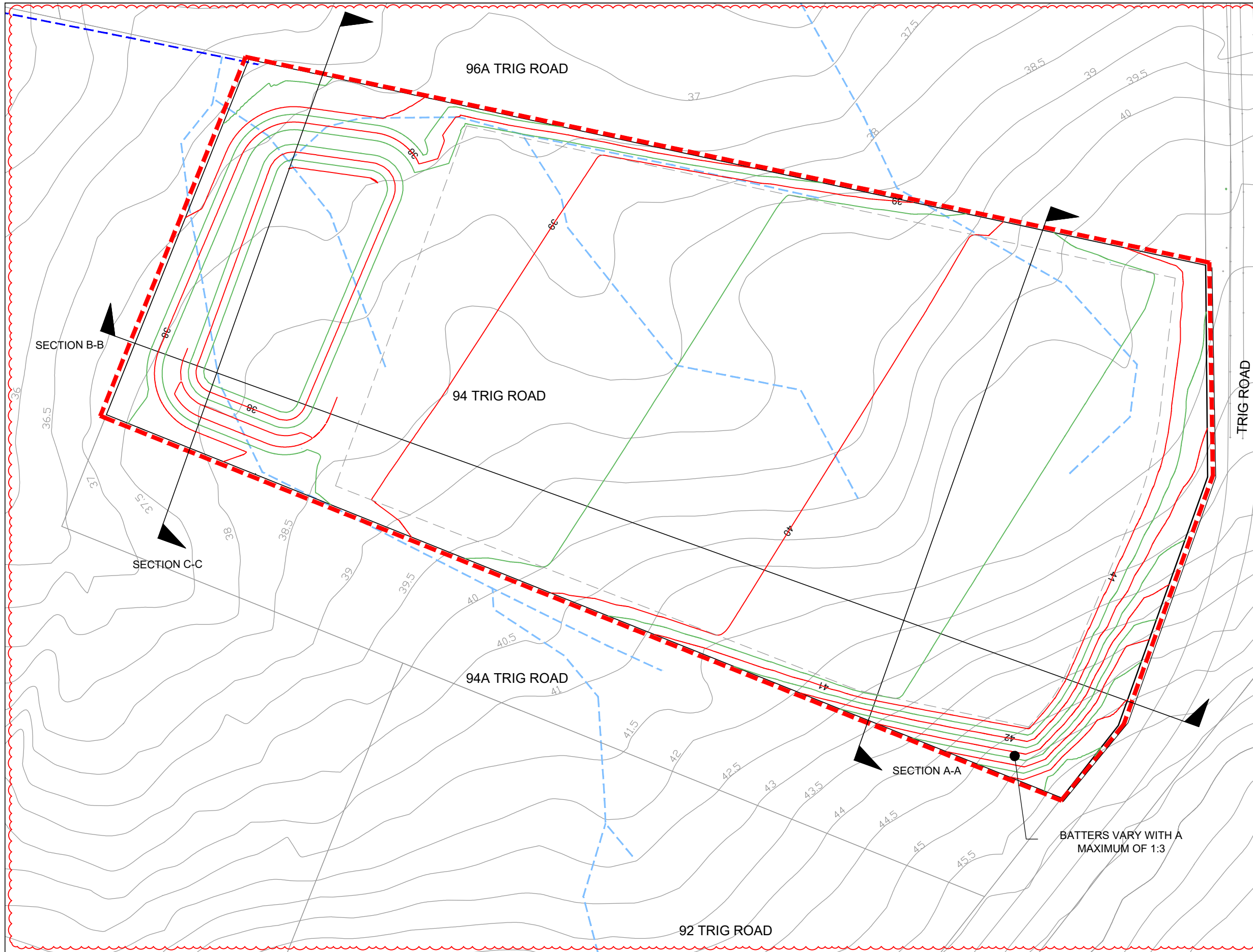
PO BOX 8751, SYMONDS STREET
 AUCKLAND, NEW ZEALAND

TELEPHONE: +64 9 918 6565
 FACSIMILE: +64 9 918 6567
 WEB: www.neilgroup.co.nz

Job Title
94 TRIG ROAD
WHENUAPAI

Drawing Title
EXISTING SITE
AERIAL, GIS, AND TOPO SURVEY

By	Date	Scale	Job No.	Rev
Surveyed: CP/MS		1:2000@A3	Drawing No. 454-BEW-EW-100	B
Designed: GG				
Drawn: GG	11/21			
Approved: CK				
CAD FILE				



EARTHWORKS			
AREA (ha)	CUT (m3)	FILL (m3)	BALANCE (m3)
3.29	12,000	12,000	0

- NOTES:**
1. ABOVE VOLUMES ARE RAW SURFACE TO SURFACE AND DO NOT REPRESENT TOPSOIL, UNSUITABLE, SHRINKAGE OR CIVIL SPOIL ADJUSTED VOLUMES.
 2. THERE ARE NO FUNDAMENTAL CHANGES TO THE OLFP WITHIN THE SITE. PLEASE REFER TO THE NEIL CONSTRUCTION LTD BULK EARTHWORKS CONSENT REPORT REV 1 PARAGRAPH 5.1.
 3. SEE BULK EARTHWORKS CONSENT REPORT (THE NEIL GROUP - JAN 2022), FOR OVERLAND FLOW PATH PHOTOS, TOPOGRAPHIC SURVEY AND GROUND PROVING COMMENTARY.

LEGEND

	PROPOSED CONTOUR MINOR (0.5m)
	PROPOSED CONTOUR MAJOR (0.5m)
	EXISTING CONTOURS GIS (0.5m)
	PROPOSED CUT CONTOUR (0.5m)
	PROPOSED FILL CONTOUR (0.5m)
	PROPOSED ZERO CONTOUR
	EXTENT OF PROPOSED EARTHWORKS
	BATTER
	GIS OVERLAND FLOW PATHS (3ha TO 100ha)
	GIS OVERLAND FLOW PATHS (2000m2 TO 3ha)

BULK EARTHWORKS

Rev	Description	By	Date
B	OVERLAND FLOW PATHS ADDED	CK	03/22
A	ISSUED FOR BULK EARTHWORKS	CK	11/21

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

NEIL CONSTRUCTION LIMITED
 LAND DEVELOPERS

THE NEIL GROUP LIMITED
 LEVEL 3, BUILDING B
 8 NUGENT STREET
 GRAFTON

PO BOX 8751, SYMONDS STREET
 AUCKLAND, NEW ZEALAND

TELEPHONE: +64 9 918 6565
 FACSIMILE: +64 9 918 6567
 WEB: www.neilgroup.co.nz

Job Title

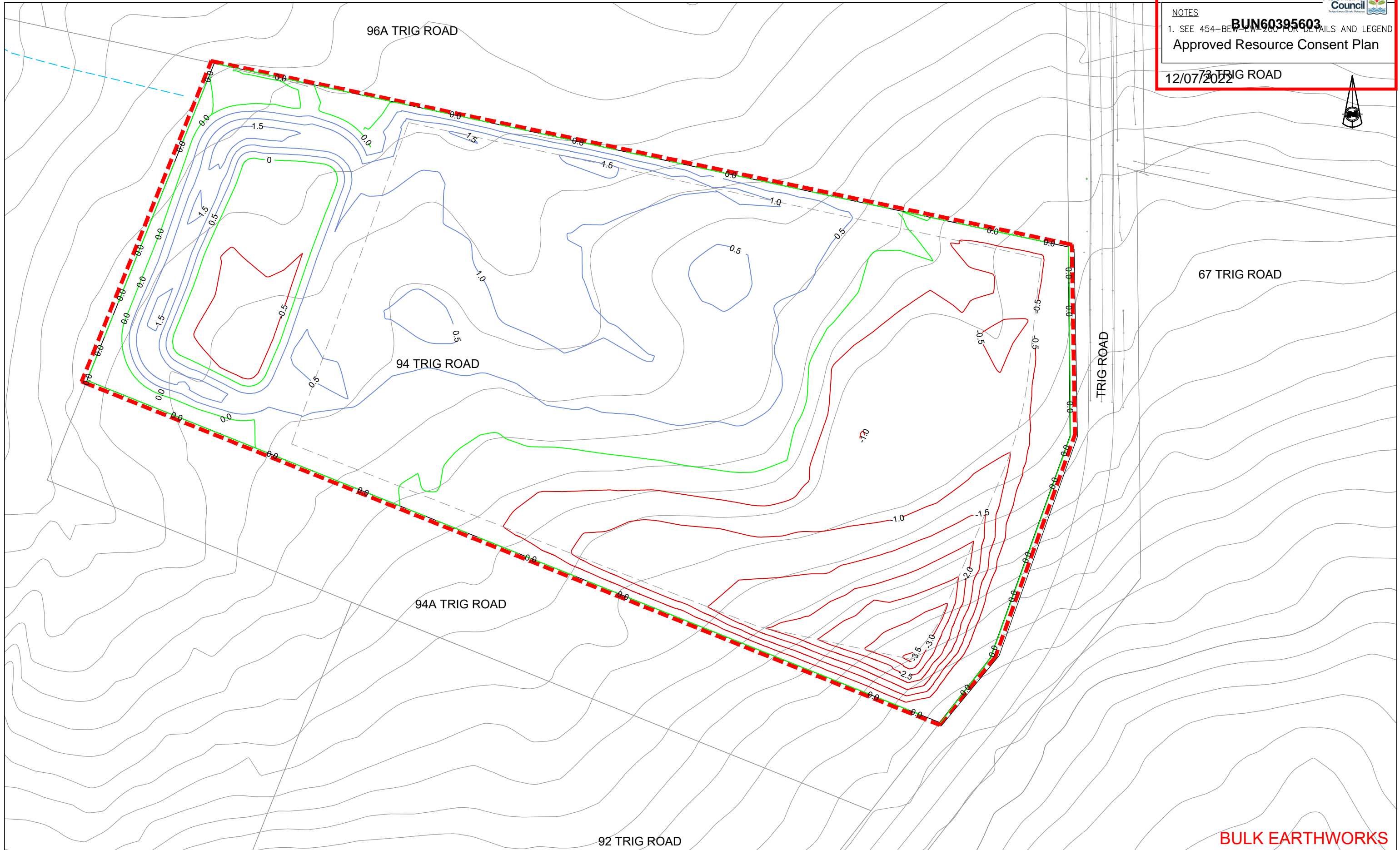
**94 TRIG ROAD
 WHENUAPAI**

Drawing Title

**EARTHWORKS
 FINAL CONTOURS
 LAYOUT PLAN**

By	Date	Scale	Job No.	Rev
Surveyed: CP/MS		1:1000@A3	Drawing No. 454-BEW-EW-200	B
Designed: GG				
Drawn: GG	11/21			
Approved: CK				
CAD FILE				

NOTES
BUN60395603
 1. SEE 454-BEW-EW-200 FOR DETAILS AND LEGEND
Approved Resource Consent Plan
 12/07/2022



BULK EARTHWORKS

Rev	Description	By	Date
A	ISSUED FOR BULK EARTHWORKS	CK	11/21

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP
NEIL CONSTRUCTION LIMITED
 LAND DEVELOPERS

THE NEIL GROUP LIMITED
 LEVEL 3, BUILDING B
 8 NUGENT STREET
 GRAFTON

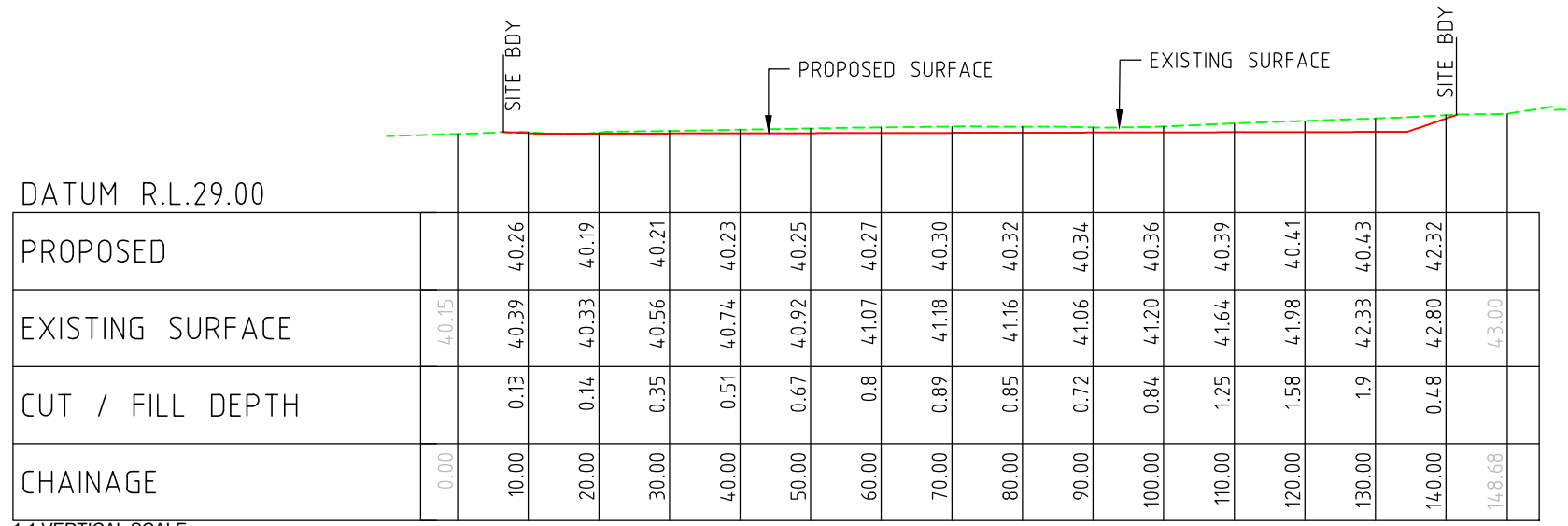
PO BOX 8751, SYMONDS STREET
 AUCKLAND, NEW ZEALAND

TELEPHONE: +64 9 918 6565
 FACSIMILE: +64 9 918 6567
 WEB: www.neilgroup.co.nz

Job Title
**94 TRIG ROAD
 WHENUAPAI**

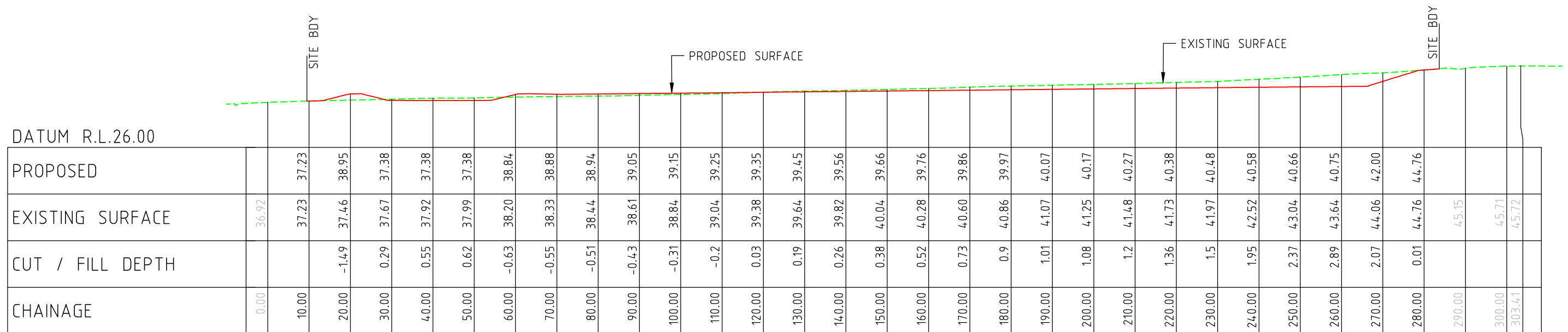
Drawing Title
**EARTHWORKS
 PROPOSED CUT FILL**

By	Date	Scale	Job No.	Rev
Surveyed: CP/MS		1:1000@A3	Drawing No.	
Designed: GG			454-BEW-EW-201	A
Drawn: GG	11/21			
Approved: CK				
CAD FILE				



SECTION A-A

1:1 VERTICAL SCALE



SECTION B-B

1:1 VERTICAL SCALE

BULK EARTHWORKS

Rev	Description	By	Date
A	ISSUED FOR BULK EARTHWORKS	CK	11/21

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

THE NEIL GROUP LIMITED
LEVEL 3 BUILDING B
8 NUGENT STREET
GRAFTON

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND

TELEPHONE: +64 9 918 6565
FACSIMILE: +64 9 918 6567
WEB: www.neilgroup.co.nz

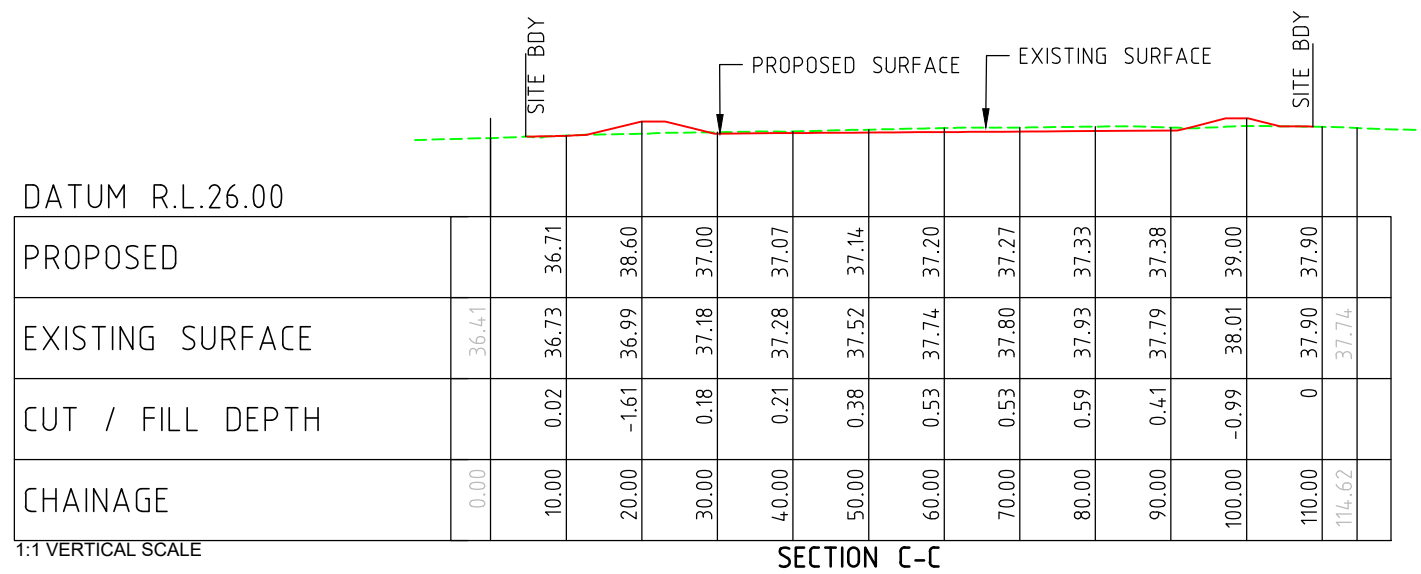
Job Title

**94 TRIG ROAD
WHENUAPAI**

Drawing Title

**EARTHWORKS
SITE SECTIONS**

By	Date	Scale	Job No.	Rev
Surveyed: CP/MS		1:1000@A3	454-BEW-EW-202	A
Designed: GG				
Drawn: GG	11/21			
Approved: CK				
CAD FILE				



BULK EARTHWORKS

Rev	Description	By	Date
A	ISSUED FOR BULK EARTHWORKS	CK	11/21

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

THE NEIL GROUP LIMITED
LEVEL 3 BUILDING B
8 NUGENT STREET
GRAFTON

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND

TELEPHONE: +64 9 918 6565
FACSIMILE: +64 9 918 6567
WEB: www.neilgroup.co.nz

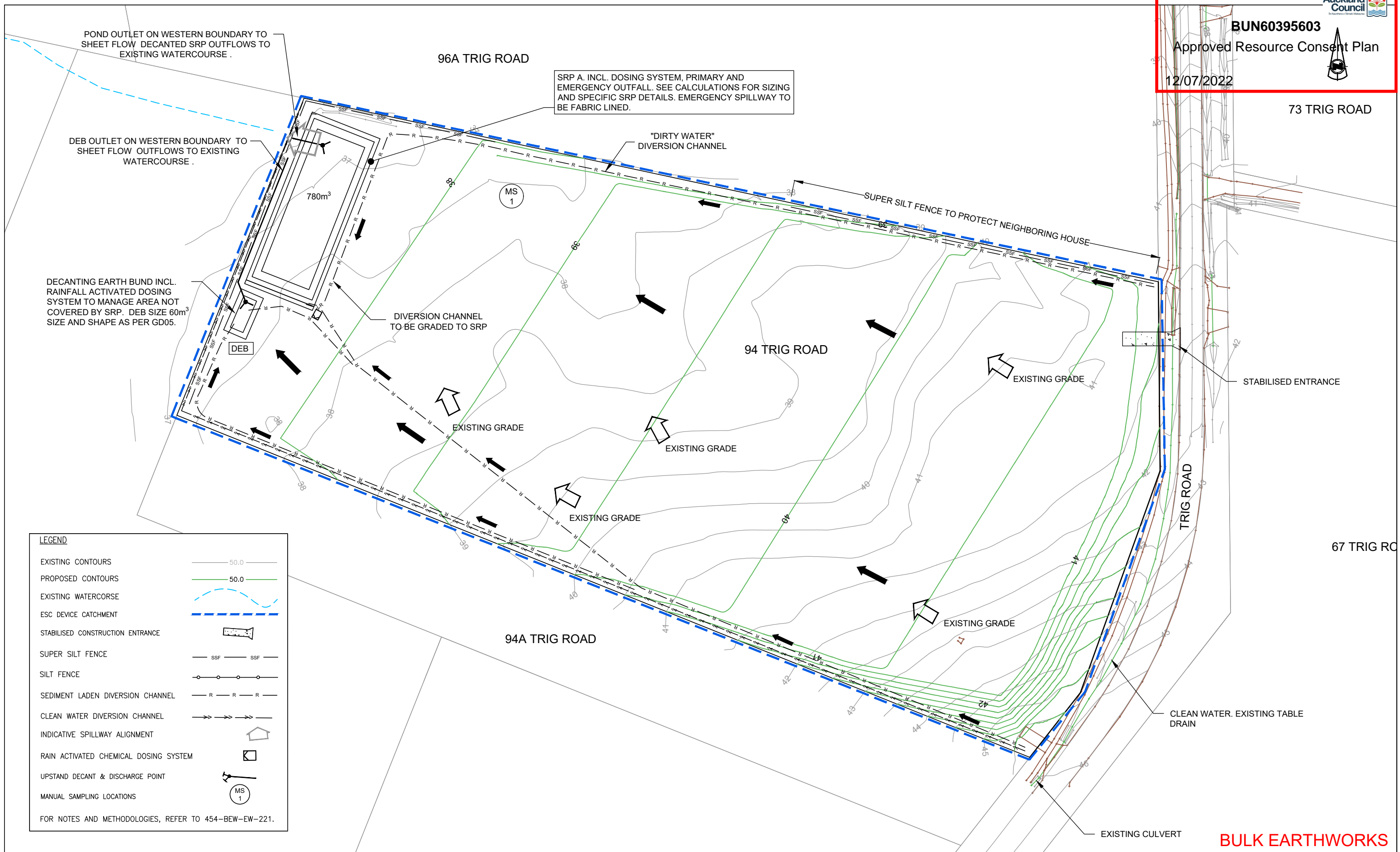
Job Title

**94 TRIG ROAD
WHENUAPAI**

Drawing Title

**EARTHWORKS
SITE SECTIONS**

By	Date	Scale	Job No.	Rev
CP/MS		1:1000@A3	Drawing No.	
GG	11/21		454-BEW-EW-203	A
CK				
CAD FILE				



LEGEND

- EXISTING CONTOURS — 50.0 —
- PROPOSED CONTOURS — 50.0 —
- EXISTING WATERCOURSE - - - - -
- ESC DEVICE CATCHMENT - - - - -
- STABILISED CONSTRUCTION ENTRANCE [Symbol]
- SUPER SILT FENCE — SSF — SSF —
- SILT FENCE — o — o — o —
- SEDIMENT LADEN DIVERSION CHANNEL — R — R — R —
- CLEAN WATER DIVERSION CHANNEL — >>> — >>> —
- INDICATIVE SPILLWAY ALIGNMENT [Symbol]
- RAIN ACTIVATED CHEMICAL DOSING SYSTEM [Symbol]
- UPSTAND DECANT & DISCHARGE POINT [Symbol]
- MANUAL SAMPLING LOCATIONS (MS 1) [Symbol]

FOR NOTES AND METHODOLOGIES, REFER TO 454-BEW-EW-221.

BULK EARTHWORKS

Rev	Description	By	Date
A	ISSUED FOR BULK EARTHWORKS	CK	11/21

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP

NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

THE NEIL GROUP LIMITED
LEVEL 3, BUILDING B
8 NUGENT STREET
GRAFTON

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND

TELEPHONE: +64 9 918 6565
FACSIMILE: +64 9 918 6567
WEB: www.neilgroup.co.nz

Job Title

**94 TRIG ROAD
WHENUAPAI**

Drawing Title

**EARTHWORKS
EROSION & SEDIMENT CONTROL
PLAN**

By	Date	Scale	Job No.	Rev
Surveyed: CP/MS		1:1000@A3	Drawing No. 454-BEW-EW-220	A
Designed: GG				
Drawn: GG	11/21			
Approved: CK				
CAD FILE				

GENERAL NOTES:

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE AUCKLAND COUNCIL GUIDELINE DOCUMENT 2016/05 (GD05), INCLUDING ALL SUBSEQUENT AMENDMENTS.

ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE OPERATIONAL PRIOR TO ANY OTHER WORKS COMMENCING ON SITE.

ANY MODIFICATIONS TO THE CONSENTED EROSION AND SEDIMENT CONTROL DRAWING MUST BE APPROVED BY THE ENGINEER AND AUCKLAND COUNCIL PRIOR TO CONSTRUCTION.

A COPY OF THE EROSION MANAGEMENT PLAN SHALL BE AVAILABLE ON THE SITE DURING WORK HOURS AND ALL PERSONNEL INVOLVED IN EARTHWORK ACTIVITIES ON THE SITE (INCLUDING OF SUBCONTRACTORS) SHALL BE FAMILIAR WITH THE CONSENT AND PLAN REQUIREMENTS AS THEY RELATE TO EROSION AND SEDIMENT CONTROL.

SEDIMENT POND NOTES:

FINAL LOCATION OF PONDS TO BE DETERMINED ON SITE BY THE ENGINEER IN CONJUNCTION WITH AUCKLAND COUNCIL.

VOLUMES SHOWN FOR SEDIMENT PONDS ARE MINIMUM REQUIREMENTS. ALL PONDS ARE TO BE CONSTRUCTED TO DIMENSIONS STATED, SPECIFIC TO EACH POND.

PONDS ARE TO BE CONSTRUCTED BASED ON THE FOLLOWING CRITERIA AND THE RELEVANT DRAWINGS AND CALCULATIONS:

- THE POND LENGTH TO WIDTH RATIO IS 1:3 TO 1:5
- BASE OF POND IS TO BE LEVEL
- DIVERSION DRAINS SHOULD DISCHARGE IN TO THE LEVEL SPREADER OPPOSITE THE OUTLET
- WORKING VOLUME IS MEASURED FROM THE BASE OF THE POND TO THE TOP OF THE PRIMARY OUTLET RISER x THE CROSS SECTIONAL AREA
- ALL BATTERS SHOULD BE TOPSOILED AND GRASSED OR HYDROSEEDED.

THE DEWATERING DEVICE LOWEST LEVEL IS TO BE AT LEAST 400mm ABOVE POND BASE AND TO CALCULATIONS.

ALL SEDIMENT RETENTION PONDS ARE TO BE CLEANED OUT BEFORE THE BASE SEDIMENT REACHES 20% OF POND VOLUME.

CONTOUR DRAIN NOTES:

CONTOUR DRAINS SHOULD BE USED TO CONTROL RUNOFF ON CONSTRUCTION AREAS AND ARE GENERALLY OF A TEMPORARY NATURE. THEY ARE COMMONLY USED ON LONG NARROW SLOPING AREAS.

CONTOUR DRAINS TO BE FORMED AT INTERVALS INDICATED BELOW AT THE COMPLETION OF EACH DAYS WORK.

GRADES SHOULD BE NO GREATER THAN 2% AND DRAINS KEPT AS SHORT AS PRACTICABLE. AS WITH DIVERSION DRAINS THESE MUST BE CHECKED AFTER RAINFALL AND DURING PROLONGED PERIODS OF HEAVY RAINFALL. THESE DRAINS MUST BE MAINTAINED TO ENSURE THEIR EFFECTIVENESS

SLOPE OF SITE (%)	SPACING OF CONTOUR DRAINS (m)
LESS THAN 5	50
5-10	40
10-15	30
15-30	20

SEDIMENT CONTROL AND MONITORING NOTES:

SEDIMENT CONTROL MEASURES MUST BE MAINTAINED TO ENSURE EFFECTIVE OPERATION.

THE CONTRACTOR MUST INSPECT ALL CONTROL MEASURES ON A DAILY BASIS AND AFTER ALL STORM EVENTS.

CONTRACTOR INSPECTIONS ARE TO BE CARRIED OUT BY AN APPROPRIATELY QUALIFIED AND EXPERIENCED ENGINEER TO CERTIFY THAT THE EROSION AND SEDIMENT CONTROLS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.

A CERTIFICATE AND ASBUILT INDICATING THAT ALL THE APPROPRIATE SEDIMENT CONTROL MEASURES ARE INSTALLED WILL BE SUBMITTED TO THE ARC WITHIN 7 DAYS FOLLOWING THE CONSTRUCTION OF THE CONTROLS.

DIVERSION DRAIN NOTES:

AS FAR AS PRACTICAL ALL CLEAN WATER IS TO BE DIVERTED AWAY FROM THE AREA OF WORKS. CLEAN WATER DIVERSION DRAINS ARE TO BE STABILISED PRIOR TO DIVERTING THE WATER. MINIMUM DRAIN SIZES BEING 0.5m BASE WIDTH x 0.3m DEEP (INCLUDING 0.3m FREE BOARD) SIDE SLOPE BATTERS 1v to 3h.

DECANTING EARTH BUND NOTES:

DECANTING EARTH BUNDS TO SERVICE A MAXIMUM CATCHMENT OF 0.3ha AND CONSIST OF A MINIMUM SRP T-BAR DECANT SYSTEM WITH RECOMMENDED DECANT RATE OF 0.3L/S/1000m³. DECANT SIZE TO BE 1% CONTRIBUTING AREA FOR UP TO 18% SLOPES AND 2% FOR OVER 18% SLOPES. BUND TO BE MINIMUM 2m WIDE AT BASE WITH 3:1 TO 5:1 LENGTH TO WIDTH RATIO. PRIMARY SPILLWAY TO BE 150mm UPSTAIR WITH EMERGENCY SPILLWAY SIZED LARGER OF 1% AEP OR 1.5m

STOCKPILE NOTES:

TOPSOIL & CLAY STOCKPILES ARE TO COMPRISE OF EITHER DECANTING EARTH BUNDS OR SILT FENCE LOCATED AT THE TOE OF THE STOCKPILE.

GD005 SEDIMENT RETENTION POND SIZING

PROJECT DATA

PROJECT NO.: 454 DATE: Nov-20 BY: GG

SITE DESCRIPTION: 94 TRIG ROAD, WHENUAPAI

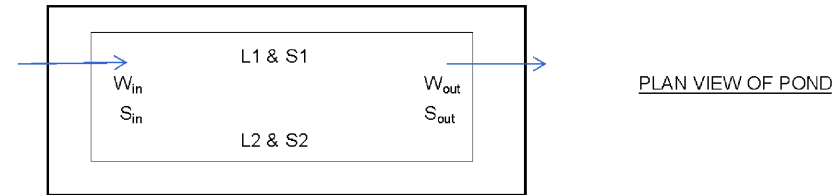
SEDIMENT RETENTION POND SIZING

Labels for pond base dimensions

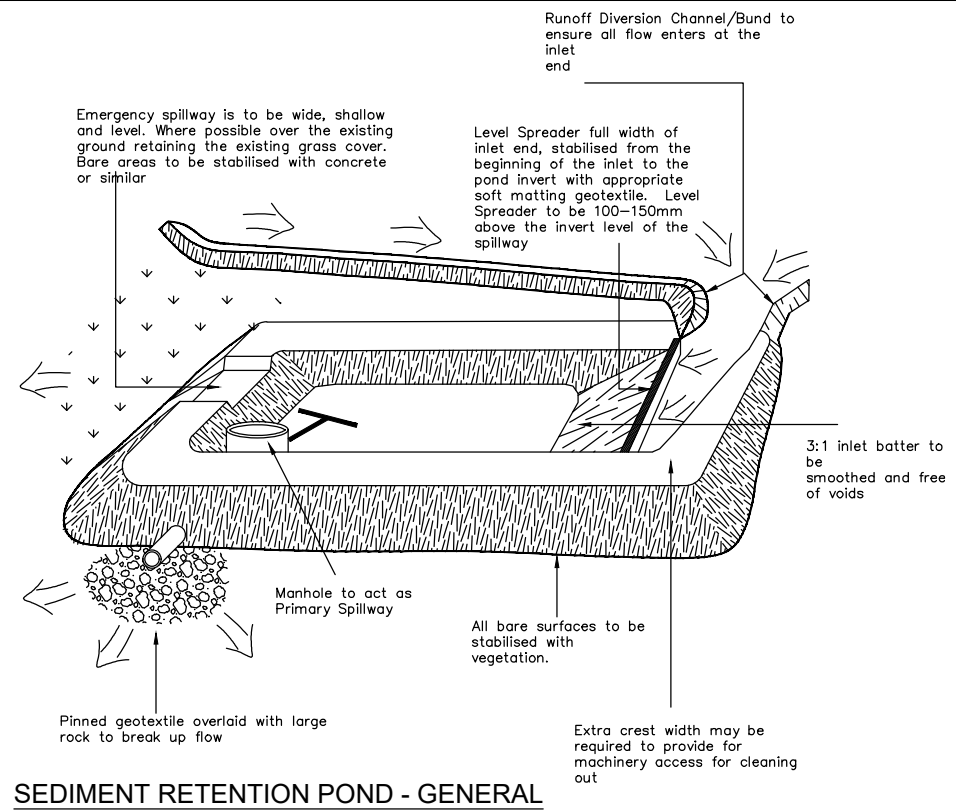
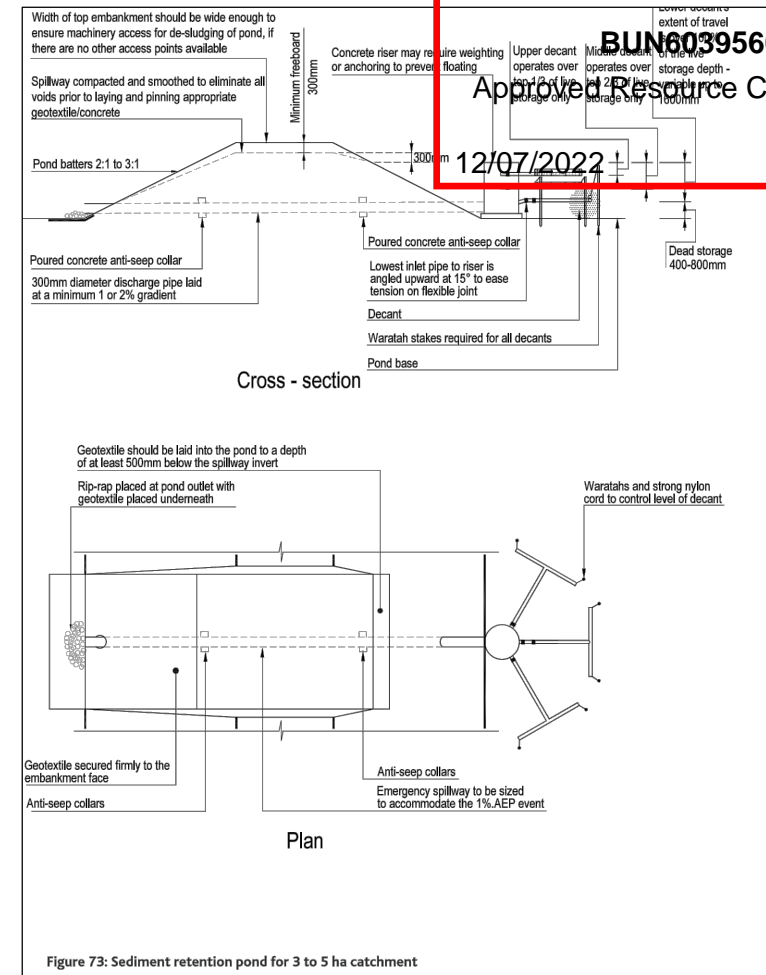
W = Width

L = Length

S = Slope



	Units	Pond Number				Notes
		A				
Contributing Catchment	ha	2.60				
Min Volume Design Criteria	%	3%				2% if catchment slope is <18% and <200m in length
Min Storage Volume	m ³	780				3% if catchment slope is >18% or >200m in length
Slope Angle	%					slope immediately (within 20 m) above the SRP
Target Pond L:W ratio	xL:1w	3:1				ideal is between 3:1 and 5:1
Trial Length (L1 = L2)	m	44.5				Base Length
Internal batter slope (S1)	xH:1V	2:1				2:1 is normal side batter slope
Internal batter slope (S2)	xH:1V	2:1				2:1 is normal side batter slope
Width (W _{in} = W _{out})	m	14.8				Base Width
Batter slope in (S _{in})	xH:1V	3:1				3:1 is normal entry batter slope
Batter slope out (S _{out})	xH:1V	2:1				2:1 is normal exit batter slope
Base Area = L1 x W _{in}	m ²	658.6				
Trial Pond Depth (D)	m	1.0				maximum pond depth of 2m
(Permanent Depth / Sed. Storage)	m	0.4				30% of total storage, 0.4-0.8m in depth, 0.5m typical
(Working volume depth)	m	0.6				70% of total storage, 1.5m maximum preferable.
Top Length	m	49.5				Total Storage Water Level Length (Not Pond Top)
Top Width	m	18.8				Total Storage Water Level Width (Not Pond Top)
Top Area	m ²	931				Total Storage Water Area
Top Embankment Length	m	52.5				Top of Pond - Inside face (600mm above Max WL)
Top Embankment Width	m	21.2				Top of Pond - Inside face (600mm above Max WL)
Volume of Pond at Depth D	m ³	795				Total Pond Storage Vol
Is Actual Vol larger than min Vol?		Yes				
Decanting System		Twin				
Outlet Pipe Diameter	mm	150				
Overflow Riser						
Diameter	mm	150				
Freeboard	m	0.3				
Overflow embankment						
Freeboard	m	0.3				
Length	m	14.8				
Approximate Pond Levels:						
Top of Embankment Level	RL	37.4				
Level Spreader Weir Level	RL	37.2				200mm below top of embankment
Emergency Spillway Level	RL	37.1				300mm below top of embankment
Overflow Riser Level	RL	36.8				300mm below spillway, 600mm below embankment.
Maximum Operating Water Level	RL	36.8				
Minimum Operating Water Level	RL	36.2				Working Vol Depth below Maximum Water Level
Pond Base Level	RL	35.8				
20% Sediment Clean Out Level	RL	36.0				20% of total storage / pond depth
Chemical dosing		Yes				Typically poly aluminium chloride (PAC)



Rev	Description	By	Date
A	ISSUED FOR BULK EARTHWORKS	CK	11/21

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP
NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

THE NEIL GROUP LIMITED
LEVEL 3, BUILDING B
8 NUGENT STREET
GRAFTON

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND

TELEPHONE: +64 9 918 6565
FACSIMILE: +64 9 918 6567
WEB: www.neilgroup.co.nz

Job Title

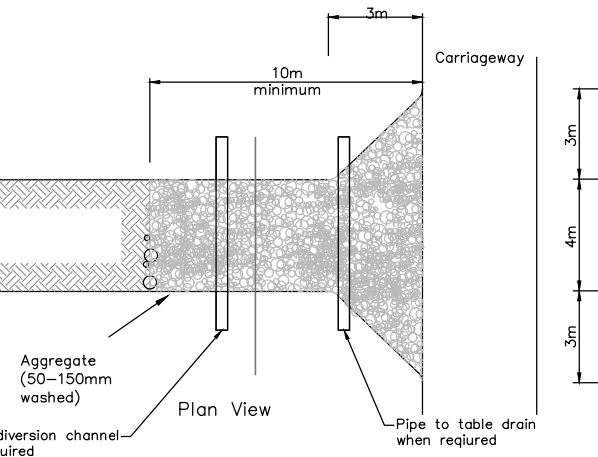
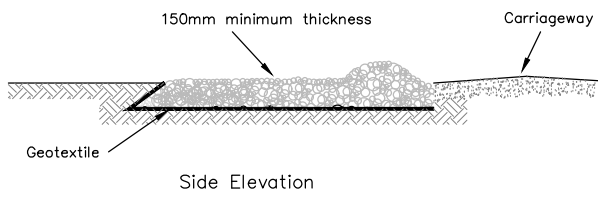
**94 TRIG ROAD
WHENUAPAI**

Drawing Title

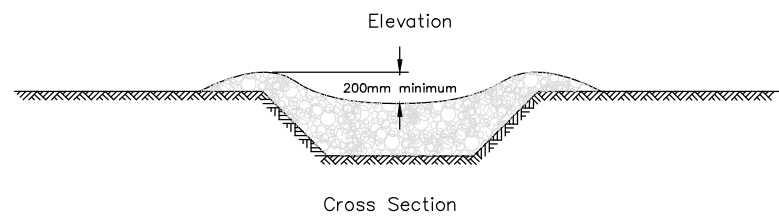
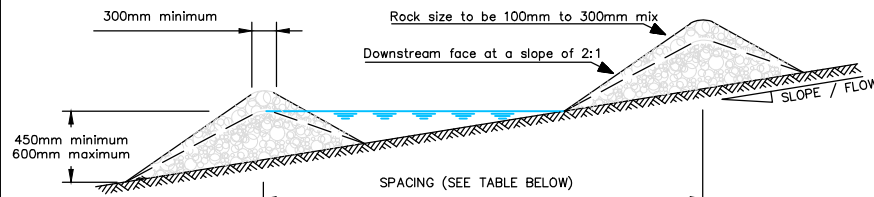
**EARTHWORKS
EROSION & SEDIMENT CONTROL
NOTES & DETAILS**

By	Date	Scale	Job No.	Rev
Surveved: CP/MS			Drawing No.	
Designed: GG			454-BEW-EW-221	A
Drawn: GG	11/21			
Approved: CK				
CAD FILE				

12/07/2022



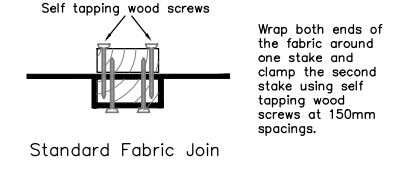
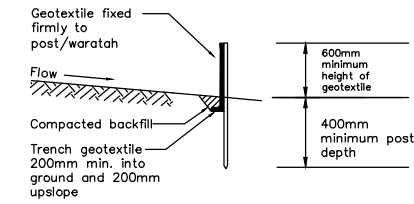
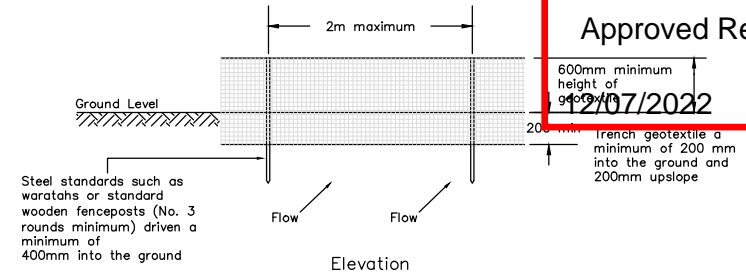
STABILIZED ENTRANCE (Fig. 35 GD05)



Standard Rock Check Dam Design

Slope	Spacing (m) Between Dams (450mm centre height)	Spacing (m) Between Dams (600mm centre height)
2% or less	24	30
2% to 4%	12	15
4% to 7%	8	11
7% to 10%	5	6
over 10%	Use Stabilised Channel	Use Stabilised Channel

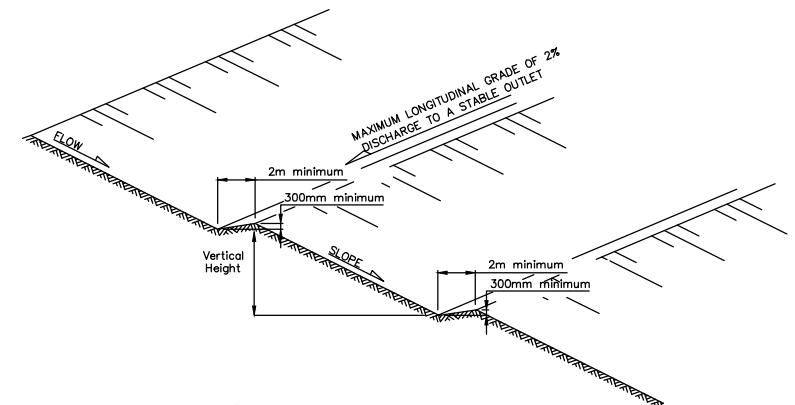
ROCK CHECK DAM (FIG.27 GD05)



Cross Section

Perspective View

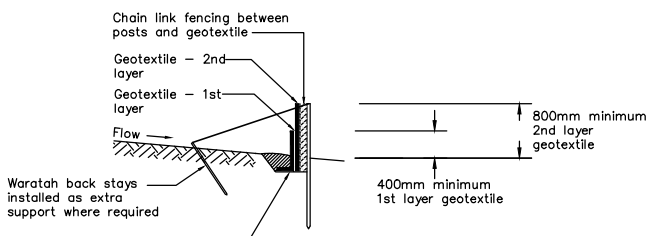
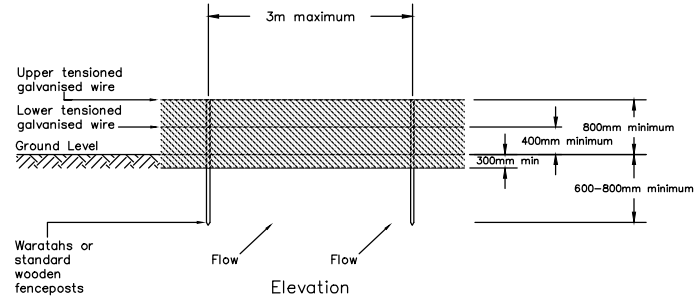
SILT FENCE (Fig. 82-83 GD05)



Reverse benches should be installed on the following slopes whenever the vertical height exceeds:

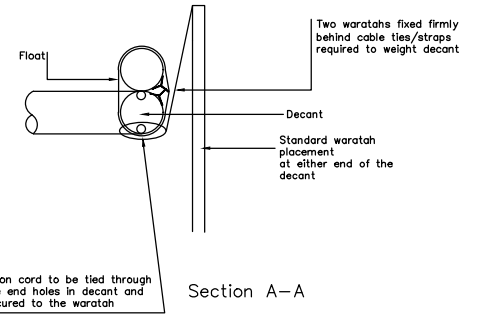
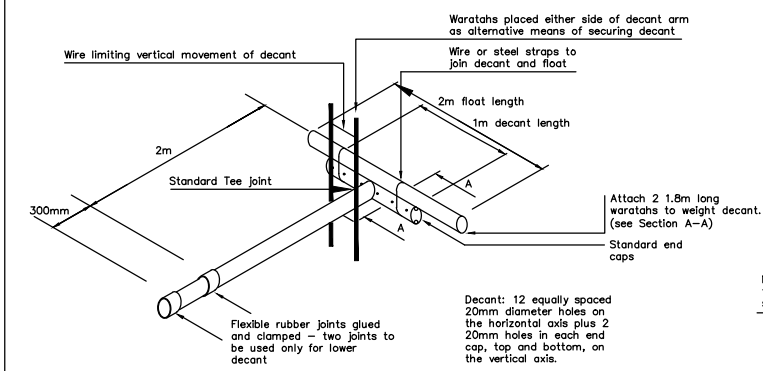
Slope Angle (%)	Vertical Height (m) Between Benches
50	10
33	15
25	20

BENCH DETAIL

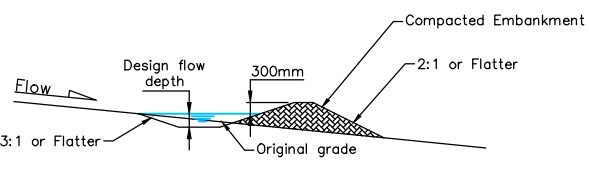


Cross Section

SUPER SILT FENCE (Fig. 88 GD05)

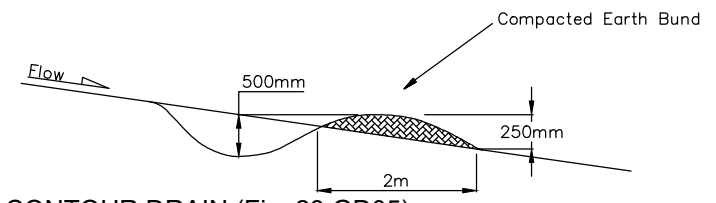


DECANT DETAIL (SRP & DEB)



"DIRTY WATER" DIVERSION (Fig.18 GD05)

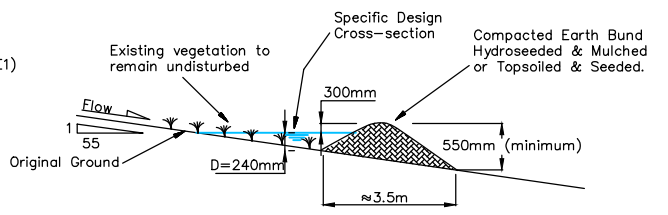
Cross Section
Refer to calculations for specific design dimensions



CONTOUR DRAIN (Fig. 23 GD05)

Cross Section
Refer to GD05 for additional details

Catchment Area = 2.21ha (grassed)
Manning's = 0.025 (table 3 - NZBC E1)
Runoff coefficient C = 0.3 (table 1 - NZBC E1)
Catchment slope = 4.90%
Longitudinal grade = 0.30%
Runoff water depth, D = 0.240m
Earth bund height = 0.55m



CLEAN WATER DIVERSION CHANNEL (Fig 16. GD05)

Cross Section

BULK EARTHWORKS

Rev	Description	By	Date
A	ISSUED FOR BULK EARTHWORKS	CK	11/21

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF
NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

THE NEIL GROUP

THE NEIL GROUP LIMITED
LEVEL 3, BUILDING B
8 NUGENT STREET
GRAFTON

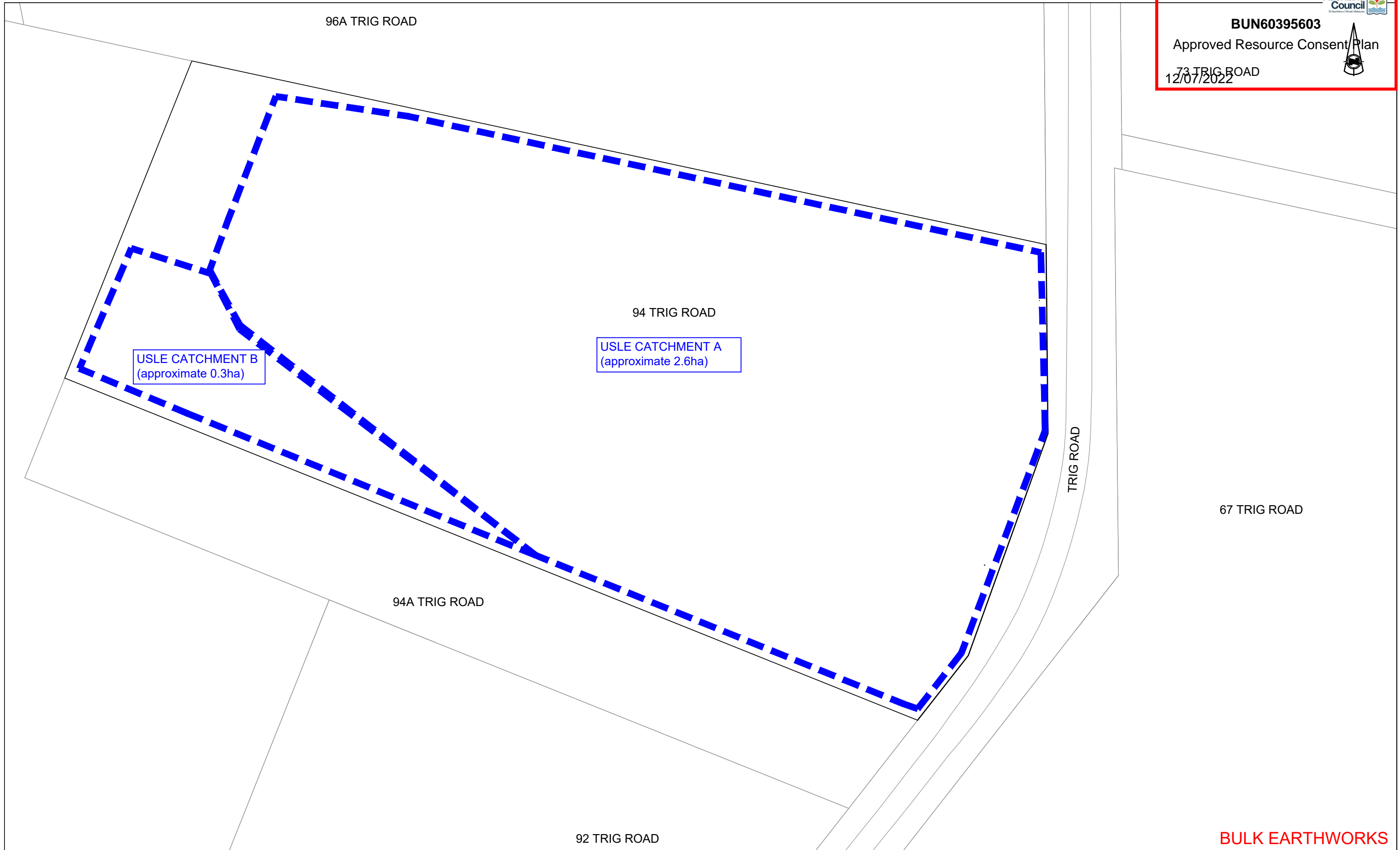
PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND

TELEPHONE: +64 9 918 6565
FACSIMILE: +64 9 918 6567
WEB: www.neilgroup.co.nz

Job Title
**94 TRIG ROAD
WHENUAPAI**

Drawing Title
**EARTHWORKS
EROSION & SEDIMENT CONTROL
STANDARD DETAILS**

By	Date	Scale	Job No.	Rev
Surveyed: CP/MS			Drawing No.	
Designed: GG			454-BEW-EW-222	A
Drawn: GG	11/21			
Approved: CK				
CAD FILE				



BULK EARTHWORKS

Rev	Description	By	Date
A	ISSUED FOR BULK EARTHWORKS	CK	11/21

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

THE NEIL GROUP
 NEIL CONSTRUCTION LIMITED
 LAND DEVELOPERS

THE NEIL GROUP LIMITED
 LEVEL 3, BUILDING B
 8 NUGENT STREET
 GRAFTON

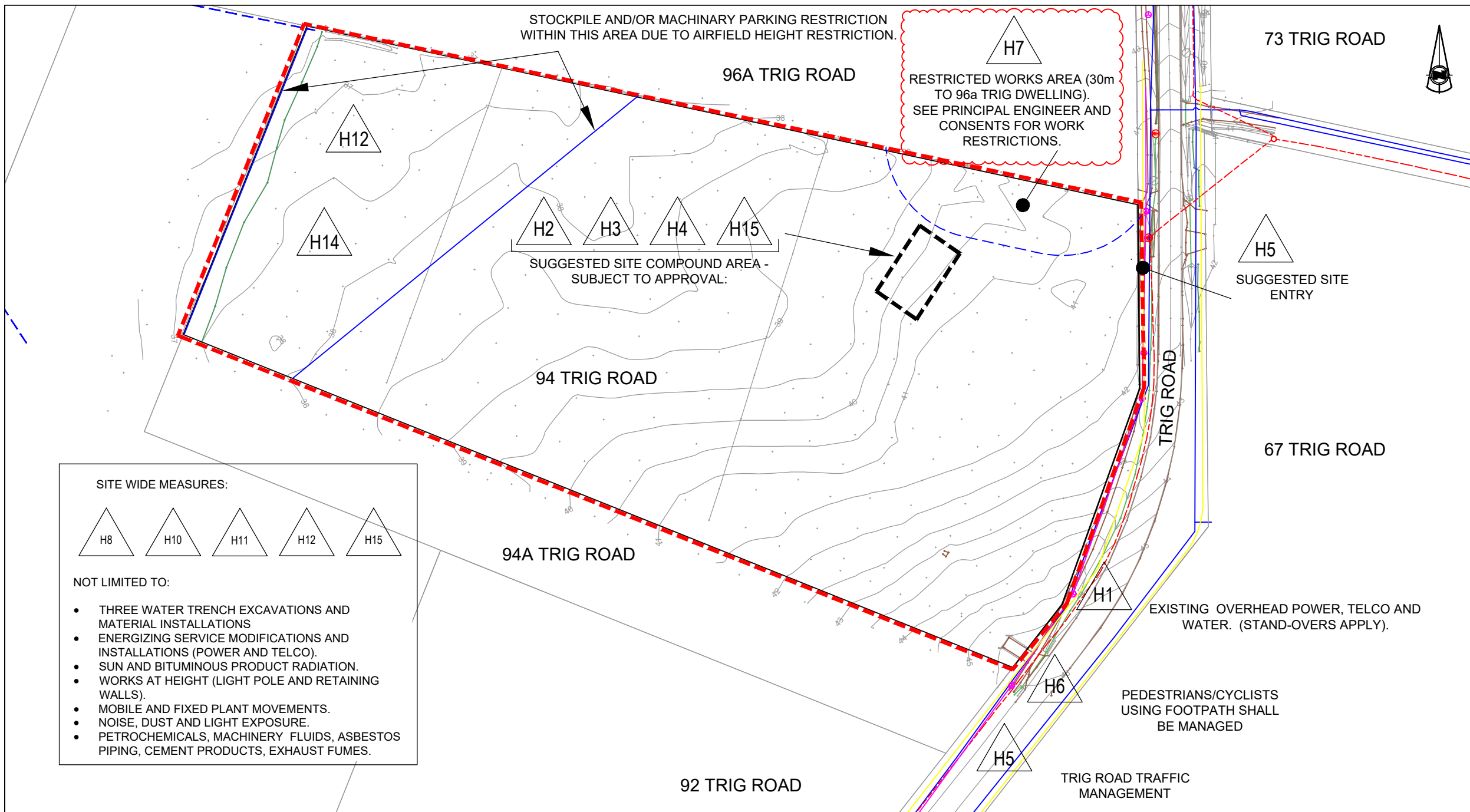
PO BOX 8751, SYMONDS STREET
 AUCKLAND, NEW ZEALAND

TELEPHONE: +64 9 918 6565
 FACSIMILE: +64 9 918 6567
 WEB: www.neilgroup.co.nz

Job Title	94 TRIG ROAD WHENUAPAI
-----------	-----------------------------------

Drawing Title	EARTHWORKS EROSION & SEDIMENT CONTROL USLE CATCHMENTS
---------------	--

By	Date	Scale	Job No.	Drawing No.	Rev
Surveyed: CP/MS		1:1000@A3	454-BEW-EW-223	A	
Designed: GG					
Drawn: GG	11/21				
Approved: CK					
CAD FILE					



SITE WIDE MEASURES:

H8 H10 H11 H12 H15

NOT LIMITED TO:

- THREE WATER TRENCH EXCAVATIONS AND MATERIAL INSTALLATIONS
- ENERGIZING SERVICE MODIFICATIONS AND INSTALLATIONS (POWER AND TELCO).
- SUN AND BITUMINOUS PRODUCT RADIATION.
- WORKS AT HEIGHT (LIGHT POLE AND RETAINING WALLS).
- MOBILE AND FIXED PLANT MOVEMENTS.
- NOISE, DUST AND LIGHT EXPOSURE.
- PETROCHEMICALS, MACHINERY FLUIDS, ASBESTOS PIPING, CEMENT PRODUCTS, EXHAUST FUMES.

HEALTH AND SAFETY PROTECTION	
<p>H1 EXISTING UNDERGROUND SERVICES</p> <p>SHOWN ON PLAN ✓</p> <p>12/07/2022</p> <p>CONTRACTOR TO NOTIFY ALL AUTHORITIES TO LOCATE EXISTING SERVICES.</p>	<p>H2 SITE INDUCTIONS EMPLOYEES VISITORS</p> <p>SHOWN ON PLAN ✓</p> <p>CONTRACTOR TO PROVIDE COMPLYING INDUCTIONS.</p>
<p>H3 EMERGENCY PROCEDURES</p> <p>SHOWN ON PLAN ✓</p> <p>CONTRACTOR TO RETAIN COMPLYING EMERGENCY PROCEDURES ONSITE.</p>	<p>H4 ACCIDENT REPORTING</p> <p>SHOWN ON PLAN ✓</p> <p>CONTRACTOR TO PROVIDE AND RETAIN ONSITE ACCIDENT REPORTING PROCEDURES AND RECORDS</p>
<p>H5 TRAFFIC MANAGEMENT</p> <p>SHOWN ON PLAN ✓</p> <p>CONTRACTOR TO OBTAIN, PROVIDE AND MAINTAIN TRAFFIC MANAGEMENT AS PER CONSENTS AND BEST PRACTICES</p>	<p>H6 PUBLIC INTERFACE</p> <p>SHOWN ON PLAN ✓</p> <p>CONTRACTOR TO MANAGE PUBLIC INTERFACE AND ENSURE NO UNAUTHORISED PUBLIC ACCESS TO SITE.</p>
<p>H7 RESTRICTED AREAS</p> <p>SHOWN ON PLAN ✓</p> <p>NO ACCESS WITHOUT PRIOR APPROVAL</p>	<p>H8 DUST & NOISE CONTROL</p> <p>SHOWN ON PLAN ✓</p> <p>CONTROLS AS PER CONSENTS AND BEST PRACTICES.</p>
<p>H9 MANAGEMENT OF CONTAMINATED MATERIALS</p> <p>SHOWN ON PLAN ✗</p> <p>CONTROLS AS PER CONSENTS AND BEST PRACTICES.</p>	<p>H10 OPERATING PLANT / MACHINERY</p> <p>SHOWN ON PLAN ✓</p> <p>CONTROLS AS PER CONSENTS AND BEST PRACTICES.</p>
<p>H11 EXCAVATIONS, CONFINED SPACES & VOIDS</p> <p>SHOWN ON PLAN ✓</p> <p>CONTROLS AS PER CONSENTS AND BEST PRACTICES.</p>	<p>H12 PONDS / WATER HAZARDS</p> <p>SHOWN ON PLAN ✓</p> <p>CONTROLS AS PER CONSENTS AND BEST PRACTICES.</p>
<p>H14 OTHER HAZARDS</p> <p>SHOWN ON PLAN ✓</p> <p>IDENTIFIED ON PLANS IF APPLICABLE</p>	<p>H15 HAZARDOUS CHEMICAL STORAGE AND HANDLING</p> <p>SHOWN ON PLAN ✓</p> <p>CONTROLS AS PER CONSENTS AND BEST PRACTICES.</p>

HEALTH AND SAFETY NOTES:

Before commencing work or allowing works to be undertaken onsite, the Contractor must have and provide:

- A Site Specific Health and Safety Plan which includes consideration of the hazards identified on this plan and any other potential hazards.
- Contractors Company Health & Safety policies, procedures and record form.
- Read, understood and signed the Neil Group Ltd's Contractor Health and Safety Handbook.
- Read, completed and signed the Neil Group Ltd Health & Safety Questionnaire (form 024)
- Read and understood Authority Consents, Contract Documents, Contract drawings and Specifications.
- Certificate of Currency of the following insurances: Public Liability, Professional Indemnity, Motor Vehicle Liability, Contractors Plant, at the sums specified in the contract documents.
- Induct Separate Sub-Contractors to the site and provide confirmation in writing of induction.
- All required contractor initiated consents. (Not limited to: Workspace Confined space approval, Approval CAR, Approved Watercare Entry Permits)

The design and specification of works has been carried out to minimise health and safety risks during construction activities. Should the Contractor consider that the design introduces unnecessary risks during construction, they shall notify the Engineer or Principal of their concerns.

The Contractor should also suggest alternatives or alterations to the design which would result in safer work practices

LEGEND:

- STORMWATER
- WASTEWATER
- WATER SUPPLY
- TELCO
- POWER
- EXCLUSIVE WORKS AREA
- GIS OVERLAND FLOW PATHS

SEE DESIGN PLANS FOR OTHER SERVICE / ITEM SYMBOL DESCRIPTIONS AND LEGENDS



FOR RESOURCES, GUIDES AND NEWS VISIT:
www.worksafe.govt.nz
www.construction.worksafe.govt.nz
 WORKSAFE: PH 0800 030 040

Rev	Description	By	Date
B	AC BEW s92	CK	4/22
A	ISSUED FOR BULK EARTHWORKS	CK	11/21

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF

NEIL CONSTRUCTION LIMITED
LAND DEVELOPERS

THE NEIL GROUP

THE NEIL GROUP LIMITED
LEVEL 3, BUILDING B
8 NUGENT STREET
GRAFTON

PO BOX 8751, SYMONDS STREET
AUCKLAND, NEW ZEALAND

TELEPHONE: +64 9 918 6565
FACSIMILE: +64 9 918 6567
WEB: www.neilgroup.co.nz

Job Title

**94 TRIG ROAD
WHENUAPAI**

Drawing Title

**HEALTH AND SAFETY
MANAGEMENT PLAN
(CONTRACT PRINCIPAL PROVIDED)**

By	Date	Scale	Job No.	Rev
Surveyed: CP/MS		1:1500@A3	Drawing No.	
Designed: GG			454-BEW-HS-1000	B
Drawn: GG	11/21			
Approved: CK				
CAD FILE				