

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



## Discretionary activity

**Application number(s):** BUN60422958(Council Reference)  
LUC60423081 (s.9 land use consent)  
WAT604426080 (s.14 water permit)  
DIS60422959 (s.15 contaminated discharge permit)  
DIS60444386 (s.15 stormwater discharge permit)

**Applicant:** Watercare Services Limited

**Site address:** Various (see tables 2.1 and 2.2 extracted from the submitted A.E.E. below)

**Legal description:** Various (see tables 2.1 and 2.2 extracted from the submitted A.E.E. below)

## Table extracts:

Table 2-1. Property information for shaft sites, construction laydown areas and access roads

Site	Address	Legal description	Property ownership
Break pressure chamber	8 Spedding Road	SECT 1 SO 582220	Watercare
	32 Mamari Road	SECT 2 SO 582220	Privately owned and partially leased by Watercare
Shaft 8	27 Trig Road	SEC 28 SO 447691	Watercare
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 10 – 12 and access road	19 Westpoint Drive	Lot 41 DP 502477	Auckland Council
	18 Westpoint Drive	Lot 901 DP 502477	Brigham Creek Business Park Limited
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 14	4 Sinton Road	SECT 1 SO 548679	Watercare
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 16	1 Memorial Park Lane	PT Allot 523 SO 40181 Waipareira	Auckland Council
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 17	2 Buckley Avenue	Lot 50 DP 523085	Watercare
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 18, 19	2A Buckley Avenue	SEC 1 SO 419259	Watercare

Table 2-2. Property information for properties underneath the tunnel alignment

Pipeline	Address	Legal description	Property ownership
Massey Connector	6 Spedding Road	LOT 18 DP 62344	Privately owned
	4 Spedding Road	LOT 17 DP 62344	Privately owned

Northern Interceptor	92 Trig Road	LOT 16 DP 62344	Auckland Council
	Trig Road	Road reserve	Auckland Transport
	53 Trig Road Whenuapai	SEC 56 SO 447691	Privately owned
	51 Trig Road	SEC 31 SO 447691	Privately owned
	49 Trig Road	LOT 6 DP 62344	Privately owned
	Upper Harbour Highway	Road	Waka Kotahi
	Hobsonville Road	LOT 101 DP 475543, LOT 100 DP 475543	Privately owned
	174 Brigham Creek Road	SEC 32 SO 444423	Privately owned
	2 Falcon Crescent	LOT 5 DP 505331	Privately owned
	33 Carder Court	LOT 47 DP 487569	Privately owned
	31 Carder Court	LOT 48 DP 487569	Privately owned
	29 Carder Court	LOT 49 DP 487569	Privately owned
	27 Carder Court	LOT 50 DP 487569	Privately owned
	25 Carder Court	LOT 51 DP 487569	Privately owned
	23 Carder Court	LOT 52 DP 487569	Privately owned
	21 Carder Court	LOT 53 DP 487569	Privately owned
	19 Carder Court	LOT 54 DP 487569	Privately owned
	17 Carder Court	LOT 55 DP 487569	Privately owned
	15 Carder Court	LOT 56 DP 487569	Privately owned
	13 Carder Court	LOT 39 DP 487569	Privately owned
	Carder Court	LOT 104 DP 487569	Privately owned
	44 Memorial Park Lane	LOT 40 DP 487569	Privately owned

Table 2-3. Relevant AUP notations across the project area.

AUP notation	Works location
<b>Zones</b>	
Future Urban	Break pressure chamber, Shaft 8,
Open Space – Informal Recreation	Shaft 10 – 12 access road at 19 Westpoint Drive
Business – Light Industry	Shaft 10 – 12 access road at 18 Westpoint Drive
<b>Designations</b>	
Designation 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence	Break pressure chamber
Notice of Requirement, Whenuapai & Redhills Wastewater Scheme, Watercare	Break pressure chamber
Notice of Requirement, Spedding Road Upgrade - Auckland Transport	Break pressure chamber, Shaft 8
Designation 9377, Northern Interceptor Shared Corridor, Watercare	Shafts 8 – 19, access road (excepting 18 and 19 Westpoint Drive)
Designation 6741, State Highway 16 and 18 – Westgate to Whenuapai and Hobsonville, Waka Kotahi	

## Proposal:

The applicant, Watercare Services Limited (WSL), seeks the necessary resource consents to construct wastewater pipeline (Northern Interceptor) and branch line (Massey connector) servicing the Whenuapai and Redhills catchments, and convey wastewater to

the Hobsonville Pump Station then onto the Rosedale Wastewater Treatment Plant (WWTP). This proposal is identified by WSL as 'Whenuapai Wastewater Servicing Scheme – Package 2' and forms part of the wider Whenuapai to Redhills network plans.

A detailed description of the proposal is provided in section 3 of the submitted A.E.E (as amended and clarified by the further information responses). In summary, the applicant proposes to:

- Construct:
  - A new gravity pipeline (Phase 2 / Stage 1 of the Northern Interceptor) extending from 27 Trig Road, Whenuapai to 2 Buckley Avenue, Hobsonville (approximately 2.8km long and 2100mm in diameter);
  - A gravity pipeline (the Massey Connector) extending from the proposed break pressure chamber at 8 Spedding Road to the proposed Northern Interceptor at 27 Trig Road, Whenuapai (approximately 1km long and 2100mm in diameter);
  - A gravity pipeline (the Hobsonville Pump Station Connection), extending from the Northern Interceptor to the existing Hobsonville Pump Station (approximately 40 m in length, and 800 mm in diameter); and
  - A break pressure chamber located at 8 Spedding Road, to transfer wastewater from rising main pipelines from Massey North and Whenuapai into the Massey Connector gravity pipeline.
- The Massey Connector and Northern Interceptor will be installed using a tunnel boring machine (TBM), launched and retrieved from nine shafts along the alignment (see figure 3 below for a summary of the shaft details). Following the completion of construction the shaft at 8 Spedding Road will be converted into a break pressure chamber, 3 shafts along the Northern Interceptor and 2 for the Hobsonville Pump Station connection will be converted to permanent manholes for ongoing operation and maintenance, and 3 shafts along the Northern Interceptor will be disestablished.

*Figure 3 – Shafts*

Activity	Location	Shaft type	Diameter (m)	Depth (m)
Break pressure chamber shaft	8 Spedding Road	Permanent	7.5	9.4
Shaft 8	27 Trig Road	Permanent	13	17.7
Shaft 10	Upper Harbour Highway shoulder adjacent to 37 Westpoint Drive	Temporary	6.75	26.7
Shaft 12	Upper Harbour Highway shoulder adjacent to 19 Westpoint Drive	Temporary	11.25	18.6
Shaft 14	4 Sinton Road	Permanent	7.5	25.3
Shaft 16	1 Memorial Avenue	Temporary	11.25	21.5
Shaft 17	2 Buckley Avenue	Permanent	12	14.0
Shaft 18	2A Buckley Avenue	Permanent	6	4.5
Shaft 19	2A Buckley Avenue	Permanent	2.5	5.1



- To facilitate the construction of the pipeline, the applicant has provided an anticipated construction methodology which outlines that:
  - Construction is expected to take approximately 36 months.
  - Works outside of the designation, general site activities and the retrieval of the TBM will be undertaken during standard working hours i.e. between 7am and 6pm, Monday to Friday, and 8am to 6pm Saturday). Tunnelling will occur 24 hours a day / 7 days a week except where the TBM is within 30 m (slant distance) of the dwellings at 6 Spedding Road and 92 Trig Road. At these properties tunnelling will only occur between 7am and 10pm unless prior permission from the occupiers of those properties has been obtained to allow tunnelling between 10pm and 7am.
  - Construction of the Massey Connector, Northern Interceptor, and the Hobsonville Pump Station Connection between Shaft 17 and Shaft 18 will be undertaken by trenchless construction methods. The section of the Hobsonville Pump Station Connection between Shaft 18 and Shaft 19 will be undertaken by either trenchless or trenched construction methods.
- Construction laydown areas are required to facilitate construction at each shaft location. Each laydown area will be used for temporary stockpiling, material and equipment storage, vehicle parking, and site office and facilities. The laydown area at 32 Mamari Road will serve as the main contractor area hub, with the main project site office at Shaft 17 at 2 Buckley Avenue (currently in use by WSL's Northern Interceptor project team).

*Figure 4 – Construction laydown areas*

Activity	Location	Area (m <sup>2</sup> )	Site Access
Break pressure chamber shaft	8 Spedding Road and 32 Mamari Road	10,000	New vehicle crossings to Mamari Road (entrance only), and Spedding Road (exit only)*
Shaft 8	27 Trig Road	3,300	Existing vehicle crossing to Trig Road
Shaft 10	Upper Harbour Highway shoulder	1,500	New access road with new vehicle crossings to 18 and 19 Westpoint Road.
Shaft 12	Upper Harbour Highway shoulder	2,200	
Shaft 14	4 Sinton Road	6,500	Existing vehicle crossing to Sinton Road
Shaft 16	1 Memorial Avenue	5,000	Existing vehicle crossing to 1 Memorial Avenue
Shaft 17	2 Buckley Avenue	6,000	Existing vehicle crossing to 2 Buckley Avenue
Shaft 18			

\*Vehicle crossings will be established as part of the Whenuapai – Redhills Package 1 works if construction for Whenuapai – Redhills Package 1 precedes construction of Whenuapai – Redhills Package 2.

- To facilitate the works at 27 Trig Road, approximately 2,300m<sup>2</sup> of vegetation (consisting of approximately 150m<sup>2</sup> of native vegetation and 2,150m<sup>2</sup> of exotic grasses, scrub and pest plants) from within the riparian area of the stream and wetland will be removed. In addition, works at 18-19 Westpoint Drive will require the removal of approximately 450m<sup>2</sup> of vegetation (consisting of approximately 150m<sup>2</sup> of native vegetation and 300m<sup>2</sup> of exotic grasses, scrub and pest plants).

- It is proposed that works will be managed in accordance with site specific erosion and sediment control plans (managed in accordance with Auckland Council Guidance Document GD05) specific construction management plans, including a Construction Traffic Management Plan and Construction Noise and Vibration Management Plan. Reinstatement works are to be completed at all laydown sites, and include approximately 150 m<sup>2</sup> of riparian planting at 27 Trig Road, 150 m<sup>2</sup> of riparian planting at Shaft 12, and reinstatement planting undertaken on a 1:1 basis at 18 and 19 Westpoint Drive.

Resource consent(s) are required for the following reasons:

## Land use consent (s.9) – LUC60423081

### Auckland Unitary Plan (Operative in part) (AUP(OP))

#### **Regional Land use (operative plan provisions)**

##### *Infrastructure*

- Removal of trees greater than 6 m in height and 600 mm in girth, or greater than 50m<sup>2</sup> of vegetation from the riparian area of the stream and / or wetland does not comply with Standard E26.3.5.2(3) and therefore requires resource consent for a **Restricted Discretionary Activity** under Rule E26.3.3.1(A77). In this case, 3 trees greater than 6m in height and approximately 2,300m<sup>2</sup> of riparian vegetation from the riparian area of the stream and wetland at Shaft 8, and 150m<sup>2</sup> of vegetation from the riparian area of the stream and wetland at Shaft 12 will be removed.
- Earthworks greater than 2,500m<sup>2</sup> where land has a slope equal to or greater than 10 degrees other than for maintenance, repair, renewal, minor infrastructure upgrading require consent as a **restricted discretionary activity** under rule E26.5.3.2 (A106). In this case earthworks are required across an area of up to 10,000m<sup>2</sup>.
- Earthworks greater than 2,500m<sup>2</sup> within the sediment control protection area, other than for maintenance, repair, renewal, minor infrastructure upgrading, require consent as a **restricted discretionary activity** under rule E26.5.3.2 (A107). The proposal requires earthworks of approximately 6,000m<sup>3</sup>.

#### **District land use (operative plan provisions)**

##### *Noise*

- Construction vibration that does not comply with the permitted activity standards requires consent as a **restricted discretionary activity** in accordance with E25.4.1(A2).

##### *Infrastructure*

- Tree alteration or removal of any tree greater than 4m in height and/or greater than 400mm in girth (open space zone) requires consent as a **restricted discretionary activity** under rule E26.4.3.1(A92). In this case works to establish the access road to Shaft 10 and 12 at 19 Westpoint Drive will require the removal of 1 protected tree greater than 4m in height.

- Earthworks greater than 2500m<sup>2</sup> other than for maintenance, repair, renewal, minor infrastructure upgrading require consent as a **restricted discretionary activity** in accordance with E26.5.3.1(A97). In this case earthworks of up to 10,000m<sup>2</sup> are required as part of the break pressure chamber and associated construction yard and access road for shafts 10 and 12.
- Earthworks greater than 2500m<sup>3</sup> other than for maintenance, repair, renewal, minor infrastructure upgrading require consent as a **restricted discretionary activity** in accordance with E26.5.3.1(A97A). The proposal requires earthworks of approximately 6,000m<sup>3</sup>.

#### *Temporary Activities*

- The construction laydown area at 32 Mamari Road, and vehicle crossing for the access road at Shaft 10 and 12, will be in place to support the wider project for a period of approximately 36 months. Temporary activities associated with construction which are in place for greater than 24 months are not provided for as a permitted activity and require resource consent for a **Restricted Discretionary Activity** under Rule E26.5.3.1(A24).

#### National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (“NES CS”)

- A **discretionary activity** consent is required under Regulation 11 for the proposals as no soil sampling has been completed, and the proposal does not meet the requirements of a permitted, controlled, or restricted discretionary activity under the regulations of the NESCS.

#### National Environmental Standard for Freshwater Management

- Under Regulation 45 (1) and (2) for vegetation clearance and earthworks within, or within a 10 metre setback from a natural wetland for the purpose of constructing specified infrastructure is a **discretionary activity**.

#### Discharge permit (s.15) – DIS60444386

##### *Stormwater – Discharge and diversion*

- Diversion and discharge of stormwater runoff from impervious areas greater than 1,000m<sup>2</sup> and up to 5,000m<sup>2</sup> within an urban area, that complies with Standard E8.6.1 and Standard E8.6.3.1 requires consent as **controlled activity** in accordance with E8.4.1 (A10). In this case involves impervious areas within an urban area greater than 1,000m<sup>2</sup> and up to 5,000m<sup>2</sup> located within an Open Space Zone.

#### Discharge permit (s.15) – DIS60422959

##### **Regional land use (operative plan provisions)**

##### *Contaminated Land*

- Discharges of contaminants into air, or into water, or onto or into land not meeting controlled activity Standard E30.6.2.1 require consent as a **discretionary activity** in accordance with E30.4.1(A7). In this case soil disturbance at 3 sites will exceed 200m<sup>3</sup>

of a period of greater than 2 months and no soil investigation reporting has been undertaken.

## Water permit (s.14) – WAT604426080

### Auckland Unitary Plan (Operative in part)

#### **Regional land use (operative plan provisions)**

##### *E7 Taking, using, damming and diversion of water and drilling.*

- E7.4.1(A20) Dewatering not meeting permitted activity standards requires consent as a **restricted discretionary activity** in accordance with E7.4.1 (A20). In this case the construction of the break pressure chamber and shafts will require dewatering for a period of up to 3 years, which exceeds the threshold of 30 days outlined in Standard E7.6.1.6(3). The water take will only occur during construction of the pipeline.
- Diversion of groundwater caused by any excavation (including trench) or tunnel that does not meet the permitted activity standards is a **restricted discretionary activity** in accordance with E7.4.1 (A28). Diversion of groundwater caused by excavation which reduces the natural groundwater level by more than 2m on the boundary of any adjoining site, and excavations with a depth which is not at least equal to the distance to any existing building on an adjoining site, do not meet permitted activity standards E7.6.1.10(3) and (5(a)) respectively.

## Decision

I have read the:

- Application, its AEE and supporting documents;
- S.92 requests and responses;
- The planning report and the comments from the specialist reports (memos) leading to a recommendation on the proposal;
- The comments from Ms Kailas Moral (Principal Specialist Planner) and Ms Brogan McQuoid (Team Leader: Resource Consents) to my questions and the application; and
- Undertaken a site visit.

I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on notification. The application was sent to a duty commissioner given it is a Council/CCO project.

### Public notification

Under section 95A of the RMA, this application shall proceed without public notification because:

1. Under step 1, public notification is not mandatory as:
  - a. the applicant has not requested it;
  - b. there are no outstanding or refused requests for further information; and

- c. the application does not involve any exchange of recreation reserve land under s.15AA of the Reserves Act 1977.
2. Under step 2, public notification is not precluded as:
  - a. there is no plan rule or regulation in an NES that specifically precludes public notification of the application; and
  - b. the application is for activities other than those specified in s95A(5)(b).
3. Under step 3, public notification is not required as:
  - a. the application is for activities that are not subject to a plan rule or regulation in an NES that specifically requires it; and
  - b. the activities will have or are likely to have adverse effects on the environment that are no more than minor because:
    - In the context of the site and surrounding environment, the proposed land disturbance, vegetation removal, and temporary construction works (including period of time that the construction laydown areas will be in use) associated with the provision of infrastructure are considered to be acceptable for the duration of the works, and following the reinstatement of the ground, decommissioning of the temporary shaft sites, and replanting at 27 Trig Road and 10 Westpoint Drive, are not anticipated to have any adverse effects on the amenity or character on the surrounding environment.
    - The applicant has proposed to manage the effects of the earthworks along the alignment (including of the construction lay down areas, shaft sites, and trenching activities) in accordance with Auckland Council's GD05 guidelines and have provided an indicative erosion and sediment control plan (ESCP), and proposed that Site Specific ESCP (SSESCP) will be provided for each section of the works. Council's Consultant Specialist, Mr Glenn Pope has reviewed the proposal (and further information responses) and advised that managing earthworks in this manner is considered to be appropriate and in line with GD05 (being best practice land management). Mr Pope has recommended conditions consistent with the approach proposed by the applicant (and GD05) to ensure that the works are carried out in an appropriate manner, including the provision of a Construction Water Dewatering Management Plan (CWDWMP) which also includes provision for chemical treatment, and these conditions have been accepted by the applicant.
      - Having considered the applicant's assessment (including further information responses) and the assessment of Mr Pope, it is considered that subject to conditions consistent with best practice, earthworks across the site can be managed appropriately to ensure that any effects associated with silt and sediment are less than minor, and consistent with the direction of the Plan. On this basis, any adverse effects of the earthworks, including those on the wetland will be less than minor, and consistent with the envisaged outcomes of the AUP(OP).
    - The applicant has proposed to manage construction traffic through the implementation of a Construction Traffic Management Plan (CTMP). This approach, along with the construction methodology outlined in the application has been



considered by Council's Traffic Engineer, Mr Sam Shumane, who has consulted with Mr Nagaraj Prabhakara of Auckland Transport (AT), who have confirmed that a CTMP is appropriate. In addition, Mr Prabhakara has recommended a condition be imposed reflecting that no construction traffic is to turn left from Spedding Road into Mamari Road, and this has been accepted by the applicant<sup>1</sup>. With these considerations in mind, in the context of the nature of the proposal and receiving environment, managing works associated with the proposal in accordance with a CTMP and condition restricting construction traffic turning left from Spedding Road and Marari Road are considered to be appropriate and effective tools to manage any construction traffic effects so that they are less than minor. As such, having considered the applicant's assessment (as amended by the further information responses), and the assessments and recommended by conditions by Mr Shumane and Auckland Transport, I am satisfied that subject to a standard condition relating to the management of construction traffic in accordance with a CTMP and the restriction on construction traffic movements turning left from Spedding Road to Mamari Road, that any adverse traffic effects on the environment can be suitably mitigated so that they are less than minor.

- Council's Senior Development Engineer, Mr Greg Hall has reviewed the proposal and further information provided, and although he has raised concerns with the quality of information provided (and in particular at the Hobsonville Bowling Club site which is subject to the designation, and the access track at Shaft 12 site), has concluded that the application can be supported subject to the conditions. As part of his review, Mr Hall has confirmed that:
  - Managing earthworks associated with the proposal, in accordance with GD05 is appropriate.
  - With respect to stability, Mr Hall has recommended a condition to reflect carrying out and supervising the works in accordance with the geotechnical report recommendations along with a specific condition with respect to managing any instability that may arise from trimming works adjacent to 21-23 Westpoint Drive. In addition, Mr Hall has also recommended a specific condition to manage potential effects of construction traffic damaging a retaining wall at 19 Westpoint Drive. These conditions have been accepted by the applicant.
  - Mr Hall has confirmed that overland flow paths have been considered by the application, and confirmed that at the break pressure chamber site at 8 Spedding Road that there are no flooding concerns. Whilst Mr Hall retains concerns with respect to the management of flooding at the Hobsonville Bowling Club, this site is subject to a designation, and therefore outside of the scope of this consent.
  - No engineering concerns have been raised on the impact of the proposal on any underground utilities or services.
    - Overall, having considered the assessments of the applicant and Mr Hall, any adverse effects resulting from earthworks, on infrastructure,

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<sup>1</sup> It is noted that the widening of the Spedding Road / Mamari Road intersection is required as part of works forming part of BUN60425801 (Package 1).

or as a result of natural hazards are considered to be less than minor.

- Across the construction sites, the applicant proposes to manage discharges of stormwater from the construction laydown areas as part of the erosion and sediment controls for the sites and construction management plans, with the temporary areas of impervious surfaces disestablished following the completion of the project. This has been considered by Council's consultant specialist Chris Jennins, who has advised that the proposed management of stormwater discharges is appropriate. In particular, Mr Jennins has confirmed that the management of temporary discharges during the construction phase through the erosion and sediment controls is appropriate, and that permanent impervious surfaces are of a nature that stormwater management devices are not required. Mr Jennins has recommended conditions consistent with the proposed stormwater management and these have been accepted by the applicant. On this basis, it is considered that the discharge and diversion of stormwater associated with the proposal can be managed so that any adverse effects are less than minor.
- Potential effects associated with ground dewatering and groundwater diversion during excavation and in the long term with respect to ground settlement along the alignment and shaft sites have been considered on behalf of Council by Ms Michelle Willis, Consultant Senior Geotechnical Engineer. Having reviewed the assessments by Tonkin and Taylor, Beca, and Mott McDonald (including further information responses) Ms Willis has confirmed that:
  - With respect to groundwater effects on surface water features:
    - At shaft 12 and the break pressure site, surface water features have natural periods where baseflow becomes zero, and therefore do not need to be considered; and
    - At the Shaft 8 site, although the shaft is in proximity to two streams (Trig Stream and Waiarohia Stream), due to the geology and catchments, any adverse effects are considered to be less than minor.
  - Given the nature of the application, there are no adverse effects on the underlying East Coast Bays Formation Aquifer.
  - There will be temporary dewatering and groundwater diversion as a result of the drained excavations. Dewatering effects are considered to have a less than minor effect on the nearby structures, buried services, and surface water.
    - Ms Willis has recommended a comprehensive suite of standard conditions reflecting best practice management and monitoring of the works, and these have been accepted by the applicant.
    - With the above considerations in mind, I am satisfied that the proposal can be implemented in a manner that any adverse geotechnical effects, or effects associated with ground dewatering and groundwater diversion are less than minor.
- With respect to the management of potential contamination effects Council's Senior Specialist Ms Tang has reviewed the Detailed Site Investigation (DSI) and Contaminated Site Management Plan (CSMP), and confirmed that both have been

prepared in accordance with the requirements of Contaminated Land Management Guidelines No. 1 (MfE, 2021). As the DSI has not tested soil at all of the sites (including a conceptual model at each of the work areas), the DSI and CSMP recommended that additional intrusive investigations are provided (and a sampling plan is included in the CSMP). This approach is accepted by Ms Tang, and in addition to standard contamination management conditions, including management of works and completion reporting in accordance with the CSMP, Ms Tang has recommended specific conditions to reflect an addendum DSI and any necessary update to the CSMP. These conditions have been accepted by the applicant. On this basis, I am satisfied that any adverse contamination effects can be managed so that they are less than minor.

- Potential effects associated with the removal of vegetation from riparian and wetland buffers along the project area has been considered by Council's Senior Ecologist Mr Ackroyd, and Arborist Mr Caldwell. Having considered the ecological effects associated with the vegetation removal, Mr Ackroyd has outlined that whilst the proposed deference of details associated with the replanting of the vegetation is not best practice, in this case the ecological risks are considered to be low, and therefore this approach can be accepted. Mr Ackroyd has recommended conditions reflecting the requirement to provide a planting plan, along with the implementation of the planting and its maintenance and these have been accepted by the applicant. It is noted that as part of the original application material, the applicant had recommended that conditions be imposed with respect to further site-specific bat and lizard surveys. However, during the processing of the application and as part of the further information responses, the applicant has undertaken these specialist assessments and confirmed that no specific bat or lizard conditions are required.
  - Specifically with respect to the tree works, Council's Arborist, Mr Caldwell has confirmed that none of the trees proposed to be removed are significant species, and that the tree works methodology and protection measures are appropriate. Mr Caldwell has recommended conditions be imposed reflecting these requirements, and these have been accepted by the applicant. Mr Caldwell also supports the provision of Planting plan as a condition of consent.
  - Overall, having considered the assessments of the applicant and the council specialists, it is considered that in the context of the vegetation to be removed and the proposed replanting, that any adverse ecological effects and effects on trees as a result of the vegetation removal will be less than minor.
- In support of the application, an ecological assessment by Beca (as amended and clarified by the further information responses) has been provided and concludes that subject to the appropriate management of construction works in accordance with best practice (including management of works in accordance with the ESCP), and the replanting following the completion of the works, that any adverse ecological effects on wetlands can be considered to be low to very low. This assessment has been reviewed by Council's Senior Ecologist, Mr Bootsma, who concludes that effects on the wetlands as the break pressure chamber site and shafts 8 and 12 as a result of the construction (including effects on hydrological function and as a result of the vegetation removal) can be managed so that they are low, and that the wetland

can be adequately remediated following the completion of construction works. Ms Bootsma has recommended conditions reflecting the need to manage construction works in accordance with the ESCP, and the need for a replanting plan and maintenance of the revegetated areas, and these have been accepted by the applicant. As such, any adverse ecological effects are considered to be less than minor, and consistent with the envisaged outcomes of the AUP(OP).

- Details of engagement with Mana Whenua is provided in section 6.1 and 8.4.1 of the submitted A.E.E, and an update/summary of engagement is provided as part of the further information responses (2 December 2025). Through this engagement process, Te Rūnanga o Ngāti Whātua, Te Kawerau ā Maki, and Ngaati Whanaunga with expressed interest in the proposal. Following further consultation, kaitiaki of Te Rūnanga o Ngāti Whātua responded acknowledging that the project progress in unlocking land for development within the Whenuapai and Red Hills catchments, as well as details in the AEE to minimise impact to local streams and wetlands, and requested the outline plan of works be provided for comments prior to construction. No other responses were received. It is noted that conditions of consent are included by the applicant to provide for cultural initiations and monitoring as part of the partnership between the applicant and Mana Whenua. With these considerations in mind, the proposal is not considered to have any adverse cultural effects on the environment.
4. Under step 4, there are no special circumstances that warrant the application being publicly notified because there is nothing exceptional, abnormal or unusual about the application, and the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

#### Limited notification

Under section 95B of the RMA this application shall proceed without limited notification because:

1. Under step 1, limited notification is not mandatory as:
  - a. there are no protected customary rights groups or customary marine title groups affected by this proposal; and
  - b. no persons to whom a statutory acknowledgement are made is adversely affected by this proposal.
2. Under step 2, limited notification is not precluded as:
  - a. there is no plan rule or regulation in an NES that specifically precludes limited notification of the application; and
  - b. the application is for activities other than that specified in s.95B(6)(b).
3. Under step 3, limited notification is not required as:
  - a. this application is not for a boundary activity; and
  - b. there are no adversely affected persons because:
    - In the context of the site and surrounding environment, the proposed land disturbance, vegetation removal, and temporary construction works (including period of time that the

construction laydown areas will be in use) associated with the provision of infrastructure are considered to be acceptable for the duration of the works, and following the reinstatement of the ground, decommissioning of the temporary shaft sites, and replanting at 27 Trig Road and 10 Westpoint Drive, are not anticipated to have any adverse effects on the amenity or character of any persons are considered to be less than minor.

- The construction can be undertaken in accordance with standard land management and construction methods (including management of earthworks and dust), and in the context of the surrounding receiving environment are not anticipated to have any adverse effects on surrounding persons. With respect to construction traffic, as outlined above the applicant has proposed a condition of consent that the works be carried out in accordance with a finalised CTMP and accepted a condition limiting the movement of trucks turning left from Spedding Road into Mamari Road. In the context of the nature of the proposal and receiving environment, this restriction on truck movements along with the application of a CTMP (which can specifically relate to sensitive locations and activities along the alignment) are considered to be an appropriate and effective tools to manage any construction traffic effects so that they are less than minor. As such, no persons are considered to be adversely affected by construction traffic. Specifically, with respect to construction noise and vibration, the applicant has provided a noise and vibration assessment by Marshall Day Acoustics, along with a draft Construction Noise and Vibration Management Plan (CNVMP) which has been reviewed by Council's Senior Specialist Mr Bin Qiu. With respect to the effects of vibration associated with the TBM at nighttime with respect to 6 Spedding Road and 92 Trig Road, having considered the specific mitigation measures proposed by the applicant (which includes the offer of alternative accommodation), Mr Qiu has confirmed that the implementation of the CNVMP is considered to be an appropriate and effective tool for managing construction vibration. Mr Qiu has recommended a suite of conditions to ensure that construction noise and vibration is managed across the project area, and specifically with respect to 6 Spedding and 92 Trig Road, and these have been accepted by the applicant. On this basis, I find that any adverse effects can be managed so that they are less than minor, and no persons are adversely affected.
- With respect to the contamination effects on human health, Council's Senior Specialist Ms Tang has advised that she considers that the documents have been prepared by a suitably qualified and experienced contaminated land practitioner, and the relevant MfE guidelines, as required by the NES:CS. In addition, Ms Tang has confirmed that the submitted CSMP is appropriate for the site and anticipated contaminants, and that subject to its implementation and specific conditions relating to further sampling (and update of the CSMP as required), that any risk of contaminant discharge to human health can be managed appropriately. In addition to a condition reflecting the need for the addendum to the DSI, Ms Tang has recommended conditions be imposed requiring the works to be completed in accordance with the CSMP, along with site validation reporting, and these conditions have been accepted by the applicant. On this basis, I am satisfied that any adverse contamination effects on persons will be less than minor.
- As outlined with respect to effects on the environment, any adverse effects associated with ground dewatering and groundwater diversion during excavation and in the long term with respect to ground settlement along the alignment and at shaft sites are considered to be less than minor. In addition, the proposal is not anticipated to have any adverse effects on the underlying East Coast Bays Formation Aquifer, and therefore any adverse effects

on any other users of the aquifer are less than minor. Specific conditions have been recommended by Ms Willis with respect to the monitoring (including monitoring for any building or structures along the alignment and near shaft sites) to ensure that any adverse effects are less than minor, and these have been accepted by the applicant. On this basis, the proposal is not anticipated to have any adverse effects on any persons.

- Auckland Transport have reviewed the application with respect to potential impacts of the proposal on the NOR that they hold within the land subject to this consent, and Mr Prabhakara has confirmed that as the proposed Massey connector is located about 25m deep from the existing ground levels, that the proposed connector will not hinder the future bridge foundations and additional traffic moments within the NoR area.
- Details of engagement with Mana Whenua is provided in section 6.1 and 8.4.1 of the submitted A.E.E, and an update/summary of engagement is provided as part of the further information responses (2 December 2025). Through this engagement process, Te Rūnanga o Ngāti Whātua, Te Kawerau ā Maki, and Ngaati Whanaunga with expressed interest in the proposal. Following further consultation, kaitiaki of Te Rūnanga o Ngāti Whātua responded acknowledging that the project progress in unlocking land for development within the Whenuapai and Red Hills catchments, as well as details in the AEE to minimise impact to local streams and wetlands, and requested the outline plan of works be provided for comments prior to construction. No other responses were received. It is noted that conditions of consent are included by the applicant to provide for cultural initiations and monitoring as part of the partnership between the applicant and Mana Whenua. With these considerations in mind, no mana whenua groups are considered to be adversely affected by the proposed works.
- With respect to the areas of discretion including groundwater and settlement effects on the Hobsonville War Memorial Park (including the Hobsonville Bowling Club) and surrounding properties these issues have been considered within the Groundwater and Settlement Effects (GSE) Assessment. The GSE assessment concludes that 'Surface ground settlement at Bowling club located at 1 Memorial is assessed to be limited to 1V:2000H or 0.05% grade, which is likely to be within the tolerance of what can be practically graded and maintained for a bowling pitch.' The damage category given for this is 0-1 "negligible to very slight". This is supported by a range of conditions offered on an augier basis to ensure this is achieved. Council's Team Leader Coastal and Water Allocation (Ms Marija Jukic) has concluded that any significant adverse effects on the environment or potentially affected parties resulting from the taking and diverting of groundwater can be avoided and mitigated against which will ensure any potential or actual adverse effects up then Park, blowing club and surrounding properties is less than minor.
- While issues such as access, carparking and construction effects do not fall within the bounds of this consent, it is noted that the further outline plan application will be required under section 176A, and condition19 on the original Designation requires the Requiring Authority (WSL) is to consult with Auckland Council Parks, Sports and Recreation, 24 months prior to the lodgement of the Outline Plan application, where these issue and impacts on the Hobsonville Bowling Club can be considered.
- As the construction laydown area at 8 Spedding Road and the construction of the shaft at 32 Mamari Road (which allows the removal of the TBM) are anticipated to involve a number of construction activities that will be temporarily breach the Obstacle Limitation




Services (OLS) control the applicant has consulted with the NZ Defence Force and agreed the following:

- No construction which exceeds the level of the designated OLS will be undertaken at 8 Spedding Road without the written approval of NZDF;
- At least 20 working days prior to any construction activity occurring at 8 Spedding Road or 32 Mamari Road, a Communications Plan will be prepared in draft and provided to NZDF for comment, acceptance, finalisation and implementation.

The applicant has included correspondence with the NZDF in Appendix K, and proposed specific conditions reflecting the agreement with NZDF. With these considerations in mind any adverse effects on NZDF are considered to be less than minor.

4. Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons because there is nothing exceptional, abnormal or unusual about the application, and the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Accordingly, this application shall proceed on a **NON-NOTIFIED** basis.



Dr Lee Beattie

**Duty Commissioner**

8 March 2025

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

## Discretionary activity

**Application number(s):** BUN60422958(Council Reference)  
LUC60423081 (s.9 land use consent)  
WAT604426080 (s.14 water permit)  
DIS60422959 (s.15 contaminated discharge permit)  
DIS60444386 (s.15 stormwater discharge permit)

**Applicant:** Watercare Services Limited

**Site address:** Various (see Attachment 1)

**Legal description:** Various (see Attachment 1)

## Table extracts:

Table 2-1. Property information for shaft sites, construction laydown areas and access roads

Site	Address	Legal description	Property ownership
Break pressure chamber	8 Spedding Road	SECT 1 SO 582220	Watercare
	32 Mamari Road	SECT 2 SO 582220	Privately owned and partially leased by Watercare
Shaft 8	27 Trig Road	SEC 28 SO 447691	Watercare
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 10 – 12 and access road	19 Westpoint Drive	Lot 41 DP 502477	Auckland Council
	18 Westpoint Drive	Lot 901 DP 502477	Brigham Creek Business Park Limited
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 14	4 Sinton Road	SECT 1 SO 548679	Watercare
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 16	1 Memorial Park Lane	PT Allot 523 SO 40181 Waipareira	Auckland Council
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 17	2 Buckley Avenue	Lot 50 DP 523085	Watercare
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 18, 19	2A Buckley Avenue	SEC 1 SO 419259	Watercare

Table 2-2. Property information for properties underneath the tunnel alignment

Pipeline	Address	Legal description	Property ownership
Massey Connector	6 Spedding Road	LOT 18 DP 62344	Privately owned
	4 Spedding Road	LOT 17 DP 62344	Privately owned

Northern Interceptor	92 Trig Road	LOT 16 DP 62344	Auckland Council
	Trig Road	Road reserve	Auckland Transport
	53 Trig Road Whenuapai	SEC 56 SO 447691	Privately owned
	51 Trig Road	SEC 31 SO 447691	Privately owned
	49 Trig Road	LOT 6 DP 62344	Privately owned
	Upper Harbour Highway	Road	Waka Kotahi
	Hobsonville Road	LOT 101 DP 475543, LOT 100 DP 475543	Privately owned
	174 Brigham Creek Road	SEC 32 SO 444423	Privately owned
	2 Falcon Crescent	LOT 5 DP 505331	Privately owned
	33 Carder Court	LOT 47 DP 487569	Privately owned
	31 Carder Court	LOT 48 DP 487569	Privately owned
	29 Carder Court	LOT 49 DP 487569	Privately owned
	27 Carder Court	LOT 50 DP 487569	Privately owned
	25 Carder Court	LOT 51 DP 487569	Privately owned
	23 Carder Court	LOT 52 DP 487569	Privately owned
	21 Carder Court	LOT 53 DP 487569	Privately owned
	19 Carder Court	LOT 54 DP 487569	Privately owned
	17 Carder Court	LOT 55 DP 487569	Privately owned
	15 Carder Court	LOT 56 DP 487569	Privately owned
	13 Carder Court	LOT 39 DP 487569	Privately owned
	Carder Court	LOT 104 DP 487569	Privately owned
	44 Memorial Park Lane	LOT 40 DP 487569	Privately owned

Table 2-3. Relevant AUP notations across the project area.

AUP notation	Works location
<b>Zones</b>	
Future Urban	Break pressure chamber, Shaft 8,
Open Space – Informal Recreation	Shaft 10 – 12 access road at 19 Westpoint Drive
Business – Light Industry	Shaft 10 – 12 access road at 18 Westpoint Drive
<b>Designations</b>	
Designation 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence	Break pressure chamber
Notice of Requirement, Whenuapai & Redhills Wastewater Scheme, Watercare	Break pressure chamber
Notice of Requirement, Spedding Road Upgrade - Auckland Transport	Break pressure chamber, Shaft 8
Designation 9377, Northern Interceptor Shared Corridor, Watercare	Shafts 8 – 19, access road (excepting 18 and 19 Westpoint Drive)
Designation 6741, State Highway 16 and 18 – Westgate to Whenuapai and Hobsonville, Waka Kotahi	

## Proposal:

The applicant, Watercare Services Limited (WSL), seeks the necessary resource consents to construct wastewater pipeline (Northern Interceptor) and branch line (Massey connector) servicing the Whenuapai and Redhills catchments, and convey wastewater to

the Hobsonville Pump Station then onto the Rosedale Wastewater Treatment Plant (WWTP). This proposal is identified by WSL as 'Whenuapai Wastewater Servicing Scheme – Package 2' and forms part of the wider Whenuapai to Redhills network plans.

A detailed description of the proposal is provided in section 3 of the submitted A.E.E (as amended and clarified by the further information responses). In summary, the applicant proposes to:

- Construct:
  - A new gravity pipeline (Phase 2 / Stage 1 of the Northern Interceptor) extending from 27 Trig Road, Whenuapai to 2 Buckley Avenue, Hobsonville (approximately 2.8km long and 2100mm in diameter);
  - A gravity pipeline (the Massey Connector) extending from the proposed break pressure chamber at 8 Spedding Road to the proposed Northern Interceptor at 27 Trig Road, Whenuapai (approximately 1km long and 2100mm in diameter);
  - A gravity pipeline (the Hobsonville Pump Station Connection), extending from the Northern Interceptor to the existing Hobsonville Pump Station (approximately 40 m in length, and 800 mm in diameter); and
  - A break pressure chamber located at 8 Spedding Road, to transfer wastewater from rising main pipelines from Massey North and Whenuapai into the Massey Connector gravity pipeline.
- The Massey Connector and Northern Interceptor will be installed using a tunnel boring machine (TBM), launched and retrieved from nine shafts along the alignment (see figure 3 below for a summary of the shaft details). Following the completion of construction the shaft at 8 Spedding Road will be converted into a break pressure chamber, 3 shafts along the Northern Interceptor and 2 for the Hobsonville Pump Station connection will be converted to permanent manholes for ongoing operation and maintenance, and 3 shafts along the Northern Interceptor will be disestablished.

*Figure 3 – Shafts*

Activity	Location	Shaft type	Diameter (m)	Depth (m)
Break pressure chamber shaft	8 Spedding Road	Permanent	7.5	9.4
Shaft 8	27 Trig Road	Permanent	13	17.7
Shaft 10	Upper Harbour Highway shoulder adjacent to 37 Westpoint Drive	Temporary	6.75	26.7
Shaft 12	Upper Harbour Highway shoulder adjacent to 19 Westpoint Drive	Temporary	11.25	18.6
Shaft 14	4 Sinton Road	Permanent	7.5	25.3
Shaft 16	1 Memorial Avenue	Temporary	11.25	21.5
Shaft 17	2 Buckley Avenue	Permanent	12	14.0
Shaft 18	2A Buckley Avenue	Permanent	6	4.5
Shaft 19	2A Buckley Avenue	Permanent	2.5	5.1

- To facilitate the construction of the pipeline, the applicant has provided an anticipated construction methodology which outlines that:



- Construction is expected to take approximately 36 months
- Works outside of the designation, general site activities and the retrieval of the TBM will be undertaken during standard working hours i.e. between 7am and 6pm, Monday to Friday, and 8am to 6pm Saturday). Tunnelling will occur 24 hours a day / 7 days a week except where the TBM is within 30 m (slant distance) of the dwellings at 6 Spedding Road and 92 Trig Road. At these properties tunnelling will only occur between 7am and 10pm unless prior permission from the occupiers of those properties has been obtained to allow tunnelling between 10pm and 7am.
- Construction of the Massey Connector, Northern Interceptor, and the Hobsonville Pump Station Connection between Shaft 17 and Shaft 18 will be undertaken by trenchless construction methods. The section of the Hobsonville Pump Station Connection between Shaft 18 and Shaft 19 will be undertaken by either trenchless or trenched construction methods.
- Construction laydown areas are required to facilitate construction at each shaft location. Each laydown area will be used for temporary stockpiling, material and equipment storage, vehicle parking, and site office and facilities. The laydown area at 32 Mamari Road will serve as the main contractor area hub, with the main project site office at Shaft 17 at 2 Buckley Avenue (currently in use by WSL's Northern Interceptor project team).

*Figure 4 – Construction laydown areas*

Activity	Location	Area (m <sup>2</sup> )	Site Access
Break pressure chamber shaft	8 Spedding Road and 32 Mamari Road	10,000	New vehicle crossings to Mamari Road (entrance only), and Spedding Road (exit only)*
Shaft 8	27 Trig Road	3,300	Existing vehicle crossing to Trig Road
Shaft 10	Upper Harbour Highway shoulder	1,500	New access road with new vehicle crossings to 18 and 19 Westpoint Road.
Shaft 12	Upper Harbour Highway shoulder	2,200	
Shaft 14	4 Sinton Road	6,500	Existing vehicle crossing to Sinton Road
Shaft 16	1 Memorial Avenue	5,000	Existing vehicle crossing to 1 Memorial Avenue
Shaft 17	2 Buckley Avenue	6,000	Existing vehicle crossing to 2 Buckley Avenue
Shaft 18			

\*Vehicle crossings will be established as part of the Whenuapai – Redhills Package 1 works if construction for Whenuapai – Redhills Package 1 precedes construction of Whenuapai – Redhills Package 2.

- To facilitate the works at 27 Trig Road, approximately 2,300m<sup>2</sup> of vegetation (consisting of approximately 150m<sup>2</sup> of native vegetation and 2,150m<sup>2</sup> of exotic grasses, scrub and pest plants) from within the riparian area of the stream and wetland will be removed. In addition, works at 18-19 Westpoint Drive will require the removal of approximately 450m<sup>2</sup> of vegetation (consisting of approximately 150m<sup>2</sup> of native vegetation and 300m<sup>2</sup> of exotic grasses, scrub and pest plants).
- It is proposed that works will be managed in accordance with site specific erosion and sediment control plans (managed in accordance with Auckland Council Guidance Document GD05) specific construction management plans, including a Construction Traffic Management Plan and Construction Noise and Vibration

Management Plan. Reinstatement works are to be completed at all laydown sites, and include approximately 150 m<sup>2</sup> of riparian planting at 27 Trig Road, 150 m<sup>2</sup> of riparian planting at Shaft 12, and reinstatement planting undertaken on a 1:1 basis at 18 and 19 Westpoint Drive.

Resource consents are required for the following reasons:

## Land use consent (s.9) – LUC60423081

### Auckland Unitary Plan (Operative in part) (AUP(OP))

#### **Regional Land use (operative plan provisions)**

##### *Infrastructure*

- Removal of trees greater than 6 m in height and 600 mm in girth, or greater than 50 m<sup>2</sup> of vegetation from the riparian area of the stream and / or wetland does not comply with Standard E26.3.5.2(3) and therefore requires resource consent for a **Restricted Discretionary Activity** under Rule E26.3.3.1(A77). In this case, 3 trees greater than 6m in height and approximately 2,300m<sup>2</sup> of riparian vegetation from the riparian area of the stream and wetland at Shaft 8, and 150m<sup>2</sup> of vegetation from the riparian area of the stream and wetland at Shaft 12 will be removed.
- Earthworks greater than 2,500m<sup>2</sup> where land has a slope equal to or greater than 10 degrees other than for maintenance, repair, renewal, minor infrastructure upgrading require consent as a **restricted discretionary activity** under rule E26.5.3.2 (A106). In this case earthworks are required across an area of up to 10,000m<sup>2</sup>.
- Earthworks greater than 2,500m<sup>2</sup> within the sediment control protection area, other than for maintenance, repair, renewal, minor infrastructure upgrading, require consent as a **restricted discretionary activity** under rule E26.5.3.2 (A107). The proposal requires earthworks of approximately 6,000m<sup>3</sup>.

#### **District land use (operative plan provisions)**

##### *Noise*

- Construction vibration that does not comply with the permitted activity standards requires consent as a **restricted discretionary activity** in accordance with E25.4.1(A2).

##### *Infrastructure*

- Tree alteration or removal of any tree greater than 4m in height and/or greater than 400mm in girth (open space zone) requires consent as a **restricted discretionary activity** under rule E26.4.3.1(A92). In this case works to establish the access road to Shaft 10 and 12 at 19 Westpoint Drive will require the removal of 1 protected tree greater than 4m in height.
- Earthworks greater than 2500m<sup>2</sup> other than for maintenance, repair, renewal, minor infrastructure upgrading require consent as a **restricted discretionary activity** in accordance with E26.5.3.1(A97). In this case earthworks of up to 10,000m<sup>2</sup> are required as part of the break pressure chamber and associated construction yard and access road for shafts 10 and 12.



- Earthworks greater than 2500m<sup>3</sup> other than for maintenance, repair, renewal, minor infrastructure upgrading require consent as a **restricted discretionary activity** in accordance with E26.5.3.1(A97A). The proposal requires earthworks of approximately 6,000m<sup>3</sup>.

#### *Temporary Activities*

- The construction laydown area at 32 Mamari Road, and vehicle crossing for the access road at Shaft 10 and 12, will be in place to support the wider project for a period of approximately 36 months. Temporary activities associated with construction which are in place for greater than 24 months are not provided for as a permitted activity and require resource consent for a **Restricted Discretionary Activity** under Rule E26.5.3.1(A24).

#### National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (“NES CS”)

- A **discretionary activity** consent is required under Regulation 11 for the proposals as no soil sampling has been completed, and the proposal does not meet the requirements of a permitted, controlled, or restricted discretionary activity under the regulations of the NESCS.

#### National Environmental Standard for Freshwater Management

- Under Regulation 45 (1) and (2) for vegetation clearance and earthworks within, or within a 10 metre setback from a natural wetland for the purpose of constructing specified infrastructure is a **discretionary activity**.

### Discharge permit (s.15) – DIS60444386

#### *Stormwater – Discharge and diversion*

- Diversion and discharge of stormwater runoff from impervious areas greater than 1,000m<sup>2</sup> and up to 5,000m<sup>2</sup> within an urban area, that complies with Standard E8.6.1 and Standard E8.6.3.1 requires consent as **controlled activity** in accordance with E8.4.1 (A10). In this case involves impervious areas within an urban area greater than 1,000m<sup>2</sup> and up to 5,000m<sup>2</sup> located within an Open Space Zone.

### Discharge permit (s.15) – DIS60422959

#### **Regional land use (operative plan provisions)**

#### *Contaminated Land*

- Discharges of contaminants into air, or into water, or onto or into land not meeting controlled activity Standard E30.6.2.1 require consent as a **discretionary activity** in accordance with E30.4.1(A7). In this case soil disturbance at 3 sites will exceed 200m<sup>3</sup> of a period of greater than 2 months and no soil investigation reporting has been undertaken.

## Water permit (s.14) – WAT604426080

### Auckland Unitary Plan (Operative in part)

#### **Regional land use (operative plan provisions)**

##### *E7 Taking, using, damming and diversion of water and drilling.*

- E7.4.1(A20) Dewatering not meeting permitted activity standards requires consent as a **restricted discretionary activity** in accordance with E7.4.1 (A20). In this case the construction of the break pressure chamber and shafts will require dewatering for a period of up to 3 years, which exceeds the threshold of 30 days outlined in Standard E7.6.1.6(3). The water take will only occur during construction of the pipeline.
- Diversion of groundwater caused by any excavation (including trench) or tunnel that does not meet the permitted activity standards is a **restricted discretionary activity** in accordance with E7.4.1 (A28). Diversion of groundwater caused by excavation which reduces the natural groundwater level by more than 2 m on the boundary of any adjoining site, and excavations with a depth which is not at least equal to the distance to any existing building on an adjoining site, do not meet permitted activity standards E7.6.1.10(3) and (5(a)) respectively

### Decision

I have read the:

- Application, its AEE and supporting documents;
- S.92 requests and responses;
- The planning report and the comments from the specialist reports (memos) leading to a recommendation on the proposal;
- The comments from Ms Kailas Moral (Principal Specialist Planner) and Ms Brogan McQuoid (Team Leader: Resource Consents) to my questions and the application; and
- Undertaken a site visit.

I am satisfied that I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority. The application was sent to a duty commissioner given it is a Council/CCO project.

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

### Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss.104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
  - a. In the context of the site and surrounding environment, the proposed land disturbance, vegetation removal, and temporary construction works (including period of time that the

construction laydown areas will be in use) associated with the provision of infrastructure are considered to be acceptable for the duration of the works, and following the reinstatement of the ground, decommissioning of the temporary shaft sites, and replanting at 27 Trig Road and 10 Westpoint Drive, are not anticipated to have any adverse effects on the amenity or character on the surrounding environment.

- b. The groundwater and settlement effects on the Hobsonville War Memorial Park (including the Hobsonville Bowling Club) and surrounding properties these issues have been considered within the Groundwater and Settlement Effects (GSE) Assessment and found that these can be avoided and mitigated against with the appropriate conditions (Augier) offered by the applicant.
- c. Land disturbance works can be managed in accordance with best practice land management to ensure that any effects associated with silt and sediment, dust, and stability, and on wetlands are less than minor.
- d. Site works can be managed in accordance with best practice to mitigate any risk of contaminant discharge on the environment, and ensure that any adverse effects on human health and the environment are less than minor.
- e. In the context of the receiving environment, ecological management and work methodologies proposed, and site rehabilitation planting proposed, any ecological effects associated with the removal of vegetation and works within the wetland can be managed to ensure that they are less than minor.
- f. Any adverse effects associated with ground dewatering and groundwater diversion during excavation and in the long term with respect to ground settlement along the alignment or in proximity of shaft sites, are considered to be less than minor, and the proposal is not anticipated to have any adverse effects on the underlying East Coast Bays Formation Aquifer or any users of the aquifer.
- g. Appropriate provision has been made for the management of overland flow paths along the alignment to ensure that any adverse effects associated with flood hazards are less than minor.
- h. The construction can be undertaken in accordance with standard land management and construction methods, and in the context of the surrounding receiving environment are not anticipated to have any adverse effects on surrounding persons. Specifically, managing construction traffic in accordance with a CTMP is considered to be an appropriate and effective tool to manage any construction traffic effects so that they are less than minor. Similarly, with respect to construction noise and vibration, managing the works in accordance with a CNVMP is considered to be an appropriate and effective tool for managing construction noise and vibration, and will ensure that any adverse effects are less than minor.
- i. Given the nature of the works and depth of the alignment, the proposal is not anticipated to have any impact on the Notices of Requirement held by Auckland Transport within the wider site area.
- j. The applicant has agreed to specific conditions relating to the management of the construction works with NZDF so that they are not adversely affected by the proposal.
- k. Having undertaken consultation with Mana Whenua, the applicant has made provision for cultural monitoring, and this is reflected in the conditions of consent.

- l. In terms of positive effects, the proposal will provide infrastructure that supports the existing and future populations in the Whenuapai area.
  - m. With reference to s.104(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.
2. In accordance with an assessment under s.104(1)(b) of the RMA, the proposal is consistent with the relevant statutory documents. In particular:
- a. In the context of the extent of works and site management proposed, any adverse effects on the wetlands during construction can be managed so that any adverse effects are less than minor and the wetland vegetation rehabilitated following the completion of the works, and the proposal is therefore considered to be acceptable in the context of the anticipated outcomes of the NES FW and in particular the functions of regional councils under s3.0 of the RMA for the management of water bodies.
  - b. The proposal is considered to be consistent with the anticipated outcomes of the NES CS with the adverse effects of contamination able to be managed appropriately.
  - c. The land disturbance activities can be managed to ensure that the outcomes of the proposal are consistent with the anticipated outcomes of the New Zealand Coastal Policy Statement and National Policy Statement for Freshwater Management and the management of effects on water bodies is appropriate.
  - d. The proposed works are of a nature that they will not conflict with, or restrict the future development of the land in accordance with any underlying zoning. Similarly, the proposal is of a nature that it does not impact or restrict any designation or notice of requirement that applies to the wider site.
  - e. In the context of the site and surrounding environment, the proposed pipelines and ancillary wastewater infrastructure elements are considered to be consistent with the AUP(OP), and the outcomes anticipated for the management of infrastructure across the region (Chapter E26). In particular, the construction works to facilitate the wastewater infrastructure can be undertaken in a manner that is consistent best practice land and construction management, and with the anticipated outcomes with respect to the management of temporary activities, earthworks, noise, vegetation associated with the delivery of infrastructure.
  - f. Contamination can be managed in accordance with best practice land management to ensure that any adverse effects are less than minor and consistent with the outcomes of the AUP (OP) with respect to the management of effects of contamination on the environment (Chapter E30).
  - g. The short-term diversion and discharge of groundwater has been demonstrated to be able to be undertaken in a manner so that any adverse effects on the environment and freshwater systems are less than minor and consistent with the outcomes of AUP (OP) with respect to taking, using, damming and diversion of water (Chapter E7) and management of water quality and integrated management (Chapter E1).
  - h. The proposed construction can be undertaken in manner that is consistent with the outcomes envisaged by the AUP(OP) with respect to the provision of lighting (Chapter 24) and the management of noise and vibration (Chapter 25).

- i. Natural hazards are managed to be consistent with the outcomes anticipated AUP(OP) with respect to flooding as set out in Chapter 36 of the AUP(OP).
3. In accordance with an assessment under s.104(1)(c) of the RMA, no other matters are considered relevant.
4. In accordance with s.123 of the RMA
  - a. Given the nature and scale of the regional land disturbance works under LUC60423081 it is considered appropriate that these consents have a duration of 5 years to enable the works to be completed. This is consistent with similar application and provides a contingency should the works be delayed.
  - b. As the take (dewatering) and groundwater diversion will occur in the short-term during construction, a duration of 5 years is appropriate for WAT604426080. This consistent with similar applications and takes into account the short-term nature of the diversion.
  - c. Given the nature and scale of the works associated with the management of contamination under DIS60422959, it is considered appropriate that these consents have a duration of 5 years to enable the works to be completed. This is consistent with similar application and provides a contingency should the works be delayed.
  - d. As the discharge and diversion of stormwater is temporary and related to the construction works, a duration of 5 years is appropriate for DIS60444386 to enable the works to be completed. This is consistent with similar application and provides a contingency should the works be delayed.
5. In accordance with s.128 of the RMA a review condition has been set for the groundwater diversion consent WAT604426080 to enable review within 6 months following the completion of dewatering to deal with any adverse effects on the environment which may arise at a later stage, or to vary monitoring and reporting requirements and performance standards as a result of previous monitoring and changed knowledge on ground conditions, groundwater levels, surface movement and aquifer parameters.
6. In accordance with an assessment under s.104(1)(c) of the RMA, no other matters are considered relevant.
7. Having considered the nature and scale of the effects associated with the proposed discharges of contaminants to land, the discharges are considered appropriate with respect to s105 and in particular:
  - a. The applicant has given regard to the nature of potential discharges and sensitive areas of the receiving environment, and provided sufficient detail to confirm that that the adverse effects can be managed so that they are acceptable.
  - b. The applicant has proposed best practice contamination land management to ensure that effects of contaminants are managed in the most efficient and effective way for the environment.
  - c. Given the nature of the proposal, no alternatives are practical.
8. There are no reasons with respect to the provisions of s107 that restrict the granting of consent.
9. In the context of this discretionary activity application for land use consent, discharge of stormwater and contamination, and groundwater permit, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they

capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

10. Overall, the proposal is considered to be consistent with the AUP(OP), and the outcomes anticipated for the provision of infrastructure across the region. In particular, the construction works to facilitate the new wastewater infrastructure can be undertaken in a manner that is consistent with the anticipated outcomes with respect to earthworks, noise, management of contamination, stormwater, and vegetation removal associated with the delivery of infrastructure across the region. Any actual or potential adverse effects are assessed to be acceptable in the context of the receiving environment and management techniques and rehabilitation works that form part of the application, and the proposal is considered to have positive effects in terms of providing necessary infrastructure, including resilience of the network.

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 these reasons the proposal is considered to be acceptable from a resource management perspective.

## Conditions

Under sections 108, 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 LUC60423081, DIS60422959, DIS60444386 and WAT60423080 (BUN60422958)
  - Application Form and Assessment of Environmental Effects titled “Whenuapai Wastewater Servicing Scheme Package 2 – Massey Connector and Northern Interceptor Phase 2”, Rev 1 prepared by Beca, dated 30/08/2023.

Report title and reference	Author	Rev	Dated
Groundwater and Settlement Effects Assessment	Tonkin + Taylor	V3	February 2024
Groundwater and Settlement Monitoring & Contingency Plan Northern Interceptor Phase 2 (NI2) Project	Tonkin + Taylor	v0	20 July 2023
Whenuapai WP2 – Traffic Assessment (Email)	Beca	02	12 September 2022
Including: Whenuapai Redhills: Package 1 Project Traffic Impact Assessment Report			



Whenuapai Redhills Wastewater Servicing Scheme (Package 2) – Massey Connector Construction and Noise & Vibration Assessment	Marshall Day Acoustics	001	18 January 2022
Whenuapai Wastewater Servicing Scheme Package 2 – Massey Connector and Northern Interceptor Phase 2: Ecological Impact Assessment	Beca	3	29 August 2023
Whenuapai to Redhills Wastewater Servicing Package 2: Ground Contamination Detailed Site Investigation	Tonkin + Taylor	v3	May 2023
Contamination Site Management Plan (CSMP) for the proposed Whenuapai-Redhills section of the Northern Interceptor 2 (NI2)	Tonkin + Taylor	1	May 2023
Arboricultural Assessment of Effects of Establishment of Shaft 8 construction yard and establishment of construction access resulting in the removal of riparian trees, trees within 20 m of a wetland and reserve trees. At 27 Trig Road, Whenuapai, and 19 Westpoint Drive, Hobsonville	The Tree Consultancy	-	11 January 2023
Erosion and Sediment Control Plan – Whenuapai Redhills Package 2	Beca	5	6 December 2024
Massey Connector and Northern Interceptor Phase 2: Native Bat Assessment	Beca	1	9 April 2024
Whenuapai Redhills Package 2: Lizard Summary of Findings	Beca	1	9 April 2024

Drawing title and reference	Author	Rev	Dated
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NI Tunnel Plan and Long section (1 of 2) and (2 of 2) DWG 2013661.202 and 2013661.203	Watercare / Mott MacDonald	-	04-23
Massey Connector Plan and Long Section DWG 2013661.302	Watercare / Mott MacDonald	-	04-23
Massey Connector Incoming Pipe Plan and Long Sections DWG 2013661.303	Watercare / Mott MacDonald	-	04-23
Existing Hobsonville PS Connection Plan and Longitudinal Section DWG 2013661.400	Watercare / Mott MacDonald	-	04-23

Mahole 1 and 2 Layout and Section DWG 2013661.410	Watercare / Mott MacDonald	-	04-23
Shaft 8 Site Layout DWG 2013661.500	Watercare / Mott MacDonald	-	04-23
Shaft 8 General Arrangement Plan and Section A DWG 2013661.501	Watercare / Mott MacDonald	-	04-23
Shaft 8 General Arrangement Plan and Section B and C DWG 2013661.502	Watercare / Mott MacDonald	-	04-23
Shaft 8 Odour Filter Details DWG 2013661.540	Watercare / Mott MacDonald	-	04-23
Shaft 8 Indicative TBM jacking arrangement details and assumed jacking arrangement DWG 2013666.574	Watercare / Mott MacDonald	-	04-23
Shaft 14 Site Layout DWG 2013661.600	Watercare / Mott MacDonald	-	04-23
Shaft 14 General Arrangement DWG 2013661.601	Watercare / Mott MacDonald	-	04-23
Shaft 14 Odour Filter Details DWG 2013661.640	Watercare / Mott MacDonald	-	04-23
Shaft 14 Site Drainage Layout DWG 2013661.650	Watercare / Mott MacDonald	B	12-24
Shaft 17 Overall Site Layout DWG 2013661.700 and 2013661.703	Watercare / Mott MacDonald	-	04-23
Shaft 17 Layout Plan DWG 2013661.701	Watercare / Mott MacDonald	-	04-23
Shaft 17 Sections DWG 2013661.762	Watercare / Mott MacDonald	-	04-23
Break Pressure Tank Site Layout DWG 2013661.800	Watercare / Mott MacDonald	-	04-23
Break Pressure Tank Layout DWG 2013661.801	Watercare / Mott MacDonald	-	04-23

Break Pressure Tank Sections DWG 2013661.802	Watercare / Mott MacDonald	-	04-23
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Other additional information	Author	Rev	Dated
Proposed NZDF Conditions	-	-	-
Whenuapai Wastewater Servicing Scheme – Package 2: Mana Whenua Engagement Record	Watercare	-	December 2024
Further information responses	Collated by Watercare	-	09.02.2024 26.06.2024 27.08.2024 02.12.2024 06.12.2024
Further information regarding planting and fauna management	Beca		11.04.2024

2. Under section 125 of the RMA, these consents lapse five years after the date they are 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 \$1170.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this 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. 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.*

**Duration conditions**

4. Resource consent LUC60423081 (as it relates to regional earthworks) must expire 5 years from the date of issue under s.123 of the RMA unless they have been surrendered or cancelled at an earlier date pursuant to the RMA.
5. Resource consent DIS60422959 (contaminated discharges) as it relates to regional earthworks must expire 5 years from the date of issue under s.123 of the RMA unless they have been surrendered or cancelled at an earlier date pursuant to the RMA.

6. Resource consent DIS60444386 (Stormwater diversion and discharge) must expire 5 years from the date of issue under s123 of the RMA unless they have been surrendered or cancelled at an earlier date pursuant to the RMA.
7. Resource consent WAT60423080 for the take (dewatering) and groundwater diversion must expire 5 years from the date of issue under s123 of the RMA unless they have been surrendered or cancelled at an earlier date pursuant to the RMA

### **Pre-construction meetings**

8. Prior to the commencement of any works authorised under these consents, the consent holder must hold a pre-start meeting that:
  - is scheduled not less than five (5) working days before the anticipated commencement of works;
  - is located on the subject area;
  - includes Auckland Council Compliance Monitoring officer(s); and
  - includes representation from the contractors who will undertake the works.
  - includes Mana Whenua representation to carry out cultural ceremonies and cultural inductions required by the consent conditions and as agreed to between mana whenua and the consent holder;

A pre-construction meeting must be held prior to the commencement of each stage of the earthworks activity.

The following information must be made available by the consent holder to Council at least ten (10) working days prior to the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions;
- Site-Specific Erosion and Sediment Control Plan (required by the conditions of this consent)
- Construction Traffic Management Plan (required by the conditions of this consent)
- Construction Noise and Vibration Management Plan (required by the conditions of this consent)
- Construction Water Dewatering Management Plan (required by the conditions of this consent)
- Chemical Treatment Management Plan (where required by the CWDMP)
- Any cultural monitoring and induction material supplied to the consent holder by or on behalf of Mana Whenua.

#### **Advice Notes:**

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

*The consent holder has engaged with Mana Whenua and agreed to cultural initiating and monitoring as part of their partnership. The consent holder is encouraged to*

*facilitate the necessary arrangements to enable Mana Whenua representatives to be party to the pre-commencement meeting.*

## **Management Plans**

*The council acknowledges that the required Management Plans are intended to provide flexibility both for the consent holder and the council for the management of the authorised activities. Accordingly, the Management Plans may need to be reviewed over time. Any reviews should be in accordance with the stated objectives of the management plan and limited to the scope of this consent.*

### **Construction traffic management plan**

9. Prior to the earthworks/construction commencing at 32 Mamari Road, 8 Spedding Road, and 19 Westpoint Road, a Construction Traffic Management Plan (CTMP) must be submitted to the Council for certification. The CTMP must be consistent with the Waka Kotahi New Zealand Transport Agency's (NZTA) Code of Practice for Temporary Traffic Management and must address the surrounding environment, including pedestrian and cycle traffic. All activities associated with earthworks/construction must be in accordance with the certified CTMP. No construction activity may commence until confirmation is provided from the council that the CTMP satisfactorily meets all measures identified in that plan as needing to be put in place prior to commencement of works have been. The CTMP must contain sufficient detail to address the following matters:
  - a. A construction programme, including the sequence, duration, and any seasonal timings for each part of the construction activity
  - b. Defined vehicle routes between the site and main arterial roads through any residential zoned areas
  - c. Methods to manage traffic effects from construction traffic and works on adjacent property access, road user safety, and efficiency of traffic movements
  - d. The traffic management measures that will be in place to limit heavy vehicle movements to the proposed construction site access points between 7.30am and 6pm Monday to Saturday,

#### **Advice Notes:**

*The purpose of the CTMP is to manage the traffic effects during construction so that safe, and effective routes for local movements by all transport modes are maintained throughout the construction of the Project.*

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

*Please include the CTMP in the application for a Corridor Access Request.*

### **Construction noise and vibration management plan**

10. A construction noise and vibration management plan (CNVMP) prepared by an experienced acoustic expert must be provided to the Council no less than ten days prior to the works commencing in accordance with the applicable provisions of AUP E25.6.29(5) and E25.6.29(6). The CNVMP objectives are:

- a. Identify and adopt the best practicable option (BPO) for the management of construction noise and vibration.
- b. Inform the duration, frequency and timing of works to manage disruption.
- c. Require engagement with affected receivers and timely management of complaints.

The CNVMP is related to the construction of the Massey Connector and must include the mitigation measures proposed in Whenuapai Redhills Wastewaters Servicing Scheme (Package 2) – Massey Connector Construction Noise & Vibration Assessment Report prepared by MDA dated 18 January 2022 and the following procedures and requirement:

- d. The relevant measures from NZS 6803:1999 “Acoustics – Construction Noise”, Annex E2 “Noise management plans”
- e. The relevant measures from DIN 4150-3:2016 “Vibrations in buildings – Part 3: Effects of vibration on structures”, Appendix E “Minimizing the effects of vibration”;
- f. Noise and vibration management and mitigation measures specific to activities and/or receiving environments;
- g. Monitoring and reporting of noise and vibration levels;
- h. Pre and post building conditions surveys if necessary
- i. Procedures for handling complaints
- j. Procedures for review of the CNVMP throughout the project

### **Site-Specific Erosion and Sediment Control Plan**

11. Prior to the commencement of earthworks activity for each stage of the works, a set of Site-Specific Erosion and Sediment Control Plans (SSESCPs) 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 2 (GD05) and submitted to the Council for certification. No earthworks activity may commence within any stage until the Council has certified that the SSESCP satisfactorily meets the requirements of GD05.

The Site-Specific Erosion and Sediment Control Plan must contain sufficient detail to address the following matters:

- specific erosion and sediment control works (location, dimensions, capacity)
- supporting calculations and design drawings
- catchment boundaries and contour information
- details of construction methods
- timing and duration of construction and operation of control works (in relation to the staging and sequencing of works)
- details relating to the management of exposed areas (e.g. grassing, mulching)
- monitoring and maintenance requirements

This finalised SSESCPs must be submitted to Auckland Council on [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz). No earthworks activity on the subject site (in each

stage) may commence until written confirmation is provided that the Finalised SSESCP is satisfactory.

*Advice Note:*

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

### **Construction Water Dewatering Management Plan (CWDMP)**

12. Prior to the commencement of excavation activities at for any access shafts, trenching or tunnel boring at the sites, a Construction Water Dewatering Management Plan (CWDMP) must be prepared in accordance with recognised best practice and GD05 and submitted to Council for written certification. Excavation activities must not commence until written certification is provided by Council that the CWDMP meets the requirements of GD05 and recognised best practice. The CWDMP must include as a minimum:
  - a. Location(s) of Dewatering Treatment Devices to be used during dewatering activities;
  - b. Design and Operation of the specified Dewatering Treatment Device including how sediment removal will be achieved, and how pH will be regulated if high pH water is expected due to the use of cement products in construction;
  - c. Pumping procedures and methodologies relating to dewatering activities, including confirmation that the Dewatering Treatment Device has capacity to treat expected pumping volumes;
  - d. Confirmation of the discharge location for any Dewatering Treatment Device, including any stabilisation requirements to prevent erosion at the point of discharge;
  - e. Confirmation of how monitoring of the discharges from the Dewatering Treatment Device will be undertaken, recorded and reported;
  - f. Monitoring, maintenance (including post-storm) and contingency programme;
  - g. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the dewatering system and the organisational structure which will support this system.

### **Chemical Treatment Management Plan (ChTMP)**

13. Where the CWDMP requires chemical treatment to be implemented to achieve the water quality parameters in condition 16 a Chemical Treatment Management Plan (ChTMP) must be provided for certification prior to dewatering commencing on each stage of work and must include as a minimum:
  - a. Specific design details of the chemical treatment dosing methodology for the Dewatering Treatment Device required by the certified SSESCP;
  - 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.

## **Specific Conditions – Land Use Consent LUC60423081**

### **Earthworks Conditions**

#### **Implementation of Management Plans**

- 14. Any Dewatering Treatment Device required by the certified CWDMP must be chemically treated in accordance with the certified Chemical Treatment Management Plan (ChTMP).
- 15. The dewatering operation must be carried out in accordance with the certified Construction Water Dewatering Management Plan.

#### **Specific Conditions**

- 16. All water discharged from the site via the Dewatering Treatment Devices during the construction operation must achieve the following parameters prior to the discharge, in accordance with Auckland Council's Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05):
  - a. a minimum visual clarity depth of 100mm; and
  - b. pH within the range of 5.5-8.0.
- 17. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works required by the certified SSESCP required by the conditions of this consent, and prior to the commencement of any earthworks activity on the subject site, a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed and completed in accordance with the certified Erosion and Sediment Control Plan and GD05 guidelines. Written certification must be in the form of a report or any other form acceptable to the Council.
- 18. 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 certified SSESCP.
- 19. 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.
- 20. 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.*

21. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the certified 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.
22. Earthworks must be progressively stabilised against erosion at all stages of the earthworks activities and must be sequenced to minimise the discharge of sediment to surface water.

*Advice Note:*

*Earthworks must 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*

23. All erosion and sediment control measures must be constructed and maintained in general accordance with Auckland Council Guidance Document GD2016/005; Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, Incorporating Amendment 3 August 2023, except where a higher standard is detailed in the conditions above, in which case the higher standard must apply.
24. The Consent Holder must ensure all earthworks are managed to ensure that surface water flows from upstream sites are not unduly blocked or diverted in a manner which adversely affects any neighbouring properties.

## **Requirement to stabilise site following completion or abandonment of works**

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

*Advice note:*

*Measures to stabilise against erosion may include:*

- *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's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Auckland Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05).*

## **Seasonal Restrictions and Monitoring**

26. No earthworks involving surface land disturbance 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.

## **Engineering conditions**

### **Geotechnical – work in progress**

27. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, the supervising geotechnical professional must be notified immediately and temporary and permanent remediation of the instability must be undertaken in accordance with geotechnical advice so as to minimise risk to safety and further instability. Specifically:
- a. Any trimming works adjacent to 21-23 Westpoint Drive to form the proposed construction access in this area must be designed to avoid or mitigate effects on this neighbouring site.

### **Management of works**

28. 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 must be stored within the subject site's boundaries.

29. 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 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. In particular:
- a. The Consent Holder must demonstrate to Council that the retaining wall on the western side of the stormwater pond at 19 Westpoint Drive can support the proposed construction traffic, otherwise the Consent Holder must provide additional measures to ensure construction traffic can safely use the route without damage to the wall.

*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. All earthworks are to be managed to ensure that surface water flows from upstream sites are not unduly blocked or diverted in a manner which adversely affects any neighbouring properties.

*Advice notes:*

- *Plans approved under Resource Consent do not constitute an Engineering Approval and must not be used for the purposes of constructing public reticulation works in the absence of that approval.*
- *The indicated public stormwater network extension works shown at Sinton Road / Shaft 14 are not approved or assessed under this consent. Amendments are required to the driveway private (WSL) catchpits and riprap in this location to ensure these are located outside the public road reserve. An Engineering Approval is required for the public stormwater works. A vehicle crossing approval is required for the vehicle crossing at this location and at the Break Pressure Chamber site.*
- *The formed overland flowpath at the Hobsonville Bowling Club and associated stormwater network infrastructure have not been assessed under this consent as they are outside the WSL designation. The works shown on the application drawings which indicate infilling of the flowpath and lack of protection of the stormwater assets is of concern to Council, as this may result in flooding of the Bowling Club facilities. At OPW stage WSL should ensure this matter is addressed.*
- *A catchpit for the driveway at the Break Pressure Chamber site may be of assistance to ensure the site integrates with the future Strategic Growth Alliance full upgrade of Spedding Road.*

## **Construction conditions**

### **Construction traffic condition**

31. Construction trucks must not undertake a left turn movement from Spedding Road to Mamari Road.

**Conditions 33 to 39** are applicable only to works in relation to the Massey Connector outside of Designation 9377.

### **Construction Noise and Vibration management**

32. The CNVMP must be implemented and maintained throughout the construction period. Any variations to the CNVMP must be provided to the Council for written certification and must only be implemented once written certification is received.

### **Construction noise**

33. The consent holder must advise the occupants of all dwellings within 100 m of the proposed works about the construction works at least five days before earthworks begin on site. The advice must be provided in writing and include the following information:
- An overview of the construction works including the duration of the project and the working hours on site
  - The approximate dates and duration of the noisiest activities on site
  - A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project.
34. Construction work and heavy vehicle movements on the site at 32 Mamari Road and 8 Spedding Road must only take place between the hours of 7:30 am. and 6:00 pm, Monday to Saturday. No noisy works will be undertaken on Sundays or public holidays. This condition does not preclude quiet works and underground tunnelling operation from taking place outside of standard construction hours, providing they comply with the Auckland Unitary Plan permitted construction noise limits at these times.
35. Tunnelling must be undertaken 24 hours a day, 7 days a week; except:
- Tunnelling must not be undertaken within 30 m slant distance of 92 Trig Road or 6 Spedding Road between the hours of 10 pm and 7 am without the permission of the property occupier.
36. Construction noise levels arising from the construction work activities must not exceed the following noise limits when measured 1m from an occupied building while the construction is carried out.

Time of week	Time period	dB LAeq	LAfmax
Weekdays and Saturdays	0730 – 1800	70	85
Weekdays	0630 – 0730	55	70
	1800 – 2000	65	80
Sundays and public holidays	0730 – 1800	50	80
All other times		45	75

37. The noise from any construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS6803:1999 Acoustics – Construction Noise. Construction work is defined in New Zealand Standard NZS6803:1999 Acoustics – Construction noise.
38. Where noise mitigation is identified by the CNVMP (and required to achieve compliance with the permitted standards of the AUP(OP), the consent holder must provide confirmation to the council that noise mitigation is in place prior to commencement of works within that stage.

### **Construction Vibration**

39. The vibration from all construction work activities must not exceed the Vibration limits in buildings listed in Table E25.6.30.1 of AUP E25.6.30.(1) Vibration when measured in accordance with that Standard on any structure not on the same site unless otherwise agreed in writing with the property occupier.

### **Construction Noise and Vibration Monitoring**

40. The consent holder must engage a suitably qualified and experienced acoustic expert to carry out noise and vibration monitoring:
  - a. at the first commencement of operation of the Tunnel Boring Machine (TBM),
  - b. when a complaint is received, or monitoring is requested by Auckland Council, and
  - c. In accordance with New Zealand Standard NZS6803:1999 Acoustics – Construction noise for noise monitoring and German Industrial Standard DIN 4150-3 (1999) Structural Vibration – Part 3 Effects of Vibration on Structures for vibration.

### **Construction laydown areas – decommissioning**

41. Within three months of the completion of construction, or immediately after 36 months (whichever is the lesser) the construction laydown area at 32 Mamari Road and 8 Spedding Road, and the access road to Shaft 10 and 12 through 19 Westpoint Road, must be decommissioned and reinstated.

## **Arboriculture conditions**

### **Specific conditions**

42. Prior to all works commencing at Shaft 8 (27 Trig Road) and the access road to Shafts 10 & 12 (19 Westpoint Drive), the consent holder must engage the services of a qualified and competent arborist experienced in site development activities in close proximity to mature trees to direct, supervise and monitor all excavation and construction activity that occurs in the rootzone of protected trees for the duration of the project. The consent holder must ensure that all contractors, sub-contractors, and workers engaged in all activities covered by this consent are advised of the tree protection measures in the conditions of consent and operate in accordance with them.
43. All tree work at Shaft 8 (27 Trig Road), and at the access road to Shafts 10 & 12 (19 Westpoint Drive) which is undertaken under this consent must be undertaken in accordance with, but not limited to the recommendations within the arboricultural

assessment by Sean McBride of The Tree Consultancy Company Ltd, dated 11 January 2023. A copy of this tree report must be kept on site at all times.

### Reporting condition

44. A completion report prepared by a suitably qualified and experienced arborist must be supplied to “the council” within one month of Scheduled Works completion of site works at 27 Trig Road and 19 Westpoint Drive. The completion report must confirm (or otherwise) that: the works have been undertaken in accordance with the tree protection measures contained in the conditions of consent, the works were completed under the direction of a suitably qualified and experienced arborist, the impact of the works on the protected trees has been no greater than that permitted by the conditions of consent.

### Ecological conditions

#### Planting Plan requirement and implementation

45. Within one month of Scheduled Works completion of site works at Shaft 8 (27 Trig Road) and Shaft 12, the consent holder must submit to Auckland Council for certification a Planting Plan. The Planting Plan must:
  - a. Be prepared by a suitably qualified ecologist;
  - b. Show all planting including a map of planting locations, details of intended species, spacing, time of planting, and plant numbers, including as a minimum:
    - (i) At least 330 m<sup>2</sup> of planting within 20 m of the riparian wetland at 27 Trig Road;
    - (ii) Replacement planting of a minimum of 4 trees within 20 m of the riparian wetland at 27 Trig Road;
    - (iii) Replacement of native vegetation removed from the accessway to 27 Trig Road, and above the culvert at Shaft 12 on a 1:1 basis.
  - c. Include a planting methodology;
  - d. Details of all site planting, including species to be planted, size of plants and where they are to be planted within the overall area of planting, density of planting, sourcing of plants and fertilisers.
  - e. The location of all planting areas and the area (m<sup>2</sup>/ha) of each planting area.
  - f. Include a Monitoring and Maintenance plan in accordance with industry best practice methods for a minimum period of five (5) years after planting;

#### *Advice Note:*

*The location of the riparian wetland is shown on Figure 2 of the letter titled ‘Further information regarding planting and fauna management’ dated 11.04.2024 referenced in Condition 1*

46. All planting must be undertaken in accordance with the Auckland Regional Council Riparian Zone Management Strategy for the Auckland Region, Technical Publication 148, June 2001 (TP148) and Appendix 16: Guideline for Native Revegetation Plantings of the Auckland Unitary Plan: Operative in Part.

47. All planting required by the certified Planting Plan must be completed in the planting season (May – August) following the practical completion of the construction works authorised by this consent. The consent holder must confirm to Auckland Council within 30 days in writing that the planting has been completed in accordance with the Planting Plan.
48. The planting must be maintained thereafter for a minimum of five further planting seasons with any plant losses within this time being replaced and maintained for a further planting season from date of replacement to the satisfaction of the Council. Planting maintenance must include pest animal control.
49. All plants must be eco-sourced from the Tamaki Ecological District.

### **Monitoring and Reporting**

50. Following completion of planting, the consent holder must submit annual Monitoring Reports over the five-year maintenance period to the Council. The Monitoring Report must include but not be limited to the following information:
  - a. Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses),
  - b. Canopy closure, beginnings of natural ecological processes - natural regeneration in understory,
  - c. A running record of fertilisation, weed control and replacement of dead plants,
  - d. Recommendations for replacement of dead plants and implementation of these recommendations (remediation work). Any recommended remediation work must include a start date for replanting,
  - e. If remediation work is recommended, the consent holder must:
    - (i) Undertake this remediation work within six months from the start date.
    - (ii) Provide Council with a report confirming the remediation work has been undertaken. This report must be submitted to the Council within 6 months after the remediation work has been undertaken.

### **Bird breeding season restriction**

51. No vegetation clearance must be undertaken at Shaft 8 (27 Trig Road), at 19 Westpoint Drive, or above the culvert to construct the access road to Shaft 12, during the main bird breeding season, October to February, to minimise any disturbance risk that vegetation removal would have on nesting birds. If vegetation clearance is unavoidable during the main native bird nesting season, an approved and experienced ecologist or ornithologist must visually inspect all trees and shrubs, including checking cavities and hollows, proposed for removal within 24 hours of felling to identify any active nests. Should any nesting be observed, a 10 metre buffer of vegetation must be required to remain around the nest site until an approved and experienced ecologist or ornithologist has confirmed that the nest has failed or the chicks have hatched and naturally left the natal site. Following inspection and confirmation of absence of nesting birds, the consent holder must submit a completion report to the Council for approval.

*Advice Note:*



*Almost all native bird species are totally protected under the Wildlife Act 1953. It is an offence to deliberately disturb or destroy them, their eggs or nests. By restricting vegetation clearance to outside of the main native bird breeding season the risk of disturbing nesting birds is significantly reduced, however vegetation should still be checked for obvious signs of nesting activity prior to clearance works being undertaken.*

## Myrtle Rust

52. Any Myrtaceae species (e.g. mānuka, kānuka) being delivered to the site must be from a plant pass certified supplier with a Myrtle Rust Specific Module standard, the voluntary biosecurity certification scheme offered by New Zealand Plant Producers, or an equivalent scheme. Participating plant pass producers can be found at [www.plantpass.org.nz/biosecurity/participatingproducers](http://www.plantpass.org.nz/biosecurity/participatingproducers). A copy of the plant delivery receipt must be provided to the Council within 5 days of plant delivery demonstrating that plants were sourced from a supplier which meets the requirements set out above.

### Advice Note:

*The New Zealand Plant Producers Incorporated has developed a framework of supply chain biosecurity protocols. Sourcing Myrtaceae species from participating producers will satisfy the above condition. A copy of the Myrtle Rust Plant Production Management Protocol can be found at the website (<https://nzppi.co.nz/CURRENT-THREATS/19727-s119533/>).*

*For plant producers that are waiting to be certified - This condition will be satisfied if the plant supplier has registered with pant pass and is waiting to be certified for the Myrtle Rust Specific Module.*

## Specific conditions – NZ Defence Force

The following conditions are offered by the applicant on an *Augier* basis:

### Construction and Long-Term Maintenance Works at 32 Mamari Road

53. All permanent structures at SECT 1 SO 582220 (8 Spedding Road, Figure 1) must be lower than the level of the designated Obstacle Limitation Surface (OLS).

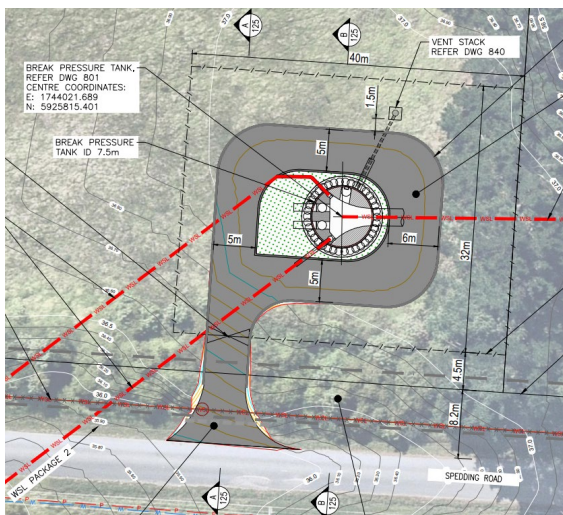


Figure 1. Break Pressure Tank Site Layout 8 Spedding Road

54. No construction or maintenance machinery or activities at 8 Spedding Road or SECT 2 SO 582220 (32 Mamari Road) may exceed the level of the designated OLS, unless written approval, including any additional conditions, has been obtained from NZ Defence Force (NZDF). Any such approvals from NZDF will not be unreasonably withheld.

*Advice Notes*

- *Some construction works will temporarily breach the OLS level. Including but not limited to, movement of the tunnel boring machine, installation of piles, reinforcing, and foundations. NZDF have indicated that this is acceptable in principle, provided adherence to all other conditions as relevant.*
  - *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 designation 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.*
55. As part of the agreement with the NZDF and the consent holder it has also been agreed that:
- a. At least 20 working days prior to any construction activity occurring at 8 Spedding Road or 32 Mamari Road, a Communications Plan shall be prepared in draft and provided to NZDF for comment, acceptance, finalisation and implementation.

*Advice Note:*

- *Points of contact for all communications with NZDF and/or RNZAF Base Auckland are:*
  - (a) *Airfield Manager, Mr Junior Saaga Email - WPAirfieldManager@NZDF.mil.nz*
  - (b) *Principal Statutory Planner Ms Rebecca Davies Email - Environment@nzdf.mil.nz*
- *The purpose of the Communications Plan will be to establish appropriate communication and notification procedures with RNZAF Base Auckland specifically in relation to construction and maintenance activities occurring on site. If comment has not been received from NZDF within 20 working days of provision, the Communications Plan shall be deemed accepted.*

## **Specific conditions – Contamination LUC60423081 (NESCO) and DIS60422959 (AUP OP)**

### **Updated Contaminated Site Management Plan to be provided**

56. The consent holder must engage a suitably qualified and experienced practitioner to carry out further sampling and testing in accordance with the Contaminated Site Management Plan (CSMP) for the proposed Whenuapai-Redhills section of the Northern Interceptor 2 (NI2) (T+T, May 2023), and provide to the Council with an addendum DSI and an updated CSMP (if remediation and/or additional controls are required) for certification, at least 10 working days prior to commencement of any earthworks. The updated CSMP must include requirements for testing of dewatering water for contaminants of concern relating to HAIL activities identified at 8 Spedding Road and 2A Buckley Avenue prior to discharge to the stormwater system.

### **Management of contamination**

57. The consent holder must implement the control measures in accordance with the certified updated CSMP required by the conditions of this consent during earthworks. Any significant variations to the plan must be approved in writing by the Council prior to implementation.
58. All excavated soil from areas containing elevated contaminants for offsite disposal must be disposed of to an appropriate disposal facility, which is authorised to accept the levels of contamination. Copies of the disposal dockets for the material removed from the sites must be retained and included into the Work Completion Report required by the conditions of this consent.
59. The consent holder must ensure that the works do not result in any airborne and deposited dust beyond the property boundary of the site that is determined to be noxious, objectionable or offensive. Good practice measures, such as those described the Good Practice Guide for Assessing and Managing Dust, Ministry for the Environment (2016) must always be adopted.
60. If evidence of contamination, which has not been previously identified is discovered during any excavation at the site, the consent holder must immediately cease the works within 10m of the discovery and notify the Council and agree on appropriate remediation and validation actions.
61. The consent holder must ensure that the contamination level of any imported soil complies with the definition of 'Cleanfill material', as per the Auckland Unitary Plan (Operative in Part). Any imported material must be solid material of an inert nature and must not contain hazardous substances or contaminants above natural background levels of the receiving site.

### **Completion of works reporting**

62. The consent holder must, within three months following completion of the earthworks, provide to the acceptance of the Council a Work Completion Report, which must include, but is not limited to:

- a. confirmation of performance of any earthworks involving contamination being conducted in accordance with approved plans and consent conditions
- b. details and tabulated results of any further soil/water testing and validation testing undertaken and interpretation of the results in the context of the applicable health and environmental criteria
- c. any unexpected contamination encountered during excavation and response actions
- d. volume of soil excavated from the site, disposed off-site and landfill receipts
- e. any complaints received and response during remediation works
- f. the final site contamination profile.

## Specific conditions – Contamination DIS60422959 (AUP OP)

### Management of contamination

63. Any perched groundwater, or surface water encountered within excavation areas, where soil/groundwater contamination has been identified over the adopted permitted activity criteria pursuant to Chapter E30 of the AUP OP, requiring removal, the impacted water must either be:
- a. disposed of by a licenced liquid waste contractor; or
  - b. pumped to sewer, providing the relevant permits are obtained; or
  - c. discharged to the site's stormwater system or surface waters provided additional testing demonstrates compliance, following reasonable mixing, with the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000) for protection of 80 percent of freshwater species, with the exception of benzene where the 95 percent protection level must apply, and the water is free from petroleum hydrocarbons.
64. All testing and analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis. For more details on how to confirm the suitability of the laboratory please refer to Part 4: Laboratory Analysis, of Contaminated Land Management Guidelines No.5.

## Specific conditions – stormwater discharge consent DIS60444386

### Stormwater management works

65. The following stormwater management works must be constructed for the following catchment areas and design requirements, and must be completed prior to discharges commencing from the site:

Works to be undertaken	Catchment area - impervious	Design requirement(s)

Erosion and Sediment Controls	All temporary impervious areas	GD05
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### Post-construction meeting

66. A post-construction meeting must be held by the consent holder, within 20 working days of completion of the stormwater management works, that:
- is located on the subject area;
  - includes representation from the council; and
  - includes representation from a Suitably Qualified and Experienced Professional, contractors who have undertaken the works and any other relevant parties.

#### *Advice Note:*

*To arrange the post-construction meeting required by this consent Auckland Council on 09 301 0101.*

### Minor Modifications

67. If any minor modifications to the stormwater management system are required, that will not require an application under section 127 of the RMA, the following information must be provided:
- Plans and drawings outlining the details of the modifications; and
  - Supporting information that details how the proposal does not affect the capacity or performance of the stormwater management system.

All information must be submitted to, and certified by council, prior to implementation.

## Specific conditions – Groundwater diversion & dewatering (take) WAT60423080

### Definitions

Words in the dewatering conditions have specific meanings as outlined below:

Alarm Level	Specific levels at which actions are required as described in the relevant conditions.
Alert Level	Specific levels at which actions are required as described in the relevant conditions.
Bulk Excavation	Includes all excavation that affects groundwater (i.e., the valve chamber excavation) excluding minor enabling works and piling less than 1.5m in diameter.
Commencement of Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking of any groundwater from the tunnel, trench or shaft excavation and/or any dewatering prior to excavation.

Completion Dewatering	of	Means, in the case of pipe infrastructure, the stage when all pipework and pipe seals (and where required trench stops (collars) have been installed and all back filling is completed within 50 metres of a building or structure and effectively no further groundwater is being taken for the construction of the network at that location.
Commencement Excavation	of	Means commencement of Bulk Excavation.
Completion Construction	of	Means when the Code of Compliance Certificate (CCC) is issued by Auckland Council
Completion Excavation	of	Means when all Bulk Excavation has been completed.
External inspection	visual	A condition survey undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the exterior and a dated photographic record of all observable exterior Damage.
GSMCP		Means Groundwater and Settlement Monitoring and Contingency Plan
Monitoring Station		Means any monitoring point including a deformation pin, inclinometer, groundwater bore, deflection pin or other monitoring device required by this consent.
RL		Means Reduced Level.
Services		Includes fibre optic cables, sanitary drainage, stormwater pipes, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.
SQEP		Means Suitably Qualified Engineering Professional
SQBS		Means Suitably Qualified Building Surveyor

Category of Damage	Normal Degree of Severity	Description of Typical Damage (Building Damage Classification after Burland (1995), and Mair et al (1996))	General Category (after Burland – 1995)
0	Negligible	Hairline cracks.	<b>Aesthetic Damage</b>
1	Very Slight	Fine cracks easily treated during normal redecoration. Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1mm.	
2	Slight	Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weather-tightness. Doors and windows may stick slightly. Typically crack widths up to 5mm.	

3	Moderate	Cracks may require cutting out and patching. Recurrent cracks can be masked by suitable linings. Brick pointing and possible replacement of a small amount of exterior brickwork may be required. Doors and windows sticking. Utility services may be interrupted. Weather tightness often impaired. Typical crack widths are 5mm to 15mm or several greater than 3mm.	<b>Serviceability Damage</b>
4	Severe	Extensive repair involving removal and replacement of walls especially over door and windows required. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm to 25mm but also depend on the number of cracks.	
5	Very Severe	Major repair required involving partial or complete reconstruction. Beams lose bearing, walls lean badly and require shoring. Windows broken by distortion. Danger of instability. Typical crack widths are greater than 25mm but depend on the number of cracks.	<b>Stability Damage</b>

*Table 1: Building Damage Classification*

*Advice note:*

*In the table above the column headed "Description of Typical Damage" applies to masonry buildings only and the column headed "General Category" applies to all buildings.*

### **Provide for a Review under Section 128**

68. Under section 128 of the RMA the conditions of this consent WAT60423080 may be reviewed by the Manager Resource Consents at the consent holder's cost:
- a. Within six months after Completion of Dewatering and subsequently at five years after Completion of Dewatering in order:
  - b. 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.
  - c. To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:
    - (i) ground conditions
    - (ii) aquifer parameters
    - (iii) groundwater levels; and
    - (iv) ground surface movement.



*Advice Note:*

*Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents at the consent holder's cost in the following circumstances: At any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.*

### **Notice of Commencement of Dewatering**

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

### **Design and Construction of Retaining Walls**

70. The design and construction of the shafts, trenches, and tunnel boring operations must be undertaken in accordance with the report entitled "Groundwater and Settlement Effects Assessment". Ref. 1015506, Rev. 3, dated 1 February 2024", prepared by Tonkin and Taylor Limited, or an alternative specification which is demonstrated through analysis to Council's satisfaction to result in groundwater and settlement effects to be no greater than predicted in the information submitted with the Application documents referred to in Condition 1. Use of any alternative specification will require Council's written approval prior to the commencement of dewatering.
71. The Bulk Excavations must not extend below the levels specified in the report entitled "Groundwater and Settlement Effects Assessment". Ref. 1015506, Rev. 3, dated 1 February 2024", prepared by Tonkin and Taylor Limited, or a depth demonstrated through analysis to result in groundwater and settlement effects no greater than predicted in the information submitted with the Application documents referred to in Condition 1. Use of any alternative specification will require Council's written approval prior to the commencement of dewatering
72. All permanent below-ground structures and pipelines installed as part of this consent must be sealed against groundwater inflow by Completion of Dewatering and in the long term.

### **Performance Standards**

#### **Damage Avoidance**

73. All excavation, dewatering systems, retaining structures, shafts, tunnels and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid damage greater than category 1 (i.e. more than aesthetic damage) as defined by the Burland Building Damage Classification 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.

#### **Pre-Dewatering Building and Structure Survey**

74. Prior to the Commencement of Dewatering, a detailed condition survey of buildings and structures as specified in Schedule A below must be undertaken by a SQEP or SQBS

and a written report must be prepared and reviewed by the SQEP responsible for overseeing the monitoring. The report must be submitted for certification by the Council.

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

The detailed condition survey must include:

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

<b>Schedule A: Buildings/Structures that require Detailed Condition Survey and Installation of Deformation Stations</b>					
<b>Number</b>	<b>Address</b>	<b>Number of building deformation stations required</b>	<b>Detailed condition survey required</b>	<b>External visual inspections required during dewatering</b>	<b>Monitoring required due to proximity of a shaft</b>
1	92 Trig Road (LOT 16 DP 62344)	none	No	Yes	No
2	37 Westpoint Drive (LOT 402 DP 523295)	4	No	Yes	Yes
3	33 Westpoint Drive (LOT 1 DP 545077)	4	No	Yes	Yes
4	29 Westpoint Drive	4	No	Yes	Yes

	(LOT 2 DP 545077)				
5	25 Westpoint Drive (LOT 36 DP 502477)	4	No	Yes	No
6	174 Brigham Creek Road (SEC 32 SO 444423)	4	Yes	Yes	No
7	15 Sinton Road (SECT 2 SO 548679, SECT 4 SO 548679)	6	No	Yes	Yes
8	Clarks Lane Footbridge (accessed off the end of Memorial Park Lane)	2	No	Yes	No
9	44 Memorial Park Lane (LOT 40 DP 487569)	1	No	Yes	Yes
10	32 Memorial Park Lane (LOT 46 DP 487569)	2	No	Yes	Yes
11	30 Memorial Park Lane (LOT 32 DP 497885)	2	No	Yes	Yes
12	24 Memorial Park Lane (LOT 29 DP 497885)	1	No	Yes	Yes
13	Bowling Green (PT ALLOT 523 SO 40181)	3	Yes	Yes	Yes
14	439 Hobsonville Road (SEC 1 SO 450384)	6	Yes	Yes	Yes

### **Pre-Dewatering Services Condition Survey**

75. Prior to the Commencement of Dewatering, a condition survey of potentially affected stormwater services must be undertaken in consultation with the relevant service provider. This condition does not apply to any service where written evidence is provided to the Council that the owner of that service has confirmed they do not require a condition survey.

### **Alert and Alarm Levels**

76. The activity must not cause any settlement or movement greater than the Alarm Level thresholds specified in Schedule B below. Alert and Alarm Levels are triggered when the following Alert and Alarm Trigger thresholds are exceeded, or as otherwise set out in the approved GSMCP:



*These levels may be amended subject to approval by the Council as part of the Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) approval process, and, after the receipt of pre-dewatering monitoring data, building condition surveys and recommendations from a suitably qualified engineering professional (SQEP), but only to the extent that avoidance of Damage to building, structures and Services can still be achieved.*

*There are conditions below that must be complied with when the Alert and Alarm Level triggers are exceeded. These include actions that must be taken immediately including seeking the advice of a SQEP.*

### **Alert Level Actions**

77. In the event of any Alert Level being exceeded the Consent Holder must:

- a. Notify the Council within 24 hours.
- b. Re-measure all Monitoring Stations within 25 metres of the affected monitoring location(s) to confirm the extent of apparent movement
- c. Ensure the data is reviewed, and advice provided, by a SQEP on the need for mitigation measures or other actions necessary to avoid further deformation. Where mitigation measures or other actions are recommended those measures must be implemented.
- d. Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council within five working days of Alert Level exceedance. The report must provide an analysis of all monitoring data (including wall deflection) relating to the exceedance, actions taken to date to address the issue, recommendations for additional monitoring (i.e. the need for increased frequency or repeat condition survey(s) of building or structures) and recommendations for future remedial actions necessary to prevent Alarm Levels being exceeded.
- e. Measure and record all Monitoring Stations within 25 metres of the location of any Alert Level exceedance every two days until such time the written report referred to above has been submitted to the Council.

### **Alarm Level Actions**

78. In the event of any Alarm Level being exceeded the Consent Holder must:

- a. Immediately halt construction activity within 65m of the alarm exceedance, including excavation, dewatering or any other works that may result in increased deformation, unless halting the activity is considered by a SQEP to be likely to be more harmful (in terms of effects on the environment) than continuing to carry out the activity.
- b. Notify the Council within 24 hours of the Alarm Level exceedance being detected and provide details of the measurements taken.
- c. Undertake a condition survey (this could comprise either a detailed condition survey or an external visual inspection at the discretion of the SQEP responsible for overseeing the monitoring) by a SQEP or suitably qualified building surveyor (SQBS) of any building or structure located at or within 65m adjacent to any Monitoring Station where the Alarm Level has been exceeded.

- d. Take advice from the author of the Alert Level exceedance report (if there was one) on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.
- e. Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures (recommended in accordance with paragraphs (d) above) have been implemented to the satisfaction of a SQEP.
- f. Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council, on the results of the condition survey(s), the mitigation measures implemented and any remedial works and/or agreements with affected parties within five working days of recommencement of works.

### **Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)**

79. At least 10 days prior to the Commencement of Dewatering, a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a SQEP, must be submitted to the Council for written approval. Any later proposed amendment of the GSMCP must also be submitted to the Council for written approval.

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

- a. A monitoring location plan, showing the location and type of all Monitoring Stations. The monitoring plan should be based on the drawings in Appendix A of the report entitled "Groundwater and Settlement Monitoring and Contingency Plan, Northern Interceptor Phase 2 (NI2) Project". Ref. 1015506, Rev. Draft, dated 20 July 2023. Prepared by Tonkin and Taylor Limited. In any case where the location of a Monitoring Station differs substantively from that shown on the above referenced drawings, a written explanation for the difference must be provided at the same time that the GSMCP is provided.
  - b. Final completed Schedules B to E (as per the conditions below) for monitoring of ground surface, groundwater, and retaining wall deformation (including any proposed changes to the monitoring frequency) as required by conditions below.
  - c. All monitoring data, and all condition surveys undertaken to date, as required by the conditions of this consent.
  - d. A schedule, showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and a sample report template for the required two monthly monitoring.
  - e. All Alert and Alarm Level Triggers (including reasons if changes to such are proposed, for example as a result of recommendations in the condition surveys or data obtained from pre-dewatering monitoring).
  - f. Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.
80. Prior to the Commencement of Dewatering, the monitoring required by this consent must be reviewed and updated to assess any new buildings or structures which are

constructed in the time between issuing of this consent and the Commencement of Dewatering. The updated monitoring requirements must be included in the GSMCP which is submitted to the Council under the conditions of this consent. The submitted GSMCP must include:

- a. Monitoring stations on any new buildings/structures located where total settlements are predicted to be 10mm or greater.
  - b. Monitoring stations on any new buildings/structures located within 5m of the tunnel boring machine centerline where total settlements are predicted to be 5mm or greater.
  - c. External Visual Inspections and/or detailed Condition Surveys (as appropriate) for any new buildings/structures which are located directly above the tunnel boring machine centerline.
81. All construction, dewatering, monitoring and contingency actions must be carried out in accordance with the approved GSMCP. No Bulk Excavation (that may affect groundwater levels) or other dewatering activities must commence until the GSMCP is approved in writing by the Council.

#### **External Visual Inspections during Dewatering**

82. External visual inspections of the surrounding ground and neighbouring buildings and structures must be undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. As a minimum, the external visual inspections must include the buildings/structures identified in Schedule A or as otherwise set out in the approved GSMCP. Inspections are to be carried out at the frequencies set out below, or as otherwise set out in the approved GSMCP required by the conditions of this consent:
- a. Weekly when the buildings/structures identified in Schedule A or as otherwise set out in the approved GSMCP are located:
    - (i) Within 50m of TBM tunnel or open trench excavations.
    - (ii) Within 30m of a shaft or manhole excavation during the time period between Commencement of Excavation to one month after the Completion of Dewatering for that shaft or manhole.
  - b. Fortnightly when the buildings/structures identified in Schedule A or as otherwise set out in the approved GSMCP are located:
    - (i) Within 100m of TBM tunnel or open trench excavations.
    - (ii) Within 50m of a shaft or manhole excavation during the time period between Commencement of Excavation to one month after the Completion of Dewatering for that shaft or manhole.
  - c. External visual inspections are not required for buildings/structures outside of the time periods and distances listed in points a and b above.

A photographic record is to be kept, including time and date, of each inspection and all observations made during the inspection, and must be of a quality that is fit for purpose.



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

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

### Groundwater Monitoring

83. Groundwater monitoring must be undertaken at the groundwater monitoring bore locations described in the report entitled “Groundwater and Settlement Monitoring and Contingency Plan, Northern Interceptor Phase 2 (NI2) Project”. Ref. 1015506, Rev. Draft, dated 20 July 2023. Prepared by Tonkin and Taylor Limited, or in the approved GSMCP. The groundwater levels must be monitored at the frequency set out in Schedule C.

The monitoring frequency, and monitoring bore locations and depths may be changed, if approved by the Council.

<b>Schedule C: Groundwater Monitoring</b>			
<b>Monitoring Station and type</b>	<b>Groundwater level monitoring frequency (to an accuracy of 10mm)</b>		
	<b>Pre-Commencement of Dewatering</b>	<b>Commencement of Dewatering to Completion of Dewatering</b>	<b>Post- Completion of Dewatering</b>
<i>Groundwater bore</i>	Minimum of two baseline readings within one month prior to Commencement of Dewatering	<p>Weekly for:</p> <ul style="list-style-type: none"> <li>All monitoring wells within 50m of TBM tunnel or trench excavation</li> <li>All monitoring wells within 30m of a shaft or manhole excavation</li> </ul> <p>Fortnightly for:</p> <ul style="list-style-type: none"> <li>All monitoring wells within 100m of TBM tunnel or trench excavation</li> <li>All monitoring wells within 50m of a shaft or manhole excavation</li> </ul> <p>Monthly for:</p> <ul style="list-style-type: none"> <li>All monitoring wells between 50m to 100m of a shaft or manhole excavation</li> </ul>	<p>Monthly for three months, or until such time following the completion of excavation and dewatering that stable measurements are demonstrated, and written approval is granted from the Council to cease monitoring.</p> <p>Post-Completion of dewatering monitoring is not required at a bore if no drawdown was measured in that bore during dewatering.</p>

*Advice Note:*

*If groundwater level measurements show an inconsistent pattern immediately prior to the Commencement of Dewatering (for example varying more than +/-200mm during a month) without explanation, then further readings may be required to ensure that an accurate groundwater level baseline is established before dewatering commences.*

## Ground Surface and Building Deformation Monitoring

84. Ground Surface and Deformation Monitoring Stations must be established and maintained at the approximate locations shown in Appendix A of the report entitled “Groundwater and Settlement Monitoring and Contingency Plan, Northern Interceptor Phase 2 (NI2) Project”. Ref. 1015506, Rev. Draft, dated 20 July 2023. Prepared by Tonkin and Taylor Limited, and also described in Schedule A, or as otherwise set out in the approved GSMCP required by the conditions of this consent.

The Monitoring Stations must be monitored at the frequency set out in Schedule D. The purpose of the Monitoring Stations is to record any vertical or horizontal movement. Benchmark positions must be established no less than 50 metres away from the excavated area. The monitoring frequency and location may be changed, if approved by the Council in accordance with the conditions of this consent.

Schedule D: Ground Surface and Structure Monitoring			
Monitoring Station and type	Frequency		
	Pre-Commencement of Dewatering	Commencement of Dewatering to Completion of Dewatering	Post- Completion of Dewatering
Ground and Building/ Structure	Twice to a horizontal and vertical accuracy of +/- 2mm	<p>Weekly for:</p> <ul style="list-style-type: none"> <li>All monitoring stations within 50m of TBM tunnel or trench excavation</li> <li>All monitoring stations within 30m of a shaft or manhole excavation</li> </ul> <p>Fortnightly for:</p> <ul style="list-style-type: none"> <li>All monitoring stations within 100m of TBM tunnel or trench excavation</li> <li>All monitoring stations within 50m of a shaft or manhole excavation</li> </ul> <p>Monthly for:</p> <ul style="list-style-type: none"> <li>All monitoring stations between 50m to 100m of a shaft or manhole excavation</li> </ul>	Monthly for three months, or until such time following the completion of excavation and dewatering that stable measurements are demonstrated, and written approval is granted from the Council to cease monitoring.

## Retaining Wall Monitoring

85. Shaft retaining wall deflection stations and inclinometers, for the measurement of lateral wall movement, must be installed at each shaft, as described in the report entitled “Groundwater and Settlement Monitoring and Contingency Plan, Northern Interceptor Phase 2 (NI2) Project”. Ref. 1015506, Rev. Draft, dated 20 July 2023. Prepared by Tonkin and Taylor Limited, and also described in Schedule A.

Monitoring of the retaining wall deflection stations and inclinometers must be undertaken and recorded in accordance with Schedule E below and must be carried out using precise levelling (to an accuracy of  $\pm 2\text{mm}$ ). The monitoring frequency and location may be changed, if approved by the Council in accordance with the conditions of this consent.

Schedule E: Retaining Wall Monitoring			
Monitoring Station and type	Frequency		
	Pre-Commencement of Excavation	Commencement of Excavation to Completion of Dewatering	Post- Completion of Dewatering
<i>Retaining walls and inclinometers</i>	Twice to a horizontal and vertical accuracy of $\pm 2\text{mm}$	Weekly	Monthly for three months, or until such time following the completion of excavation and dewatering that stable measurements are demonstrated, and written approval is granted from the Council to cease monitoring.

## Completion of Dewatering - Building and Structure Condition Surveys

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

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

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

## Additional Surveys

87. Additional surveys of any building, structure, or Service must be reasonably undertaken, if requested by the Council, for the purpose of investigating any Damage potentially

caused by ground movement resulting from Construction Dewatering, tunnel boring operations, or retaining wall deflection as a result of the project (or reasonably thought to be). A written report of the results of the survey must be prepared and/or reviewed by a SQEP and must be submitted to the Council.

Additional surveys requested by the Council may include, but are not limited to, Condition Surveys and the establishment of Monitoring Stations with monitoring against specified Alert and Alarm Levels.

The requirement for any such additional survey will cease six (6) months after the Completion of Dewatering unless ground settlement or building deformation monitoring indicates movement is still occurring at a level that may result in Damage to buildings, structures, or Services. In such circumstances the period where additional surveys may be required will be extended until monitoring shows that movement has stabilised and the risk of Damage to buildings, structures and Services as a result of the dewatering is no longer present.

### **Access to Third Party Property**

88. Where any monitoring, inspection or condition survey in this consent requires access to property/ies owned by a third party, this requirement is subject to the owner's approval on terms acceptable to the Consent Holder. The Consent Holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to enable measures to be implemented to prevent Damage to buildings, structures or Services. Written approval from the Council must be obtained before an alternative monitoring option is implemented.
89. Where any monitoring, inspection or condition survey in this consent requires access to property/ies owned by a third party, the Consent Holder must write to the owner of the property requesting access. Where any of the following apply:
- a. The property owner agreed to access, but the Consent Holder could not access for some reason (such as access denied by a tenant); or
  - b. The property owner grants access subject to what the Consent Holder considers to be unreasonable terms; or
  - c. The property owner did not agree to access within 10 days of the date of the Consent Holder's letter (including where the owner did not respond within that period); or Demonstrate taken reasonable steps; or
  - d. The building owner cannot, after reasonable enquiry, be found prior to Commencement of Dewatering;

Then the Consent Holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to enable measures to be implemented to prevent Damage to buildings, structures or Services. Written approval from the Council must be obtained before an alternative monitoring option is implemented.

## Contingency Actions

90. 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:
- Notify the Council and the asset owner within two (2) working days of the consent holder becoming aware of the Damage.
  - 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.
  - 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 owner 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.*

## Surveys and Inspections

91. A copy of all pre-dewatering condition surveys and photographic records of external visual inspections required by this consent must be submitted to the Council with the GSMCP. All other condition surveys and photographic records required by this consent must be provided to the Council with the bimonthly reporting for the time period when the survey was carried out.

## Reporting of Monitoring Data

92. At every 2 month intervals, a report containing all monitoring data required by the conditions of this consent must be submitted to the Council. This report must include a construction progress timeline, the monitoring data (including the results of condition surveys) recorded in that period, and a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.

The final post-construction report must constitute a close-out report and present a summary of overall trends observed on the project and confirmation that monitored readings post-construction (groundwater level, and/or ground and building movement) have reached steady state conditions (accounting for seasonal variation).

Within six (6) months of the cessation of monitoring, one electronic data file (excel workbook) containing digital data for all groundwater monitoring bores must be provided to the Council. Data should include the monitoring bore name, type, location (NZTM easting / northing and elevation), screened depth for groundwater monitoring bores, absolute and relative readings (and their units of measure) and the date / time of each reading. The worksheets should contain data values only (no formulas, circular references or links to other sheets).

## Notice of Completion

93. The Council must be advised in writing within 10 working days of the Completion of Dewatering.

### *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.*

## Permanent Drainage

94. After the Completion of Dewatering, any permanent backfill or drainage systems must not cause groundwater levels adjacent to the site to be reduced below pre-existing seasonal low levels, or, to rise above pre-existing seasonal high levels, as measured during pre-construction monitoring or in accordance with any subsequent monitoring.

## 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](mailto: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](http://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](http://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](mailto: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](http://www.caa.govt.nz/airspace/airspace-hazard)

#### 8. Corridor Access Requests

*It will be the responsibility of the consent holder to determine the presence of any underground services that may be affected by the applicant's work in the road reserve. Should any services exist, the applicant must contact the owners of those and agree on the service owner's future access for maintenance and upgrades. Services information may be obtained from <https://www.beforeudig.co.nz/>.*

*All work in the road reserve must be carried out in accordance with the general requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors <https://nzuag.org.nz/wp-content/uploads/2018/11/National-Code-amended-version-29-Nov-2018.pdf> and Auckland Transport Design Manual <https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/>*

*Prior to carrying out any work in the road corridor, the consent holder must submit to Auckland Transport a Corridor Access Request (CAR) and temporary Traffic management plan (TMP), the latter prepared by an NZ Transport Agency qualified person and work must not commence until such a time as the applicant has approval in the form of a Works Access Permit (WAP). The application may be made at <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests> and 15 working days should be allowed for approval.*

#### 9. Section 178 of the Resource Management Act (1991)

*The consent holder is advised that written approval from Auckland Transport pursuant to Section 178 of the Resource Management Act 1991 will be required prior to any works commencing within the Notice of Requirement area ( Spedding Road Upgrade (28877) – Auckland Transport.*

*The relevant information for submitting your s178 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](mailto:AucklandTransportPlanningTeam@at.govt.nz)*

*Please note that no works associated with this resource consent application located within the Notice of Requirement can be commenced without Auckland Transport's written approval pursuant to s178. As the matters considered as part of Auckland Transport's s178 written consent process is different from that of a resource consent, this review/response does not constitute said approval.*

*Notes: Massey Connector (which falls outside of Watercare designation 9377) requires s178 approval from AT.*

*Intersection widening works at the intersection of Spedding Road/Mamari Road also require approval.*



Dr Lee Beattie

**Duty Commissioner**

8 March 2025



# Attachment 1 – sites subject to this consent:

Table 2-1. Property information for shaft sites, construction laydown areas and access roads

Site	Address	Legal description	Property ownership
Break pressure chamber	8 Spedding Road	SECT 1 SO 582220	Watercare
	32 Mamari Road	SECT 2 SO 582220	Privately owned and partially leased by Watercare
Shaft 8	27 Trig Road	SEC 28 SO 447691	Watercare
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 10 – 12 and access road	19 Westpoint Drive	Lot 41 DP 502477	Auckland Council
	18 Westpoint Drive	Lot 901 DP 502477	Brigham Creek Business Park Limited
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 14	4 Sinton Road	SECT 1 SO 548679	Watercare
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 16	1 Memorial Park Lane	PT Allot 523 SO 40181 Waipareira	Auckland Council
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 17	2 Buckley Avenue	Lot 50 DP 523085	Watercare
	Upper Harbour Highway	Road	Waka Kotahi
Shaft 18, 19	2A Buckley Avenue	SEC 1 SO 419259	Watercare

Table 2-2. Property information for properties underneath the tunnel alignment

Pipeline	Address	Legal description	Property ownership
Massey Connector	6 Spedding Road	LOT 18 DP 62344	Privately owned
	4 Spedding Road	LOT 17 DP 62344	Privately owned

Northern Interceptor	92 Trig Road	LOT 16 DP 62344	Auckland Council
	Trig Road	Road reserve	Auckland Transport
	53 Trig Road Whenuapai	SEC 56 SO 447691	Privately owned
	51 Trig Road	SEC 31 SO 447691	Privately owned
	49 Trig Road	LOT 6 DP 62344	Privately owned
	Upper Harbour Highway	Road	Waka Kotahi
	Hobsonville Road	LOT 101 DP 475543, LOT 100 DP 475543	Privately owned
	174 Brigham Creek Road	SEC 32 SO 444423	Privately owned
	2 Falcon Crescent	LOT 5 DP 505331	Privately owned
	33 Carder Court	LOT 47 DP 487569	Privately owned
	31 Carder Court	LOT 48 DP 487569	Privately owned
	29 Carder Court	LOT 49 DP 487569	Privately owned
	27 Carder Court	LOT 50 DP 487569	Privately owned
	25 Carder Court	LOT 51 DP 487569	Privately owned
	23 Carder Court	LOT 52 DP 487569	Privately owned
	21 Carder Court	LOT 53 DP 487569	Privately owned
	19 Carder Court	LOT 54 DP 487569	Privately owned
	17 Carder Court	LOT 55 DP 487569	Privately owned
	15 Carder Court	LOT 56 DP 487569	Privately owned
	13 Carder Court	LOT 39 DP 487569	Privately owned
	Carder Court	LOT 104 DP 487569	Privately owned
	44 Memorial Park Lane	LOT 40 DP 487569	Privately owned

## Resource Consent Notice of Works Starting

Please email this form to [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) at least 5 days prior to work starting. Include your consent reference and site address in the subject line to help direct your notice.

<b>Site address:</b>	
<b>Resource consent number:</b>	<b>Associated building consent:</b>
<b>Expected start date of work:</b>	<b>Expected duration of work:</b>

Contacts	Name	Role	Mobile	Email address
First point of contact				
Secondary contact				

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

### Monitoring Process:

Council will review your consent for start of works periodically from the date of issue. Once works have started, the frequency of monitoring will vary depending on the complexity of the consent, environmental risks and compliance history.

### Monitoring Costs:

Council recovers all costs for monitoring of resource consents in accordance with section 36(1)(c) of the Resource Management Act 1991 (RMA). An initial deposit will have been paid when the resource consent was granted. Any monitoring costs that exceed the deposit will be charged at an hourly rate and invoiced.

Monitoring work may include such activities as conducting site inspections, reviewing consent conditions, updating compliance files and carrying out tests.

### Noncompliance with your consent:

Please read the conditions of your consent carefully. Breaches of the conditions of a consent can result in enforcement action under the Resource Management Act 1991 (RMA) in the form of infringements, abatement notices, and/or criminal prosecution.

For further information on any of these topics, please click the link below:

[Resource Consent Monitoring](#)

<b>Name and Signature:</b>	<b>Date:</b>
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