

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



Discretionary activity

Application number(s): BUN60425801 (Council Reference)
 LUC60425803 (s9 land use consent)
 LUS60425802 (s13 streamworks permit)
 WAT60425804 (s14 water permit)
 DIS60441765 (s15 stormwater discharge permit)

Applicant: Watercare Services Limited

Site address and legal descriptions Various (see tables 1, 2, and 3 extracted from the submitted A.E.E. below)

Proposal:

To enable the necessary regional resource consents associated with the construction of a gravity main wastewater pipeline, new pump station, and break pressure chamber servicing the Whenuapai (and nearby Redhills catchments).

Table extracts:

Table 1. Property information for the gravity main project area

Property Address	Legal Description	Area (ha)	Owner
Roundel Crescent (existing pump station)	LOT 809 DP 492005	.09	Watercare
Tamiro Road (stormwater embankment)	LOT 812 DP 508816	1.0	Auckland Council
28 Brigham Creek Road	LOT 3 DP 51941	4.0	Natural Harmony Company Ltd
26 Brigham Creek Road	LOT 2 DP 51941	4.6	24 Brigham Creek Road
20-22 Brigham Creek Road	LOT 1 DP 51941	5.3	N. Apsell
Brigham Creek Road	N/A – road reserve	N/A	Auckland Transport
23-27 Brigham Creek Road	SECT 2 SO 569103	4.6	Brigham Land Limited Partnership (Oyster Capital)

Table 2. Property information for the pump station project area

Property Address	Legal Description	Area (ha)	Owner
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23A Brigham Creek Road	SECT 1 SO 569103	0.1	Watercare

Table 3. Property information for the rising main project area

Property Address	Legal Description	Area (ha)	Owner
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15-19 Spedding Road	PT LOT 4 DP 24410, LOT 1 DP 24410, PT LOT 5 DP 24410	29	Clover Farms Whenuapai
Spedding Road	N/A – road reserve	N/A	Auckland Transport
32 Mamari Road	SECT 2 SO 582220	4.0	Private owner (partially leased by Watercare)
8 Spedding Road	SECT 1 SO 582220	0.15	Watercare

Table 4. Relevant AUP zoning and overlays across the project area.

Location	Zone	Overlays, controls, designations
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Resource consents are required for the following reasons:

Land use consent (s9) – LUC60425803

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

Regional Land use (operative plan provisions)

Infrastructure

- Removal of trees greater than 6m in height and 600mm in girth, or greater than 50m² 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, 7 trees greater than 6m in height and approximately 110m² of riparian vegetation will be removed.
- Earthworks greater than 2,500m² 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 47,000m².
- Earthworks greater than 2,500m² 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 38,000m³.

National Environmental Standard for Freshwater Management

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

Streamworks permit (s13) – LUS60425802

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

Regional Land use (operative plan provisions)

Chapter E3 – Lakes, rivers, streams and wetlands

- Consent is required for a **discretionary activity** under the provisions of Rule E3.4.1(A1) for an activity not provided for, being the pipe through Wetland C.

Discharge permit (s15) – DIS604417465

National Environmental Standard for Freshwater Management

- Under Regulation 45 (4) for the discharge of groundwater within a 10m setback from a natural wetland for the purpose of constructing specified infrastructure is a **discretionary activity**.

Water permit (s14) – WAT60425804

Auckland Unitary Plan (Operative in part)

Regional land use (operative plan provisions)

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

- The diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards or not otherwise listed requires resource consent for a **restricted discretionary activity** under Rule E7.4.1(A28). In this case, the pump station works will impede the flow of groundwater over a length of greater than 20m and extend to a depth of more than 2m below the groundwater level there and at the Stinton Stream culvert works, and therefore does not comply with permitted activity standard E7.6.10(4).
- Dewatering or groundwater level control associated with a groundwater diversion authorised as a restricted discretionary activity under the Unitary Plan, not meeting permitted activity standards or is not otherwise listed requires consent as a **restricted discretionary activity** under Rule E7.4.1 (A20). In this case, Dewatering associated with the manholes, trenchless sections (including the crossing beneath Brigham Creek Road) and excavation for the pump station will exceed 10 days in peat soils (known to be present in the vicinity of Brigham Creek Rd and elsewhere across the wider project area) and 30 days in other soils, and therefore does not comply with permitted activity standard E7.6.1.6 (b).

Decision

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

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 s15AA 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, temporary reclamation of Wetland C, and diversion of groundwater associated with the provision of infrastructure are considered to be acceptable for the duration of the works, and following the reinstatement of the land at the completion of works are not anticipated to have any adverse effects on the amenity or character on the surrounding environment.
 - Council's Senior Development Engineer, Mr Greg Hall, has reviewed the proposal and the additional information provided. He has advised that he is unable to support the proposal from an engineering perspective, due to the absence of evidence demonstrating a functional need to route the gravity sewer as proposed. Notwithstanding this concern, Mr Hall has confirmed that the remainder of the project has appropriately addressed the engineering effects associated with the development. While an assessment of the functional and operational need for the sewer alignment is provided below, along with an assessment of the effects of the earthworks on the wetland, it is considered that, in respect of the broader engineering aspects of the proposal:
 - Managing earthworks associated with the proposal, in accordance with GD05 is appropriate.
 - With respect to stability (excluding the area of the wetland), Mr Hall has advised that no geotechnical consents are required for the proposal. He has, however, recommended that a condition be imposed requiring a geotechnical investigation of the route through the wetland. Having considered this recommendation within the context of the scope of this application (being limited to regional consents) and acknowledging that further detailed assessments (including those necessary to demonstrate that trenchless methods are not feasible) will be required under the designation at the detailed design stage, it is considered that the inclusion of this condition is not necessary in this instance.
 - As the works are within the designation, overland flows are outside the scope of the application.
 - 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, or as a result of natural hazards are considered to be less than minor.

- The applicant has proposed to manage the effects of the earthworks, including those on the wetland in accordance with Auckland Council's GD05 guidelines and have provided a draft erosion and sediment control plan (ESCP). Council's Consultant Specialist, Mr Jason Smith 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 Smith 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 Finalises set of Stage specific ESCPs and Chemical Treatment Management Plan, and these conditions have been accepted by the applicant.

Specifically, with respect to the wetland, Mr Smith advises that:

- On the basis that the works are controlled by GD05 complaint ESCP, the works are not anticipated to have any noticeable impact on water quality within the wetland
- Given the wetland values present, the monitoring plan is sufficient to address and control potential changes and effects that may result from the change in the hydrological regime, and it is anticipated that there will not be any noticeable impact on the hydrological functioning of the wetland in terms of the extent of the wetlands.
- Whilst there is risk that during the period of work that ground water finds a new preferential migration pathway, the adaptive management component of the monitoring plan can be used in the unlikely event that these risks are realised.
- Given the current habitat provisioning functions for aquatic life of the wetland, it would not be anticipated for there to be any noticeable impact on indigenous biodiversity from the proposed activities.

Mr Smith has recommended specific conditions the monitoring of the works under the Wetland Monitoring and Reinstatement Plan proposed by the applicant and to provide for further enhancement plan if the monitoring of the wetland demonstrates it is required, and these have been accepted by the applicant. As such, it is considered that any adverse ecological effects on the wetland can be managed so that they are less than minor, and consistent with the envisaged outcomes of the AUP(OP).

Importantly, as noted above, the application is made on the basis that:

- A technical assessment is required by the conditions of Designation 9379 (Condition 7a) to confirm whether trenchless construction methodology is feasible or practical for this section of the pipeline, and should the trenchless methodology be viable, the access road will not be required.
- If the temporary access road is required, it will not be used as access for the pump station during construction; and
- Condition 27 of Designation 9379 requires that should there be public water and power available at the time the pump station is ready to connect on Brigham Creek Road, then WSL must connect to these services rather than through the wetland.

Having considered the applicant's assessment (including further information responses) and the assessment of Mr Smith, 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 the land disturbance, including on the wetland are less than minor, and consistent with the direction of the Plan and NES:FW. 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) and NES:FW.

- With respect to the functional or operational need for the works to impact on the wetland, as noted above, Mr Hall disagrees that the applicant has demonstrated that there is a functional or operational need to undertake works through the wetland. From an engineering perspective he considers that there are engineering alternatives that would avoid the wetland. In response, the applicant has provided a detailed summary of assessments supporting the functional and operational need for the proposal, including evidence presented at the Notice of Requirement (NOR) hearing. Having reviewed these assessments, I am satisfied that the applicant has demonstrated a functional or operational need for the installation of the pipeline through the wetland, for the following reasons:
 - The evidence presented during the NOR process comprehensively addressed the functional and operational need for the proposed infrastructure at this site, and resulted in the confirmation of a designation that enables the construction of the pump station, gravity main, and associated infrastructure. Notably, the Designation waives the requirement for an Outline Plan of Works (OPW) unless a fundamentally different design is proposed. While the specific works within the wetland require separate regional consents, it is considered that the applicant has established a functional need for the proposed pump station and gravity sewer alignment. Furthermore, as noted above the designation conditions require the detailed design to demonstrate that trenchless methods are not viable and that optimal solutions for power and water connections are used.
 - Although Mr Hall considers that there are alternative engineering options that could be investigated, I agree with the applicant that in the context of the site the options available are also subject to the same initial consideration of whether there is a functional or operational need in this location.
 - The consideration of effects, and the application of the effects management hierarchy, only occurs once a functional or operational need has been demonstrated. Therefore, while there may be alternatives that differ in terms of ecological impact, this is not determinative of whether a functional or operational need exists. Irrespective as noted above, the ecological effects of the proposed works on the wetland have been assessed separately by Mr Smith, who has concluded that, in the context of the existing receiving environment, any adverse ecological effects can be appropriately managed.
- As the works will also involve the temporary diversion of stormwater, this may also impact on the wetland hydrology for the duration of the works. Effects associated with the diversion of stormwater have been considered by Council's consultant specialist Ms Hillary Johnston. Having reviewed the proposal Ms Johnston concludes that whilst the adverse effects of the works on the wetlands cannot be avoided, they will be remedied through reinstatement and planting of the disturbed area of wetland once the works are complete. In addition, there will be no permanent loss of wetland extent, and the disturbed sections of wetland will be restored once works are complete, and therefore this will in the long-term result in no loss of wetland extent, and a net gain in value. Ms Johnston has reviewed the conditions recommended by Mr Smith as part of his assessment and supports their

inclusion as part of the management of works. No other conditions (other than standard conditions reflecting the administration of the consent) are proposed. On this basis, it is considered that the temporary discharge and diversion of stormwater associated with the proposal on the wetland can be managed so that any adverse effects are less than minor.

- The applicant has proposed to manage construction traffic through the implementation of a Construction Traffic Management Plan (CTMP) in line with the requirement under Designation 9379. In addition, as part of the assessment of the Package 2 consent (BUN60422958) the assessment by Mr Nagaraj Prabhakara of Auckland Transport (AT) (which applied the same traffic assessment across the two packages), identified that road widening at the Spedding Road and Mamari Road intersection would need to be completed as part of the package 1 works (and a condition restricting movements at this intersection was included on the Package 2 works). As such, in addition to a CTMP a condition reflecting that this road widening will be completed has been accepted by the applicant. 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 requiring the upgrade of the Spedding Road and Marari Road intersection is considered to be appropriate and effective to ensure that traffic effects are less than minor.
- Potential effects associated with the removal of vegetation from riparian and wetland within the project area has been considered by Council's Senior Ecologist Mr Statham, and Arborist Mr Caldwell. Having considered the ecological effects associated with the vegetation removal, Mr Statham has outlined that the subject to the implementation of the ecological management plans and replanting that effects on fauna management and riparian vegetation can be adequately mitigated. Mr Statham 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. Specifically with respect to the tree works, Council's Arborist, Mr Caldwell has confirmed that he has no concerns with the removal works or mitigation planting, 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.
- Potential effects associated with ground dewatering and groundwater diversion associated with the works have been considered on behalf of Council by Consultant Specialist, Mr Greg Murphy. Having reviewed the assessments, Mr Murphy has confirmed that:
 - The risk of adverse effects from groundwater related ground settlement or mechanical settlement associated with the works are considered to be less than minor.
 - Effects predicted on buildings and services are considered acceptable (equivalent to a less than minor effect). However, given the inherent uncertainties in the effects analysis methodology, and existence of potentially damaged structures, it is

considered prudent to set appropriate settlement limits and monitor performance against them.

- The proposed works are not expected to impact on the nearest bore.
- Groundwater triggers in the Wetland Monitoring and Management Plan are proposed, and are considered sufficient to mitigate effects of drawdown on the wetland through recharge from dewatering of the excavation.

Mr Murphy 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.

- Details of engagement with Mana Whenua is provided in section 7.1 and 9.2.4 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, Ngāti Whātua o Kaipara, Te Kawerau ā Maki, Ngaati Whanaunga, and Ngāti Te Ata expressed interest in the proposal. 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 is 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 s95B(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, temporary reclamation of Wetland C, and diversion of groundwater associated with the provision of infrastructure are considered to be acceptable for the duration of the works, and following the reinstatement of the land at the completion of works are not anticipated to have any adverse effects on the amenity or character on any persons.
 - 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 and scope of the application (which is limited to the regional consents) are not anticipated to have any adverse effects on surrounding persons. In particular, the management of the construction works in line with the management plans (including Construction and Environmental Management Plan, Construction Traffic Management Plan, and Construction Noise and Vibration Management Plan) required for the Designation are considered to be appropriate and effective management tools to ensure that any adverse effects are less than minor.
 - As outlined with respect to effects on the environment, any adverse effects associated with ground dewatering and groundwater diversion and resultant settlement associated with the works are considered to be less than minor, including those persons at 40, 42 and 44 Tamiro Road and 18 Brigham Creek Road where the risk of adverse effects is considered to be generally within the 'very slight' building damage category outlined by Burland (1997), Mair et al (1996) and Rankin (1988). This category has maximum settlement of a building of 10 mm and a differential settlement less than 1:500. In addition, the proposal is not anticipated to have any adverse effects on the nearest bore user. Specific conditions have been recommended by Mr Murphy with respect to the monitoring (including monitoring for any building or structures near the works) 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.
 - Details of engagement with Mana Whenua is provided in section 7.1 and 9.2.4 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, Ngāti Whātua o Kaipara, Te Kawerau ā Maki, Ngaati Whanaunga, and Ngāti Te Ata expressed interest in the proposal. 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.
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.



Nicki Williams

Duty Commissioner

28 April 2025

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



Discretionary activity

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- Earthworks greater than 2,500m² 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 47,000m².
- Earthworks greater than 2,500m² 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 38,000m³.

National Environmental Standard for Freshwater Management

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

Streamworks permit (s13) – LUS60425802

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

Regional Land use (operative plan provisions)

Chapter E3 – Lakes, rivers, streams and wetlands

- Consent is required for a **discretionary activity** under the provisions of Rule E3.4.1(A1) for an activity not provided for, being the pipe through Wetland C.

Discharge permit (s15) – DIS604417465

National Environmental Standard for Freshwater Management

- Under Regulation 45 (4) for the discharge of groundwater within a 10m setback from a natural wetland for the purpose of constructing specified infrastructure is a **discretionary activity**.

Water permit (s14) – WAT60425804

Auckland Unitary Plan (Operative in part)

Regional land use (operative plan provisions)

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

- The diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards or not otherwise listed requires resource consent for a **restricted discretionary activity** under Rule E7.4.1(A28). In this case, the pump station works will impede the flow of groundwater over a length of greater than 20m and extend to a depth of more than 2m below the groundwater level there and at the Stinton Stream culvert works, and therefore does not comply with permitted activity standard E7.6.10(4).
- Dewatering or groundwater level control associated with a groundwater diversion authorised as a restricted discretionary activity under the Unitary Plan, not meeting permitted activity standards or is not otherwise listed requires consent as a **restricted discretionary activity** under Rule E7.4.1 (A20). In this case, Dewatering associated with the manholes, trenchless sections (including the crossing beneath Brigham Creek Road) and excavation for the pump station will exceed 10 days in peat soils (known to be present in the vicinity of Brigham Creek Rd and elsewhere across the wider project area) and 30 days in other soils, and therefore does not comply with permitted activity standard E7.6.1.6 (b).

Decision

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

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

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
 - a. In the context of the site and surrounding environment, the proposed land disturbance, vegetation removal, temporary reclamation of Wetland C, and diversion of groundwater associated with the provision of infrastructure are considered to be acceptable for the duration of the works, and following the reinstatement of the land at the completion of works are not anticipated to have any adverse effects on the amenity or character on the surrounding environment.
 - b. 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.
 - c. 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.

- d. Any adverse effects associated with groundwater related ground settlement or mechanical settlement associated with the works are considered to be less than minor, and the proposal is not anticipated to have any adverse effects on any users of the aquifer. In addition, effects on buildings and structures are considered to be acceptable and able to be effectively monitored so that any adverse effects are less than minor, and effects on the wetland can be managed through appropriate groundwater triggers in the Wetland Monitoring and Management Plan.
 - e. 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 and scope of the application (which is limited to the regional consents) are not anticipated to have any adverse effects on surrounding persons. In particular, the management of the construction works in line with the management plans (including Construction and Environmental Management Plan, Construction Traffic Management Plan, and Construction Noise and Vibration Management Plan) required for the Designation are considered to be appropriate and effective management tools to ensure that any adverse effects are less than minor.
 - f. Having undertaken consultation with Mana Whenua, the applicant has made provision for cultural monitoring, and this is reflected in the conditions of consent.
 - g. In terms of positive effects, the proposal will provide infrastructure that supports the existing and future populations in the Whenuapai area and is consistent with Designation 9379.
 - h. With reference to s104(1) (ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA, the proposal is consistent with the relevant statutory documents. In particular:
- a. 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 s30 of the RMA for the management of water bodies. In addition, the infrastructure proposed is considered to be consistent with the direction and regulations of the National Environmental Standards for Freshwater. In particular, with respect to Regulation 45 (6), consent can be granted as:
 - i. The infrastructure will provide significant regional benefits in supporting the growth of the Whenuapai area;
 - ii. There is a functional need for the infrastructure in this location; and
 - iii. The applicant has applied the effects management hierarchy to ensure that adverse effects are either avoided, or minimised through best practice land management techniques, and mitigated through rehabilitation and replanting of the site.

- b. 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.
 - c. The proposed works are of a nature that they will not conflict with, or restrict the future development of the land in accordance with the underlying Designation or zoning.
 - d. In the context of the site and surrounding environment, the proposed infrastructure is 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 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 effects relating to earthworks and vegetation associated with the delivery of infrastructure.
 - e. 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).
 - f. Although the proposal will have temporary adverse effects on the wetland, the works can be managed to ensure that adverse effects of silt and sediment, and diversion of water to the wetland are managed, so that following rehabilitation that any adverse ecological effects are minimised (Chapter E3).
 - g. 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).
3. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.
4. In accordance with s123 of the RMA
- a. Given the nature and scale of the regional land disturbance works under LUC60425803 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. Given the nature and scale of the works associated with the streamworks consent and works within the wetland under LUS60425802, 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.
 - c. As the take (dewatering) and groundwater diversion will occur in the short-term during construction, a duration of 5 years is appropriate for WAT60425804. This consistent with similar applications and takes into account the short-term nature of the diversion.
 - d. As the discharge and diversion of stormwater is temporary and related to the construction works, a duration of 5 years is appropriate for DIS60441765 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 an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.
6. 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 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.
7. There are no reasons with respect to the provisions of s107 that restrict the granting of consent.
8. In the context of this discretionary activity application for land use consent, streamworks (wetland) diversion of stormwater, 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.
9. 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 works to facilitate the new wastewater infrastructure can be undertaken in a manner that is consistent with the anticipated outcomes with respect to earthworks and the management of effects on wetlands, stormwater, groundwater 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 and 108AA of the RMA, these consents are subject to the following conditions:

General conditions

These conditions apply to all resource consents.

1. These consents must be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60425803, LUS60425802, WAT60425804 and DIS60441764 (BUN60425801)
 - Application Form and Assessment of Environmental Effects titled "Whenuapai Wastewater Servicing Scheme Package 1 – Regional Consents", Rev 4 prepared by Beca, dated 09/11/2023.

Report title and reference	Author	Rev	Dated
Northern Interceptor Package 1 - Pumpstation Dewatering Discharge Water Quality Assessment	Tonkin + Taylor	-	25 August 2023
Whenuapai-Redhills Wastewater Servicing Package 1 Environmental Assessment: Detailed Site Investigation - Summary Report	GHD		June 2021
Whenuapai Redhills: Package 1 Project Erosion and Sediment Control Plan (For consent)	Beca	3	30 October 2023
Whenuapai Wastewater Servicing Scheme Package 1 Ecological Impact Assessment	Beca	4	9 November 2023
Arboricultural Report, Beca, Whenuapai Redhills Package 1 Project	Arborlab	-	August 2022
Wetland Assessment Review 23-27 Brigham Creek Road	Boffa Miskell	1	9 October 2023
Groundwater and Settlement Effects Report: Whenuapai Conveyance – Package 1	Tonkin + Taylor	V6	February 2024
Draft Groundwater and Settlement Monitoring & Contingency Plan Whenuapai Conveyance – Package 1	Tonkin + Taylor	V2	October 2023
Whenuapai Wastewater Servicing Package 1: Wetland Monitoring and Reinstatement Plan	Beca	3	2 July 2024
Functional Need Memo	WSL	-	8 November 2023
Drawing title and reference	Author	Rev	Dated
<i>Whenuapai – Redhills Wastewater Servicing Brigham Creek Road, Whenuapai</i>			

Interim Slaughterhouse PS – Wastewater Gravity Main – General Layout R0017910.004	WSP/GHD	3	10.12.21
Interim Slaughterhouse PS – Wastewater Gravity Main Plan and Long Section Sheets 1-5 R0017910.005 – R0017910.009	WSP/GHD	3	10.12.21
Interim Slaughterhouse PS – Wastewater Gravity Main Manhole Dimensions and Setout R0017910.010	WSP/GHD	2	10.12.21
Interim Slaughterhouse PS – Wastewater Gravity Main Trench Details R0017910.011	WSP/GHD	3	10.12.21
<i>Northern Interceptor Phase 2 Westgate to Hobsonville</i>			
Break Pressure Tank Site Layout 2013661.800	Mott McDonald	1	11.05.22
Break Pressure Tank Site Layout and Section 2013661.801	Mott McDonald	1	11.05.22
<i>Whenuapai – Redhills Wastewater Servicing Package 1 Wastewater Pump Station (DPISH)</i>			
Overall Plan 2013646.004	WSP/GHD	4	14.01.2022
Site Plan 2013646.004	WSP/GHD	4	14.01.2022
Site Roding 2013646.005	WSP/GHD	1	14.01.2022
Site Roding – Typical Section and Details 2013646.006	WSP/GHD	1	14.01.2022
Site Roding – Large Rigid Truck Vehicle Turning 2013646.007	WSP/GHD	1	14.01.2022
Site Roding – Medium Rigid Truck Vehicle Turning 2013646.008	WSP/GHD	1	14.01.2022
Site Road – Road Marking and bollards 2013646.009	WSP/GHD	1	14.01.2022

Emergency Overflow Plan & Longitudinal Section 2013646.012	WSP/GHD	1	14.01.2022
Emergency Overflow – Outfall and Riprap Detail 2013646.013	WSP/GHD	2	06.04.2022
Wet Well Gantry Lifting Plan 20136456.014	WSP/GHD	4	14.01.2022
Pump Station Layout Plan 2013650.001	WSP/GHD	4	14.01.2022
Wet Well, Flow Metre CH – Detailed Sections 203650.002	WSP/GHD	4	14.01.2022
Inlet manhole – Section Details 2013650.003	WSP/GHD	4	14.01.2022
22m Storage tank – Section Details 20135650.004	WSP/GHD	4	14.01.2022
Air Valve & Flow Meter Chamber – Section and Details 2013650.005	WSP/GHD	1	14.01.2022
Pump Station Odour Duction Plan 2013650.006	WSP/GHD	1	14.01.2022w
Wet Well Pump Lifting Gantry 2013648.012	WSP/GHD	A	14.01.2022
Planting Plan 2013649.001	WSP/GHD	1	14.01.2022
Plant Schedule 2013649.002	WSP/GHD	1	14.01.2022
Planting Details 2013649.003	WSP/GHD	1	14.01.2022
Container Layout 2013647.025	WSP/GHD	2	05.11.21

Other additional information	Author	Rev	Dated
Amendments to Whenuapai-Redhills Wastewater Servicing Scheme Package 1 Regional Consent Application	WSL	-	14 November 2023
Whenuapai Wastewater Servicing Scheme – Package 1: Mana Whenua Engagement Record	Watercare	-	December 2024

Further information responses	Collated by Watercare	-	27.02.2024 27.06.2024 05.07.2024 23.09.2024
Response to DE memo on functional need matters	Collated by Watercare		20.02.2025

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 LUC60425803 (as it relates to regional earthworks and removal of vegetation) 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.

Advice note:

For clarity, the requirement to complete the revegetation works and implement the planting plan as required by the conditions of this consent is not limited by this duration.

5. Resource consent DIS60441765 (discharge of sediment laden water) 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.
6. Resource consent WAT60402804 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

7. 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 (subject to their availability) to carry out cultural ceremonies and cultural inductions 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;
- Stage-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)
- Chemical Treatment Management Plan (required by the conditions of this consent)
- Draft Planting and/or Maintenance Plan (required by the conditions of this consent.
- 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, 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.

Alignment with conditions of Designation 9379

Works within Wetland C

8. Prior to the construction of the section of the access track and pipeline between the proposed pump station and Brigham Creek Road, the consent holder must confirm that trenchless construction through Wetland C is not feasible or practical as required by condition 7a of Designation 9379. Should this assessment demonstrate trenchless construction is viable, the access track must not be established within the wetland, and no trenching may occur.

Water and Power

9. Prior to the commencement of works to install public water and public power supply to the pump station, the consent holder must demonstrate that the proposal is consistent with the expectations of condition 27 of the Designation 9379.

Advice Notes:

The consent holder will need to ensure that where necessary appropriate easements in gross in favour of the relevant provider have been established.

Management Plans

10. Works associated with this consent are to be undertaken in accordance with the certified versions of the following management plans as required by Designation 9379:
 - Construction and Environment Management Plan (Designation Condition 7)
 - Construction Traffic Management Plan (Designation Condition 8)
 - Construction Noise and Vibration Management Plan (Designation Condition 11)
 - Ecological Management Plan (Designation Condition 19)

Where a specific management plan(s) is proposed to manage the works under these consents, the plan should be consistent with the between the corresponding document certified under Designation 9379. If a management plan has not been certified under the Designation or is a specific version of a management plan for the works under these consents it must be certified by the council prior to the commencement of works.

Advice Notes:

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.

Specific Conditions – Land Use Consent LUC60425803, Streamworks permit LUS60425802, and Discharge permit DIS60441765

Final Planting and/or Maintenance Plan to be provided

11. Prior to the commencement of any vegetation alteration and removal from the riparian area, a finalised and updated Planting and Pest Management Plan from a suitably qualified ecologist, including an implementation and maintenance programme for a minimum of five years, be submitted for certification by the Council prior to any works commencing on the site.
 - a. The plan includes details of all site planting, including species to be planted, size of plants and where they are to be planted within the overall areas of planting, density of planting, sourcing of plants and fertilisers. All plants are to be eco-sourced from the Tamaki Ecological District.

- b. The plan includes enrichment of the revegetation consistent with climax species commonly found in riparian ecosystems.
- c. The plan includes all details necessary for the enhancement of stream habitat and be in general accordance with appendix 16 of the AUP (OP).
- d. v. The plan identifies the location of all planting areas and the area (m²/ha) of each planting area.
- e. The plan updates the details of the implementation methodology, timing, and duration of different activities (including site preparation, plant releasing, mulching, plant maintenance including as required, exotic trees eradication, and invasive weed and pest animal control).
- f. The planting/revegetation plan stipulate that any planting must be implemented in full within the recognised planting season (generally April-September).

Advice note:

When deciding the date to undertake the planting the consent holder should take into account that the planting must establish and meet the minimum standards specified within other related consent conditions to enable the council to certify that all the relevant consent conditions relating to plant survival, density and canopy closure have been met.

Earthworks Conditions

Stage-Specific Erosion and Sediment Control Plan

12. Prior to the commencement of earthworks activity for each stage of the works, a finalised set of Stage-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 that the SSESCP satisfactorily meets the requirements of GD05.

The SSESCPs must contain sufficient detail to address the following matters:

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

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

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

Advice Note:

In the event that minor amendments to the SDESCPs are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the SDESCPs 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.

Chemical Treatment Management Plan (ChTMP)

13. Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared and submitted to Auckland Council. No earthworks may commence until written certification from Auckland Council has been provided confirming that the ChTMP is satisfactory. The plan must include as a minimum:
 - a. Specific design details of the chemical treatment system based on a rainfall activated methodology for any Decanting Earth Bunds or Sediment Retention Ponds.
 - b. Dosing and methodological details for the chemical treatment of the de-watering devices (if proposed);
 - c. Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
 - d. Details of optimum dosage (including assumptions);
 - e. Results of initial chemical treatment trial;
 - f. A spill contingency plan; and
 - g. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Delineation of Wetlands prior to commencement of work

14. A suitably qualified and experienced freshwater ecologist must delineate any wetlands within 23-27 Brigham Creek Road that may be impacted by the works, and place an exclusion fence between the areas of the wetland which are to be protected and the works area (noting that some works areas are located within wetlands). The fence must be erected prior to the commencement of any work on the site, including earthworks and must remain in place until the completion of all works on the site.

The purpose of the exclusion fence is to exclude construction machinery or spoil from accidental incursion to the wetlands and to protect the wetland from the effects of earthworks, including excavation, overfilling. No work must be carried out within the protected area and no building or fill materials must be stored or placed within the protected area, either on a temporary or permanent basis.

Advice Note:

A day-glow barrier mesh or pigtail fence/wire or rope would be sufficient for this purpose. The Ministry for Environment. Wetland Delineation Protocols must be used for this purpose.

This condition does not prevent the earthworks within the wetland or within 10m of the wetland authorised by this consent; however these works areas should be clearly demarcated.

Implementation of Management Plans

15. All Decanting Earth Bunds and Sediment Retention Ponds must be chemically treated in accordance with the certified ChTMP.
16. Prior to the commencement of the earthworks activity, all required erosion and sediment control measures on the subject site must be constructed and carried out in accordance with the approved SSESCPs.

Specific Conditions

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.

Advice Note:

Where certification of specific erosion and sediment controls is required in accordance with the condition above, it can be accompanied by an advice note as follows:

- *Certification of the sediment and erosion control structure(s) should contain sufficient details to address the following matters:*
 - *Details on the contributing catchment area*
 - *Retention volume of structure (dead storage and live storage measured to the top of the primary spillway)*
 - *Dimensions and shape of structure*
 - *Position of inlets/outlets*
 - *Details regarding the stabilisation of the structure*
18. There must be no deposition of earth, mud, dirt or other debris on any 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 may 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.

19. 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.
20. 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.

Requirement to stabilise site following completion or abandonment of works

21. 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 of earthworks

22. 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.
23. The sediment and erosion controls at the site of the works must be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the control measure. A record must be maintained of the date, time and any maintenance undertaken in association with this condition which must be forward to Auckland Council on request.

Monitoring of wetlands

24. The consent holder must engage at their own expense a suitably qualified professional ecologist to monitor the Prevalence Index values at quarterly intervals for the first year from the commencement of any works within 10 m of Wetlands C or D; and 6 monthly thereafter until the completion of construction. After construction is completed, monitoring for the following 2 years must continue to be undertaken in accordance with: Whenuapai Wastewater Servicing Package 1 Wetland Monitoring and Reinstatement Plan, report prepared by Beca, dated 27 October 2023 (or any Council-certified update to this plan). Monitoring must be undertaken at times that avoid transient conditions, such as flood events.
25. Baseline values, for use in the Prevalence Index assessments referred to in the conditions of this consent must be established over at least 6 months prior to the commencement of works. The 6 month period must be reflect of both winter and summer seasonal changes in the vegetation.
26. Within twenty (20) working days of each round of monitoring being completed, the consent holder must provide to the Council, the Prevalence Index assessments and associated calculations used for monitoring the sites and comparison against the baseline values (as assessed in the first year of monitoring). An allowance of +/- 20 % from the first year's monitoring is allowable.
27. At the completion of the monitoring programme required by Condition 24, where the monitoring concludes that the Prevalence Index values of the Wetlands C or D are outside Prevalence Index values tolerance, the reinstatement section of the Wetland Monitoring and Reinstatement Plan will be updated or an alternative enhancement and offset proposal must be prepared and submitted to the Council within twenty (20) working days for certification, in general accordance with the proposed reinstatement/enhancement section of the Wetland Monitoring and Reinstatement Plan.

This proposal must include details of returning the Prevalence Index back to within 20 % tolerance, and the timeframe to achieve this, as well as details of further monitoring until such time that the requirements of the enhancement or offset will be achieved.

Engineering conditions

Management of works

28. 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.
29. Where open trench construction through Wetland C is required, the Consent Holder must undertake all pipeline construction works and complete backfilling within 30 calendar days. This must include removing any hardfill material used for access.
30. 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.
31. 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.

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

Construction conditions

Construction traffic condition

32. All required road widening at the Spedding Road and Mamari Road intersection must be completed prior to the commencement of construction works

Arboriculture conditions

These arboricultural conditions are applicable only to works within the riparian margins at 23-27 Brigham Creek Road and 28 Brigham Creek Road, Whenuapai

Specific conditions

33. All tree removal work must be carried out using accepted arboricultural standards and practice, including tree dismantling procedures which control the fall of stems and branches by approved lowering techniques, in recognition of the relatively confined location and the need to avoid damage to understorey vegetation and built structures.

34. Prior to all works commencing on the site, 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.
35. 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.
36. All tree work proposed must be undertaken in accordance with, but not limited to the recommendations within Appendix A of the arboricultural assessment titled Arboricultural Report – Whenuapai Redhills: Package 1 Project by Aaron Norman of Arborlab Ltd, dated August 2022. A copy of this tree report must be kept available to the contractors at all times.

Reporting condition

37. A completion report prepared by a suitably qualified and experienced arborist must be supplied to “the council” within one month of completion of all site works. The completion report shall 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

Implementation of Planting Plan

38. All planting required by the finalised Planting Plan (required by the conditions of this consent) 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.
39. 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.
40. 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.

Monitoring and Reporting

41. 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.

Myrtle Rust

42. 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. 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 plant pass and is waiting to be certified for the Myrtle Rust Specific Module.

Specific conditions – Groundwater diversion & dewatering (take) WAT60425804

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.
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Alert Level	Specific levels at which actions are required as described in the relevant conditions.
Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5m in diameter.
Commencement of Construction Phase Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.
Completion of Construction Phase Dewatering	Means, in the case of a tanked building or structure construction, the stage when all the external base slab and walls are essentially watertight, the structures internal support mechanisms, including basement floors have been completed any temporary retention removed and no further groundwater is being taken for the construction of the basement.
Completion of Dewatering	Means, in the case of a drained building or structure, the stage the structures external and internal support mechanisms, including basement floors have been completed, the permanent drainage system(s) are in place and no further groundwater is being taken for the construction of the basement.
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.
Completion of Construction	Means when the Code Compliance Certificate (CCC) is issued by Auckland Council
Completion of Excavation	Means the stage when all Bulk Excavation has been completed.
Condition Survey	Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions).
Damage	Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described by Burland (1995).
External visual inspection	Means an external visual inspection for the purpose of detecting any ground instability; in conjunction with a Condition Survey, new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the ground surrounding a building or excavation or the exterior of a building; and may include a dated photographic record of all observable changes to ground conditions or exterior Damage. Further specification in the relevant conditions.
GSMCP	Means Groundwater and Settlement Monitoring and Contingency Plan
Monitoring Station	Means any monitoring instrument including a ground building or culvert deformation station, groundwater monitoring bore or other monitoring device required by this consent.
RL	Means Reduced Level.
Services	Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone infrastructure, roading infrastructure assets.

SQEP	Means Suitably Qualified Engineering Professional or Suitably Qualified Environmental Practitioner as appropriate
SQBS	Means Suitably Qualified Building Surveyor
Structures	18 Brigham Creek Road and glasshouses.

Activity in accordance with plans

43. The take (dewatering) and diversion of groundwater to allow the excavation associated with the proposed wastewater pipeline must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number BUN60425801 including:

Key documents by reference number are as follows:

- a. Assessment of Environmental Effects -Whenuapai Wastewater Servicing Scheme Package 1; Beca Ltd 9 November 2023.
- b. Groundwater and Settlement Effects Report (updated to reflect S92 queries); Tonkin & Taylor, February 2024.
- c. Design Drawings; Watercare /WSP /GHD, December 2021 (and later)
- d. Geotechnical response to S92 queries; Beca Ltd, 19 February 2024.

Notice of Commencement of Dewatering

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

Design of earthworks in relation to the dewatering (take) and groundwater diversion

45. The works must be in accordance with the specifications contained in the reports noted in Condition 43.

Excavation Limit

46. The excavations for the various elements of Package 1 (primarily manholes and pump station) must not extend below the depths noted in the Design Drawings document in Condition 51(b), and as described in the Groundwater and Settlement Effects Report; Tonkin & Taylor, February 2024.

Performance Standards

Damage Avoidance

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

Alert and Alarm Levels

48. The activity must not cause any settlement or movement greater than the Alarm Level thresholds specified in Schedule A below. Alert and Alarm Levels are triggered when the following Alert and Alarm Trigger thresholds are exceeded:

Schedule A: Alarm and Alert Levels			
Movement ¹		Trigger Thresholds (+/-)	
		Alarm	Alert
a)	Total vertical settlement from the pre-excavation baseline level at any Building or Culvert Deformation Station (the Total Building and Culvert Settlement Alarm or Alert Level): BS01-BS03, CS01-CS04	10mm	7mm
b)	Differential vertical settlement between any two adjacent Building or Culvert Deformation Stations (the Differential Building and Culvert Settlement Alarm or Alert Level): BS01-BS03, CS01-CS04	1:500	1:750
c)	Total vertical settlement from the pre-excavation baseline level at any Ground Surface Deformation Station (the Total Ground Settlement Alarm or Alert Level): GS01-GS10	25mm	18mm
d)	Differential vertical settlement between any two adjacent Ground Surface Deformation Stations (the Differential and Culvert Building Settlement Alarm or Alert Level): GS01-GS10	1:500	1:750
e)	The Groundwater Alert Levels (in m below summer low level) ² in the following monitoring bores are: BH05 (A&B), BH113, BH116 BH-WL1, BH-WL2, BH117 BH-WL3	Alert Level 1	Alert Level 2
		1.0	1.5
		0.2	0.3
		0.5	0.8

Note 1: The locations of the Monitoring Stations are shown on the plan attached to these conditions as Appendix A titled “*Draft Monitoring Station Plan*”, dated 21.05.24.

Note 2: Groundwater Alert Levels are exceeded when groundwater level in a bore drops below the Schedule A (e) levels, to be confirmed following pre-dewatering baseline monitoring.

These levels may be amended subject to approval by the Council as part of the Groundwater 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.

Advice Note

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

49. 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

50. In the event of any Alarm Level being exceeded at any ground deformation pin or building deformation pin, the Consent Holder must:
- a. Immediately halt construction activity, 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 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)

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

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

- a. A monitoring location plan, showing the location and type of all Monitoring Stations, including ground and building deformation pins. The monitoring plan must be based on the plan titled "Draft Monitoring Station Plan", dated 21.05.24, attached to these conditions as Appendix A. Where the location of a Monitoring Station differs substantively from that shown on the monitoring plan a written explanation for the difference must be provided with the GSMCP.
 - b. Final completed Schedules B to D for monitoring of groundwater, building and structure deformation (including any proposed changes to the monitoring frequency), as required by the conditions of this permit.
 - c. All monitoring data, the identification of any Services susceptible to Damage, and any contingency measures identified as being potentially necessary to limit adverse effects, and as required by the conditions below.
 - d. A bar chart or a schedule, showing the timing and frequency of 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 the results of building surveys).
 - f. Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.
52. All excavation, dewatering, monitoring and contingency actions must be carried out in accordance with the certified GSMCP. No Bulk Excavation or dewatering activities must commence until the GSMCP is certified in writing by the Council.

Pre-Construction Building and Structure Survey

53. Prior to the Commencement of Construction Phase Dewatering (refer to Definition) a detailed condition survey of buildings and structures as specified in Schedule B 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 in Schedule B below in the locations shown on the plan titled "Draft Monitoring Station Plan"; dated 21.05.24, in Appendix A.
- 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 to the extent predicted in the settlement assessment provided with the consent application.
- f. Photographic evidence of existing observable Damage.
- g. A review of proposed Alarm and Alert Levels to confirm they are appropriately set and confirmation that any ground settlement less than the Alarm Level will not cause Damage.
- h. An assessment of whether the monitoring frequency is appropriate.
- i. An assessment of whether the locations and density of existing building deformation stations are adequate and appropriate for the effective detection of change to building and structure condition.

Schedule B: Buildings/Structures that require Detailed Condition Survey and Installation of Deformation Stations		
Number of building/structure deformation stations required	Address	Legal Description
3 (B01 – B03)	Dwelling on 18 Brigham Creek Road	LOT 2 DP 89629

External Visual Inspections during construction

54. External visual inspections of the dwelling on 18 Brigham Creek Road, and glasshouse structures and surrounds closest to the works, must be undertaken for the purpose of detecting any structural instability, new Damage, or existing external Damage and the

deterioration of existing external Damage to neighbouring property as a consequence of the works. The inspection programme must include the following:

- a. The first external visual inspection (including a photographic baseline record of any potentially at-risk feature) must be undertaken prior to Commencement of Construction Phase Dewatering (see definition).
- b. Subsequent external visual inspections must be undertaken weekly when the active works are within 25 m of the property boundary.
- c. A photographic record must be recorded and kept where changes in ground or structure condition is noted, including time and date of each inspection, together with all observations made during the inspection, and must be of a quality that is fit for the purpose outlined above.
- d. The results of the first external visual inspection must be reviewed by a SQEP (at the Consent Holders expense) and must be submitted to the Council in the form of an assessment report prior to the Commencement of Construction Phase Dewatering. This assessment must include any recommendations considered prudent for management of the risk of damage to structures on the property. Recommendations must be based on the first external visual inspection, consider construction methodology and must be followed in subsequent inspections.
- e. The results of subsequent external visual inspections must be reviewed by a SQEP (at the Consent Holders expense) and an assessment of the results must be submitted to the Council on request, or if the SQEP considers it warranted due to changes from the baseline first external visual inspection.

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

Advice Note:

It is anticipated the Consent Holder will seek the permission of the asset owner to access the property and asset to enable the inspection/investigation. It is understood that if access is denied compliance with the condition is dependent on the condition of this consent for 'Access to third party property'.

Completion of Construction - Building, Structure and Services Condition Surveys

55. Six months after Completion of Dewatering a detailed condition survey of all previously surveyed buildings, structures and Services, must be undertaken by a SQEP or SQBS and a written report must be prepared. The report must be reviewed by the SQEP responsible for overseeing the monitoring and then submitted to the Council.

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

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

Groundwater Monitoring

56. Groundwater monitoring must be undertaken at the groundwater monitoring bore locations shown on the plan titled "Draft Monitoring Station Plan"; dated 21.05.24 in Appendix A, or in the certified GSMCP. Groundwater level monitoring must be undertaken in accordance with Schedule C below:

Schedule C: Groundwater Monitoring			
Bore Name	Groundwater level monitoring frequency (to an accuracy of 10mm)		
	From bore construction until one month before Commencement of Dewatering	One month before Commencement of Dewatering to Completion of Dewatering	From Completion of Dewatering until 3 months later
BH05A, BH05B, BH-WL1, BH-WL2, BH-WL3, BH113, BH116, BH117	Monthly (with a minimum of three-monthly readings)	<p>Weekly: where monitoring markers are within 25 m of excavations or dewatering.</p> <p>Fortnightly: where monitoring markers are within 50 m of excavations or dewatering.</p> <p>Monthly: where monitoring markers are within 100 m of excavations or dewatering</p>	Monthly

Advice Note:

The monitoring frequency may be changed if approved by the Council through the GSMCP. If groundwater level measurements show an inconsistent pattern immediately prior to the Commencement of Dewatering (for example varying more than +/-200mm during a month), then further readings may be required to ensure that an accurate groundwater level baseline is established before dewatering commences. In addition, the three-month monitoring period post Completion of Dewatering may be extended or reduced on written confirmation provided by the Council if measured groundwater levels are not consistent with inferred seasonal trends or predicted groundwater movement, or following a sufficient period of stable measurements.

Building Deformation Monitoring

57. Building, Culvert, or Ground Deformation Monitoring Stations must be established and maintained at the approximate locations shown on the plan titled "Draft Monitoring Station Plan"; dated 21.05.24 in Appendix A, or as updated in the certified GSMCP. 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.

Schedule D: Settlement Monitoring			
Monitoring Station and type	Frequency ¹		
	Pre-Commencement of Dewatering ²	Commencement to Completion of Dewatering	Post-Completion of Dewatering
Building: 3 points (BS01 to BS03); Culvert: 4 points (CS01 to CS04; and Ground: 10 points (GS01 to GS10)	Twice to a horizontal and vertical accuracy of +/-2mm (achieved by precise levelling)	Weekly: where monitoring markers within 25 m of excavations or dewatering. Fortnightly: where monitoring markers are within 50 m of excavations or dewatering. Monthly: where monitoring markers are within 100 m of excavations or dewatering.	Monthly for 3 months

Advice Note:

The monitoring frequency may be changed, if approved by the Council through the GSMCP or post completion of dewatering if written confirmation is provided following a sufficient period of stable measurements.

Definition of Dewatering includes references to Bulk Excavation and other associated construction elements.

Access to Third Party Property

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

Contingency Actions

59. If the Consent Holder becomes aware of any Damage to Structures 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 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 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.

Building Surveys and Inspections

60. A copy of all pre-dewatering Condition Surveys of Buildings and the first External Visual Inspection (including any photographic records) required by this consent must be submitted to the Council with the GSMCP. All other inspections and photographic records required by this consent must be provided to the Council upon request.

Reporting of Monitoring Data

61. At two months intervals, a report containing all monitoring data required by conditions of this consent must be submitted to the Council for Certification. This report must include a construction progress timeline, the monitoring data recorded in that period, and a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.

Notice of Completion of Dewatering

62. The council must be advised in writing within 10 working days of when excavation and any dewatering has been completed.

Advice notes

- Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
- For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.

3. *For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *No permanent or temporary obstacle (including but not limited to structures, construction equipment, cranes and trees) may penetrate the Obstacle Limitation Surface for RNZAF Base Whenuapai (as identified in Designation 4311 - Whenuapai Airfield Approach and Departure Path Protection) without the prior approval in writing of the New Zealand Defence Force. It is recommended that applicants contact the New Zealand Defence Force to discuss requirements (email: environment@nzdf.mil.nz).*
7. *Civil Aviation Authority (CAA) rules and regulations apply in relation to the height of permanent and temporary obstacles (including but not limited to structures, construction equipment, cranes and trees) within the Obstacle Limitation Surface for RNZAF Base Whenuapai. All persons carrying out work under this resource consent and any related building consent must therefore comply with all obligations arising under CAA rules and regulations, including obligations to notify the Director CAA as outlined in CAA Rules Part 77. Parties are advised to contact CAA for further information or to refer to www.caa.govt.nz/airspace/airspace-hazard*
8. *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 Designations - 1484, The construction, operation and maintenance of an arterial transport corridor (Spedding Road), Auckland Transport, Designations, Auckland Transport area

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

Please note that no works associated with this resource consent application located within the Designation 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:

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



Nicki Williams

Duty Commissioner

28 April 2025

Resource Consent Notice of Works Starting

Please email this form to 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.

Site address:	
Resource consent number:	Associated building consent:
Expected start date of work:	Expected duration of work:

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](#)

Name and Signature:	Date:
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