

**BEFORE THE ENVIRONMENT COURT
I MUA I TE KOOTI TAIAO O AOTEAROA**

Decision No. [2018] NZEnvC 101

IN THE MATTER of the Resource Management Act 1991
AND of an appeal pursuant to s 120 of the Act
BETWEEN KUMEU PROPERTY LIMITED
(ENV-2017-AKL-044)
Appellant
AND AUCKLAND COUNCIL
Respondent

Court: Environment Judge JA Smith, sitting alone pursuant to s 279, in chambers at Auckland

Submissions: RE Bartlett QC for Kumeu Property Limited
D Hartley and M Matich for Auckland Council

Date of Decision: 29 June 2018

Date of Issue: **29 JUN 2018**

**DECISION OF THE ENVIRONMENT COURT
FINAL CONDITIONS OF CONSENT**

- A: Conditions of consent are confirmed as attached as **A**, subject to the amendments identified within this final decision.
- B: No application for costs having been filed within the terms of the Court's decision, there is no order as to costs.



REASONS

Introduction

[1] By decision [2018] NZEnvC 27 the Court determined that the grant of a consent was appropriate on suitable terms and conditions to be finalised. Directions were made for the filing of plans and conditions.

[2] There was also a direction as to costs. The parties have filed submissions in respect of conditions but no application for costs has been filed. Accordingly, the Court makes no order for costs and moves on to deal with the final wording.

General comment

[3] In its decision at paragraph [113] the Court noted:

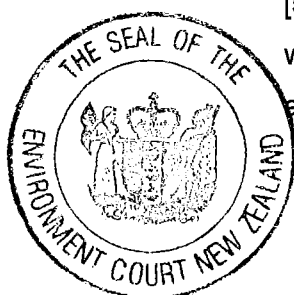
The Court wishes to also note that the document will need to set out each consent granted, the terms and conditions that are common to all consents and those which are specific to any particular consent.

[4] As can be seen from the proposed conditions annexed hereto as **A**, these have not followed this direction and have instead adopted a more traditional approach, criticised on a number of occasions by various of the Environment Courts dealing with Auckland matters. It appears to us that the first paragraph needs to be renamed to: Consents granted by the Auckland Council:

Land Use Consent L68000 – Wastewater Discharge Consent Reg 68001; Water Take Reg 68002; Bore Reg 68003; and Stormwater Discharge Reg 68004 are granted authorizing an aged care facility:

- (i) Comprising a maximum of 114 residents;
- (ii) Single access from Taupaki Road;
- (iii) Generally contained within four buildings connected by covered walkways;
- (iv) Associated landscape planting;
- (v) Earthworks of approximately 25,190m³ (25,200m³), 17,600m³ cut, 7,600m³ fill over 3.8ha at 455 Taupaki Road, Taupaki;
- (vi) Onsite servicing, approximately 10m³ per day discharged to land;
- (vii) Groundwater bore construction and abstraction of approximately 70m³ per day plus rainwater harvesting;
- (viii) New impervious area of approximately 11,427m² with associated treatment devices such as wetland, rain gardens and swales.

[5] Thus, it can be seen that the conditions 1-47 relate to the land use activity, and within it to several sub-categories, including the maximum number of residents, the access, the buildings and walkways, associated landscape planting and traffic. However,



a perusal of these conditions indicate that they also cover such matters as noise, lighting, construction management plan, cultural, pedestrian, engineering, review and contamination. All of these matters appear to relate to land use consent L68000, but do not appear to be organised in any particular way.

[6] Conditions 48-59 relate to earthworks; stormwater conditions are numbered 60-74; wastewater permits are numbered 75-128. Curiously enough, condition 128 contains a special review condition in respect of the wastewater treatment, and its relationship to condition 43 is not clear. Bore construction conditions are numbered 128-133, and water take conditions 134-141. There are advice notes scattered throughout the consents, but at the end of conditions there is then following pages of advice notes, some of which appear to apply to specific consents and others to all consents. It is unclear why some are scattered throughout the consent and others are fixed at the end of the document.

[7] Although we are aware that many of the Council consents do follow this format, it seems to us to introduce unnecessary levels of complexity, and could be more logically re-ordered. Nevertheless, the parties are in general agreement with those conditions, subject only to some specific areas of concern.

[8] There are some conditions on which there seems to be some level of agreement and the question of the final wording is merely in issue, and others where there is a more fundamental objection to the condition. We deal with those matters in this order:

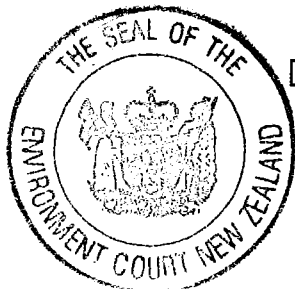
- (a) those conditions that have some level of agreement; and
- (b) those conditions that remain in contention.

Conditions where there is some commonality

Conditions on reverse sensitivity

[9] The appellants note that the Council propose the inclusion of conditions relating to reverse sensitivity. This has been deleted by the appellant. The Council's further memorandum, filed on 25 June, does not address conditions 4 and 5 relating to reverse sensitivity.

[10] There was no evidence before the Court on reverse sensitivity issues and there is no basis for this Court to impose such a condition in the absence of any information or



evidence to that effect. Given the matter is not addressed further by the Council, we take it that they do not pursue such conditions. In any event, the Court would have serious concerns about inserting a general condition of consent from the Council, given it seems they preclude legitimate complaints under the RMA. Given the matter has not been further addressed, we assume that these conditions are not being pursued and accordingly agree with the appellant that they should be deleted.

Planting – condition 5

[11] The plans for planting, and the requirement for that planting is set out in condition 1, and the appellant proposes in paragraph [5] that the planting should be undertaken in accordance with Landscape Plans. I agree with the appellant that there is no necessity to repeat the contents of those plans from condition 1, and such a step would be otious. I confirm the appellant's wording of condition 5.

Frequency of maintenance of the wastewater system

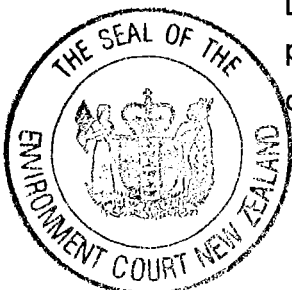
[12] The Council originally proposed that these be a quarterly frequency of requirement in relation to condition 102. The appellant seeks that it be at the frequency recommended by the system manufacturer. The Council has now suggested that there should be a minimum maintenance period, and that a six month frequency is appropriate in the circumstances and agreed to by Mr Dillon Watson, their expert.

[13] Given the complexity of the system, I consider that a reasonable minimum frequency for checking of the system should be once every six months, although it may be that the manufacturer recommends more frequent servicing. Given the requirement under clause 101 for a written maintenance contract, I consider that the contract may in fact require more frequent inspections. Accordingly, I conclude the proposal by the Council is reasonable in the circumstances, and largely not a matter of dispute between the parties. Accordingly, I add to the words in condition 102:

a minimum of every six months or at the frequency recommended by the system manufacturer, whichever is more frequent.

Trees – mitigation planting

[14] The appellant, the Council and Soljans have agreed that smaller trees should be planted along the eastern boundary bordering the Soljan property to discourage birds close to the grapes and vineyard. An alternative suggested is titoki (alectrotryon



excelsis). The relevant mitigation planting plan by Mr Thresher can be adjusted accordingly, and this does not require a further decision of this Court.

Laundry

[15] The appellant's condition 108 would provide any sheets or towels laundered or washed on behalf of full care residents must be laundered off site. The Council again have modified their position in this matter, and now suggest better wording, reflecting that of the wastewater expert Mr David Phillips, would be to use the word "assisted residential high care". I agree that this is a more precise wording than the broader and more arguable term "full care". As I understand it, it also more correctly reflects the levels of service provided on site. Accordingly, I would change the words in respect of condition 108 to read:

Any sheets or towels laundered or washed on behalf of assisted residential high care residents must be laundered off site.

Conditions in contention

[16] We now come to deal with the more contentious remaining conditions between the parties.

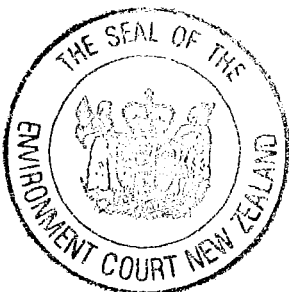
Open space – 50 metre setback

[17] At paragraph [111] the Court noted:

The Court considers that this matter can be addressed by requiring open space to be maintained for 50 metres parallel to the boundary with the Soljans Estate property and the wetland area to the corner, along Taupaki Road south of the entry way, and between the childcare centre parking area entry and the flat area in front of the supported care facility. We conclude that matter can be controlled by a condition requiring that those areas are used only for landscaping, and not available for any other structures, a suitably worded condition can be finalised.

[18] The appellants raised two issues with this:

- (a) that a 50 metre setback would be within the consented childcare facility subdivision (although as we understand it, it would not touch the building), however in respect of the subject site a 50 metre requirement would touch upon the edge of the buildings or along their face;
- (b) the condition proposed would prevent sheds and glasshouses in this setback.



[19] The Court was seeking that there be an open shaft of space between the Soljans boundary and the buildings on the site. The Court, from its site visit, had assumed that the setback to the building face was at least 50 metres. It now transpires from reference to Diagram 119A (which is attached to this decision as **B**) that the 50 metres may touch upon or encroach slightly on the face of the intended building. It would also be within the lot 2 childcare centre, although it does not appear to touch that building.

[20] Nothing turns upon the 50 metres. It is not clear from the decision whether we intended that buildings avoid the area within lot 2. However, on the face of it, this was the intent of the Court, given that this would ensure a view shaft.

[21] I conclude a reasonable compromise position is that the setback meets the face of the retaining wall, which appears to be around 40 metres from the building. As the landowner has not currently undertaken the childcare centre subdivision, it would be possible to have a similar clause covering 40 metres from the Soljan boundary. We would suggest, in those circumstances, that a coloured area be shown in which no buildings can occur, including the wetland area and a shaft 40 metres from the Soljan boundary.

[22] This non-building area would also include an area between the assisted facility area, shown as the green area where lot 1 occurs on Annexure **B**, extrapolated towards the childcare parking area. This would not include the circular driveway.

[23] I consider that this matter needs to be reconsidered on the basis that there be two general areas for landscape – one where no building can occur, the other where sheds and glass houses might occur. As this matter was not the subject of evidence before us, we suggest that the maintenance of a 40 metre shaft down the side, rather than 50 metres, would give some room for smaller buildings to be erected around the care facility itself. I direct that the open space be divided into two areas:

- (a) that where minor building structures, i.e. small sheds, glasshouses and pergolas could be constructed; and
- (b) an area where there can be no buildings, but allowing retaining walls and fences to 1.8m.

[24] A redraft of the condition and a new map is required.



The number of full time staff

[25] No particular condition has been suggested, and we note that in the citation of the consent itself the number of residents is set. Mr Bartlett submits that it is not an appropriate matter for micro-management of the appellant's business by the dictation of the maximum number of staff that may be present at any time.

[26] We agree that the staff numbers are essentially controlled by the number of residents, and by the parking requirements on site. We acknowledge that there may be times of variation, and agree with the appellant that no particular consent condition is required.

Mandatory cultural conditions

[27] The appellants have objected to the insertion of two conditions by Council as follows:

19. The consent holder must provide the opportunity for Nga Maunga Whakahii o Kaipara Development Trust to provide a cultural blessing prior to the earthworks and prior to or at the formal opening of the facility.
20. The consent holder must provide the opportunity for Nga Maunga Whakahii o Kaipara Development Trust to submit names for the new facilities and open spaces within the development.

[28] Mr Bartlett submits that such a condition would breach s 13 of the Bill of Rights 1990, and moreover there was no suggestion of the necessity of this during the hearing. I would not have expected such a condition to be the subject of specific evidence before this Court. It reflects the desire by the Council to be culturally appropriate in the granting of considerations and recognising the mana whenua of the iwi and hapu of the area.

[29] Nevertheless, such actions (although unquestionably good practice) are not matters that should be mandated for in conditions of consent unless there are particular cultural issues identified during the course of the hearing. Given that no such issues were raised in the course of this hearing, I agree with the appellant that such mandatory conditions should be deleted. Notwithstanding this, I would commend to the appellant a consultative approach with local iwi and hapu in undertaking the works.

Pedestrian access

[30] The issue as to access from State Highway 16 and a pedestrian path from the



existing bus stop was raised. There was a difference between the experts in their joint statement. The Court did not address this matter specifically, although it was clear in the hearing that we had a strong preference for an appropriate pedestrian accessway between the childcare facility and the aged care facility. The issue then is from the childcare facility to the bus stop, and whether this should be installed now or await further investigation. The appellant suggests the following condition:

15. No sooner than one year from the commencement of the facility, the Council may require the applicant to undertake a survey of the demand by staff members and visitors for pedestrian access to State Highway 16. If sufficient demand is determined, the Council may require the applicant to provide a pedestrian access to be formed with an all-weather surface suitable for rural countryside living environment. A plan detailing the location and formation of the pedestrian access shall be submitted to the Team Leader – Northern Monitoring, for approval prior to the operation of the aged care facility.

[31] I conclude that the condition should be modified slightly to provide for the linkage to the childcare facility. This means that the survey should be taken of not only the aged care facility but the childcare facility, to ascertain the demand for access to the bus stop. Thus, the only issue that would remain for survey in one year is whether the indicative linkage from the vicinity of the childcare facility to the bus stop was required, as the all-weather access between the assisted residential care facility and the childcare centre would have already been constructed.

Daylight and privacy on four units

[32] Council proposed to insert a condition:

24. In order to ensure appropriate daylight and privacy levels are achieved for the four assisted living units (two on the ground floor of the western wing, one on the first floor and one on the second floor of the northern wing) that only have windows facing into an internal atrium, adequate daylight and privacy must be demonstrated to the Team leader – Northern Monitoring when the finalised set of architectural drawings is provided. The drawings must ensure that the type of glazing used and the skylights included in the atrium provide for adequate daylight into these assisted living units while protecting the residents' privacy.

[33] The appellant opposes these conditions on two major grounds:

- (a) that this was not a matter on which there was any evidence before the Court; and
- (b) that the condition that was initially agreed to by the appellant related to the original proposed design, not the amended design.



[34] As I understood, the most limited units were those that were the assisted residential high care, and I do not recall any specific discussion relating to other units at the hearing (at least in relation to light and privacy). I can see no proper basis for the inclusion of the conditions. To obtain occupants the rooms will have to be up to an appropriate standard for the person, any statutory bodies and members of the family. I see no reason for a further condition.

Signage

[35] Finally, there appears to be a dispute as to the signage. The clear intent of the Court was to have a relatively low-key entry to the site. Reading over both sets of proposed wordings, it is difficult to understand the exact difference between the parties. However, I am satisfied that the proposed condition of the appellant reflects the Court's understanding of the signage to occur at the entry way:

37. The only sign identifying the name and street number of the property shall be located on the two walls located at the entry. The lettering of any sign shall be as detailed in the plan in condition 1 and be fully contained within the external dimensions of the face of the walls. Should the applicant request an alternative name for the facility other than "Kumeu Country Estate" such alternative wording shall be to the satisfaction of the Team Leader – Northern Monitoring.

Outcome

[36] The majority of conditions are now settled. There is a necessity to file a further plan and re-working of the condition in relation to the setback/shed – glasshouse area, and also the wording for the pedestrian access condition. The parties may also wish to re-order the provisions to be more consistent.

[37] I would anticipate that this should be able to be attended to promptly by the appellant. Such a document is to be sent to both the Council and the Court by **5.00pm, Friday 20 July 2018**. Any memorandum on this matter is to be filed by the Council within **five working days** of receipt of the document, and the Court will then proceed to certify or alter the final condition wording.




JA Smith
Environment Judge

ENV-2017-AKL-000044 Kumeu Property Limited v Auckland Council

Proposed Conditions by Auckland Council

Conditions of consent L68000 (landuse), REG-68001 (wastewater discharge), REG-68002 (water take), REG-68003 (bore) and REG-68004 (stormwater discharge) authorising an aged care facility comprising a maximum of 114 residents, with a single existing access from Taupaki Road, generally contained within four buildings connected by covered walkways, and associated landscape planting, with on site servicing (wastewater discharge of approximately 10.0m³/day discharged to land, groundwater bore construction and abstraction of approximately 70m³/day plus rainwater harvesting, new impervious area of approximately 11,427m² with associated treatment devices such as a wetland, raingardens and swales, earthworks of approximately 25,190m³ (17,563m³ of cut, 7,627m³ of fill) over 3.8ha) at 455 Taupaki Road, Taupaki.

Status of the Applications

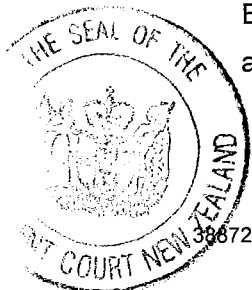
Consent is required under the Auckland Unitary Plan – Operative in Part for a discretionary activity overall comprising the following components:

Land Use Consent (s9) L68000

1. Aged Care Facility as an "activity not provided for" in the Countryside Living zone pursuant to Rule C1.7(1) – discretionary activity.
2. Land Disturbance – Regional, pursuant to Rule E11.4.1(A4) for general earthworks greater than 10,000m² up to 50,000m² where land has a slope less than 10 degrees and is outside the Sediment Control Protection Area - controlled activity.
3. Land Disturbance – District, pursuant to Rule E12.4.1(A6) for general earthworks greater than 2,500m² AND (A10) - general earthworks greater than 2,500m³ - restricted discretionary activity.
4. Signage – for comprehensive development signage pursuant to Rule E23.4.2(A53) – restricted discretionary activity.
5. Bicycle Parking – to waive the requirement to provide bicycle parks to be provided pursuant to Rule E27.6.2.5 restricted discretionary activity.

Taking, using, damming and diversion of water and drilling (bore water consent) (s14) - REG- REG-68002 and 68003

1. Bore Permit – for any new bores for purposes not otherwise specified pursuant to Rule E7.4.1(A41) - restricted discretionary activity.
2. Water Take - 70m³ per day and 23,320m³ per year of groundwater take from the Kumeu East Waitemata Sandstone Aquifer pursuant to Rule E7.4.1(A26) – restricted discretionary activity.



Stormwater permits (s14 & s15) - REG-68004

1. Impervious Area – to establish approximately 5,239m² of impervious area pursuant to Rule E.8.4.1(A10) – discretionary activity.

2.

Stormwater Discharge – to discharge stormwater runoff from car parks exceeding 5,000m² - controlled activity. Wastewater discharge permit (s15) - REG-68001

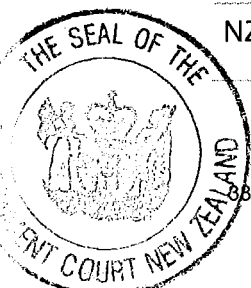
1. Wastewater Discharge - to produce 16.0m³ per day of wastewater with 10.0m³ per day discharged to land pursuant to Rule E5.4.1(A6) – discretionary activity.

General conditions

These conditions apply to all resource consents.

1. Except as amended by conditions below the discretionary activity shall 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 L-68000:

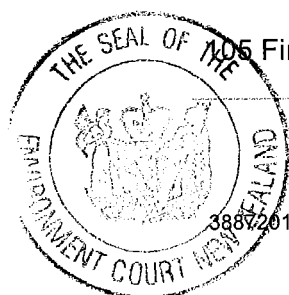
Report title and reference	Author	Rev	Dated
Land Development Report	Chester Consultants	2	29 June 2016
On Site Wastewater Assessment	Chester Consultants	D	12 September 2016
Stormwater Discharge Consent Application	Chester Consultants	1	30 September 2016
Earthworks Methodology	Chester Consultants	0	30 June 2016
Engineering Addendum	Chester Consultants	0	29 September 2017
Wastewater Addendum	Chester Consultants		29 September 2017
NZTA letter	-	-	21 June 2016



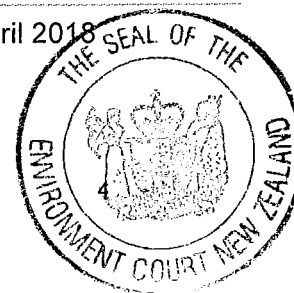
Report title and reference	Author	Rev	Dated
Geotechnical Site Investigation Report	CMW Geosciences	-	26 June 2015
Detailed Site Investigation	Geosciences Ltd	-	24 June 2015
Air Quality Assessment	Air Matters	-	8 March 2016
Traffic Addendum	Traffic Engineering and Management Ltd		27 September 2017
Addendum 'Revised On-site Wastewater for Assisted Residential Care Facility'	David Phillips		10 October 2017

Plans:

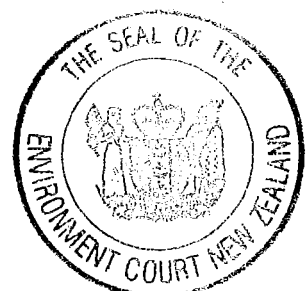
Plan title and reference	Author	Rev	Dated
100 Cover	Collingridge and Smith Architects	A	13 April 2018
101 Site Survey	Collingridge and Smith Architects	A	13 April 2018
102 Overall Site Plan	Collingridge and Smith Architects	A	13 April 2018
103 Site Plan	Collingridge and Smith Architects	A	13 April 2018
104 Ground Floor	Collingridge and Smith Architects	A	13 April 2018
105 First Floor	Collingridge and Smith Architects	A	13 April 2018



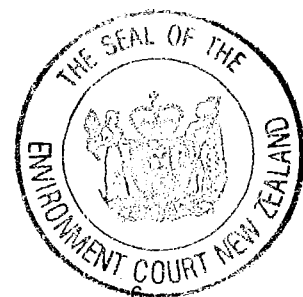
Plan title and reference	Author	Rev	Dated
106 Roof Plan	Collingridge and Smith Architects	A	13 April 2018
107 Room Schematics	Collingridge and Smith Architects	A	13 April 2018
108 Site Elevators	Collingridge and Smith Architects	A	13 April 2018
109 Building Elevation	Collingridge and Smith Architects	A	13 April 2018
110 Building Elevation	Collingridge and Smith Architects	A	13 April 2018
111 Building Elevation	Collingridge and Smith Architects	A	13 April 2018
112 Building Elevation	Collingridge and Smith Architects	A	13 April 2018
113 Site Boundary Sections	Collingridge and Smith Architects	A	13 April 2018
114 Building Sections	Collingridge and Smith Architects	A	13 April 2018
115 Perspective	Collingridge and Smith Architects	A	13 April 2018
116 Perspective	Collingridge and Smith Architects	A	13 April 2018
117 Perspective	Collingridge and Smith Architects	A	13 April 2018
118 Perspective	Collingridge and Smith Architects	A	13 April 2018



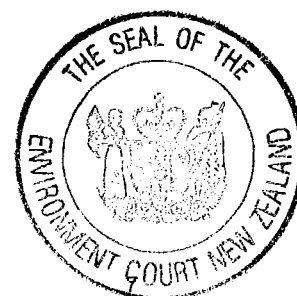
Plan title and reference	Author	Rev	Dated
	Smith Architects		
Civil Design - Earthworks, Wastewater & Stormwater Treatment & Mitigation	Chester Consultants Ltd	10	28 March 2018
Cover Sheet			
001			
Civil Design - Earthworks, Wastewater & Stormwater Treatment & Mitigation	Chester Consultants Ltd	1	28 March 2018
Existing Site Plan			
100			
Civil Design - Earthworks, Wastewater & Stormwater Treatment & Mitigation	Chester Consultants Ltd	7	28 March 2018
Proposed Site Summary			
101			
Civil Design - Earthworks, Wastewater & Stormwater Treatment & Mitigation	Chester Consultants Ltd	5	28 March 2018
Proposed Earthworks Plan			
200			
Civil Design - Earthworks, Wastewater & Stormwater Treatment & Mitigation	Chester Consultants Ltd	6	28 March 2018
Proposed Cut & Fill Plan			
201A			



Plan title and reference	Author	Rev	Dated
Civil Design - Earthworks, Wastewater & Stormwater Treatment & Mitigation Erosion & Sediment Control Plan 202	Chester Consultants Ltd	6	28 March 2018
Civil Design - Earthworks, Wastewater & Stormwater Treatment & Mitigation Erosion & Sediment Control Pond Details 203	Chester Consultants Ltd	1	28 March 2018
Civil Design - Earthworks, Wastewater & Stormwater Treatment & Mitigation Retaining Wall Plan 300	Chester Consultants Ltd	4	28 March 2018
Civil Design - Earthworks, Wastewater & Stormwater Treatment & Mitigation Stormwater and Wastewater Layout Plan 400	Chester Consultants Ltd	7	28 March 2018
Civil Design - Earthworks, Wastewater & Stormwater Treatment & Mitigation Stormwater Layout Plan 401	Chester Consultants Ltd	5	28 March 2018
Civil Design - Earthworks, Wastewater & Stormwater Treatment & Mitigation Pond Details 402	Chester Consultants Ltd	2	28 March 2018



Plan title and reference	Author	Rev	Dated
Civil Design - Earthworks, Wastewater & Stormwater Treatment & Mitigation	Chester Consultants Ltd	3	28 March 2018
Stormwater Devices			
403			
Landscape Concept Overall Plan P807/LC21B	Thresher Design and Landscape Architecture	Urban - and	24 May 2018
Landscape Concept Mitigation Planting P807/LC24B	Thresher Design and Landscape Architecture	Urban - and	24 May 2018
Landscape Concept Pln Childcare Subdivision Plan P807/LC25B	Thresher Design and Landscape Architecture	Urban - and	24 May 2018
Childcare Centre General Site Plant Selections	Thresher Design and Landscape Architecture	Urban - and	24 May 2018
Aged Care Centre General Stormwater Plant Selections	Thresher Design and Landscape Architecture	Urban - and	23 May 2018
Aged Care Centre Mixed Native Plant Selections	Thresher Design and Landscape Architecture	Urban - and	24 May 2018
455 Taupaki Rd, Kumeu Material selections	Thresher Design and Landscape Architecture	Urban - and	24 May 2018



Plan title and reference	Author	Rev	Dated
Signage detail	Kumeu Property - Ltd		30 May 2018
119 Open Space Site Plan	Collingridge and A Smith Architects		13 April 2018

2. Under section 125 of the RMA, this consent lapses ten years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The Council extends the period after which the consent lapses.
3. The consent holder shall pay the Council an initial consent compliance monitoring charge of \$900 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent/s.

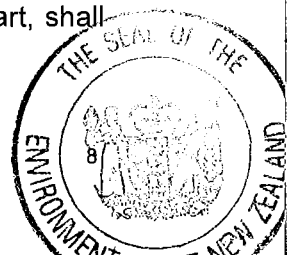
Advice note:

The initial monitoring charge 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, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the consent holder.

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

Specific conditions – land use consent L-68000

4. A lighting plan detailing the location, type and intensity of lighting of the area surrounding the buildings including details of how the car parking areas are to be illuminated in accordance with Standard E27.6.3.7 of the Auckland Unitary Plan-Operative in Part, shall



be provided to the Council Team Leader - Northern Monitoring for approval prior to the commencement of any works on the site. **Advice Note:**

The purpose of this condition is to minimise light spill and minimise visible lights from the building and grounds at nights

5. Planting shall be undertaken in accordance with the landscape plans contained in condition 1 and completed within the first planting season following completion or occupation of the building and is to be retained and maintained thereafter.
6. Open space areas must be maintained in accordance with the open space plan contained in condition 1. These open space areas (highlighted in blue) must only be used for landscaping and are not available for buildings excluding garden sheds and glass houses.

Noise

7. Noise arising from the operation of the facility shall comply with the provisions of Table E25.6.3.2 Noise levels in the Rural – Countryside Living Zone which are listed below for convenience.

Time	Noise level
Monday to Saturday 7am-10pm	50 dB LAeq
Sunday 9am-6pm	50 dB LAeq
All other times	40 dB LAeq 75 dB LAFmax

8. In the event a substantial complaint has been received by the Council then at the request of the Team Leader - Northern Monitoring, and within 20 working days (unless a longer time period is otherwise agreed by the Team Leader - Northern Monitoring) of that request, a suitably qualified acoustic professional engaged by the consent holder shall provide to that Council officer a report that:
 - a. measures and assesses noise emitted from the aged care facility.
 - b. determines the extent of any compliance or breach of the noise limits specified in condition 9.
 - c. recommends specific actions, in the event of a breach, that will ensure compliance with the noise limits specified in condition 9.

All recommendations outlined in the report provided by the suitably qualified acoustic professional in accordance with this condition shall be implemented, to the satisfaction of the Team Leader - Northern Monitoring, within 20 working days from the provision of that



report, unless an alternative time period has been agreed to in writing by the Team Leader - Northern Monitoring.

In the event that the recommendations referred to above are not implemented within the period specified in this condition, the activity directly associated with the source of the noise shall cease until such time that the recommendations are implemented.

Advice Note:

Noise levels are measured in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of environmental sound and the New Zealand Standard 6802:2008 Acoustics – Environmental noise, unless an alternative is agreed to by Auckland Council.

Occupancy

9. The Aged Care Facility shall house a maximum of 114 people at any one time.

Construction Management Plan

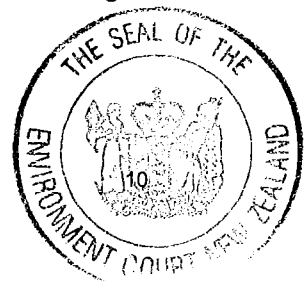
10. Prior to the commencement of earthworks, a finalised Construction Management Plan (CMP) shall be submitted to the Team Leader - Northern Monitoring. No construction/ earthwork activity shall commence until confirmation is provided from the Council that the CMP satisfactorily meets the necessary requirements and that all measures identified in that plan as needing to be put in place prior to commencement of works have been.

Advice Note:

The Construction Management Plan should contain sufficient detail to address the following matters: site access, traffic, erosion and sediment controls, measures to address noise, dust, vibration, stockpiling rubbish etc.

11. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and/or earthworks activities. All materials and equipment shall be stored within the subject site's boundaries.
12. Where works on the site are creating vibrations, that in the opinion of the Team Leader - Northern Monitoring, constitute an unreasonable disturbance beyond the boundaries of the subject site, the consent holder shall cease works until a suitably qualified expert has been engaged to undertake monitoring of the works and provide confirmation that peak particle velocities measured on any foundation or uppermost full storey of any building not located on the subject site, do not exceed the limits set out in Table 1 of German Standard DIN 4150 Part 3:1986 "Structural Vibration in Buildings – Effects on Structures."
13. Vehicle movements to and from the site associated with removing earth shall be restricted to the following hours:
- Monday to Friday 7:30am to 5:30pm
 - Saturday 8:00am to 1:00pm

There are to be no vehicle movements on Sundays or public holidays (and any following Monday on which that public holiday is observed)



The removal of soil/earth shall be restricted to a maximum of 100 truckloads of fill material (200 truck movements) in any one day, Monday to Friday. On Saturdays the use shall be restricted to a maximum of 60 truckloads (120 truck movements) of fill material.

Dust

There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Team Leader - Northern Monitoring, is noxious, offensive or objectionable.

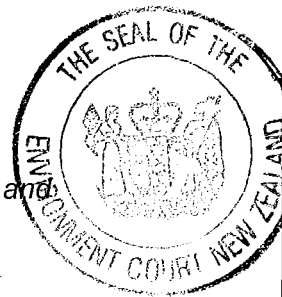
Mana Whenua

14. If, at any time during site works, potential koiwi (human remains), archaeology or artefacts are discovered, then the following discovery protocol is to be followed:
- (a) All earthworks will cease in the immediate vicinity (at least 10m from the site of the discovery) while a suitably qualified archaeologist is consulted to establish the type of remains.
 - (b) If the material is identified by the archaeologist as human, archaeology or artefact, earthworks must not be resumed in the affected area (as defined by the archaeologist). The consent holder must immediately advise the Team Leader - Northern Monitoring, Heritage New Zealand Pouhere Taonga and Police (if human remains are found) and arrange a site inspection with these parties.
 - (c) If the discovery contains koiwi, archaeology or artefacts of Maori origin, representatives from Nga Maunga Whakahii o Kaipara Development Trust are to be provided information on the nature and location of the discovery.
 - (d) The consent holder shall not recommence works until approved by the Team Leader - Northern Monitoring.

Urban design

15. No sooner than one year from the commencement of the facility the Council may require the applicant to undertake a survey of the demand by staff and visitors for pedestrian access to State Highway 16. If sufficient demand is determined the Council may require the applicant to provide a pedestrian access to be formed with an all-weather surface suitable for a rural/countryside living environment. A plan detailing the location and formation of the pedestrian access shall be submitted to the Council Team Leader - Northern Monitoring for approval prior to the operation of the aged care facility.
16. Due to the importance of the materiality proposed for the appropriateness of the proposal, prior to commencement of any works, a finalised set of architectural detail drawings and materials specifications (including details of the building's façade treatment / architectural features; materials schedule and specification; sample palette of materials, surface finishes, and colour schemes (including colour swatches); and external / rooftop services / plants, and visual / aural screening elements) shall be submitted to the Council for written certification by Council's Team Leader - Northern Monitoring.





Advice Note:

For the avoidance of doubt this condition does not apply to the internal dimensions and internal layout

Engineering

17. At least 7 days prior to the work commencing the resource consent holder shall notify the Council RMA Compliance Administrator by telephone (0800 426 5169) the expected date of work commencing.
18. Prior to the commencement of engineering design, the Consent Holder shall nominate, in writing, its Developer's Representative in terms of Council "Standards for Engineering Design and Construction" to be the first point of contact for all engineering matters. Any subsequent change to the nominated Developer's Representative shall be immediately notified in writing to the Consents Engineer.
19. Prior to the commencement of engineering design for the works required by these conditions, the Consent Holder and the Developer's Representative shall provide to the Council proof of Professional Indemnity Insurance and Warranties in full satisfaction of section 102 of the "Standards for Engineering Design and Construction".
20. The engineering works required by this consent shall comply with the Council "Standards for Engineering Design and Construction" as may be amended from time to time. Engineering Plans, as specified in the "Standards", shall be submitted to the Consents Engineer, and approval thereto received in writing, prior to the commencement of any works on the site.

Any variation or changes to the approved engineering plans shall be submitted for approval as an Amendment and approval received thereto prior to construction of the varied works.

The term 'engineering works' includes, but is not limited to:

- Earthworks,
- The formation of roads, the laying of pipes and other ancillary equipment to be vested in the Council for water supply, drainage or sewage disposal;
- Street lights, landscaping or structures on land vested, or to be vested, in the Council;
- The installation of gas, electrical or telecommunication reticulation including ancillary equipment;
- Any other works required by conditions of this consent.

Advice Note:

Structures such as retaining walls, in-ground walls and bridges will require a separate Building Consent, unless approved under the engineering plan consent.

The plans required under this condition are separate to, and do not form part of, any Building Consent that may be required on the subject site.

21. The Developer's Representative shall give Auckland Council officers at least 5 working days' notice of the on-site pre-construction site meeting (refer section 103.15 of the "Standards for Engineering Design and Construction"). Construction work shall not commence on the site until such meeting has been held and all necessary documentation presented. Representation from the contractors who will undertake the works is required.

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

Advice Note:

Attention is drawn to the requirements of section 103.15.3 "Standards for Engineering Design and Construction" for the following documentation to be presented at the preconstruction meeting:

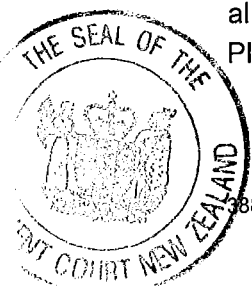
- *Approved engineering plans and copy of approval letter;*
- *Health and Safety Plan;*
- *Traffic Management Plan;*
- *The signed Corridor Access Request;*
- *The relevant Resource or Subdivision Consent (and all conditions attached thereto);*
- *Copies of any Auckland Council Consents necessary for the works;*
- *Signed copies of all Consents to Enter for Construction for works on land (including Council land) not owned by the consent holder;*
- *Timeframes for key stages of the works authorised under this consent;*
- *Resource consent conditions;*
- *Finalised Erosion and Sediment Control Plan;*
- *Chemical Treatment Management Plan.*

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

Advice Note:

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

22. As Built Record Plans to the requirements of s.103.5.6 of the "Standards" shall be submitted together with the relevant completed As Built Plans shall be a prerequisite of s.224(c) RMA or Consent-Works Completion Certificate as appropriate.
23. All engineering works required by this consent shall be subject to inspection and testing pursuant to s.103.19 of the "Standards for Engineering Design and Construction". The Developer's Representative shall make applications for the inspection and testing in writing in the form of Appendix "E" of the "Standards".
24. A detailed Health & Safety plan to the requirements of the Health & Safety in Employment Act 1992, specifically addressing control of the works on and adjacent to public land, and the protection of the public, shall be submitted to the Consents Engineer prior to the commencement of any works on the site (refer s.103.11 of the "Standards for Engineering Design and Construction"). A copy of the Health & Safety Plan shall be kept on the site at all times. All measures for the protection of the public and other personnel set out in the Plan shall be maintained and complied with until such times as the works are completed.

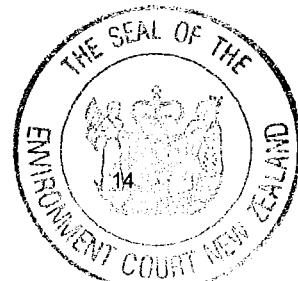


25. All necessary measures shall be provided or implemented to prevent the deposition of any slurry, clay or other materials on the road by vehicles leaving the site. Should any such material be deposited on the road, the excavation and earthworks shall cease immediately until it is removed and adequate measures installed on-site to prevent further deposition to the satisfaction of the Consents Engineer.
26. The construction of permanent earth bunds, retaining walls & building foundations and the cutting of and placement & compaction of fill material shall be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with the report prepared by CMW Geosciences (NZ) Ltd, reference No 3AKL2016_0031AB Rev 0, dated 26/06/2015.
27. All excavation shall occur no closer than 100mm from the boundaries of the site. The excavation shall occur in such a manner that the land and any structures on the adjoining property will not collapse or become unstable. Any excavation for a retaining structure within a distance equal to its own height from the boundary shall have its design, excavation sequence, temporary support for the excavated ground and construction of the retaining structure including backfill compaction supervised by a Chartered Professional Engineer.

Advice Note:

The rear of the retaining wall may need to be at least 400 mm from the boundary to allow for a drain and drainage material at the rear of the retaining wall.

28. Certification from a suitably qualified engineering professional responsible for supervising the works shall be provided to the Team Leader - Northern Monitoring confirming that the works have been completed in accordance with **Condition 35** within ten (10) working days following completion. Written certification shall be in the form of a geotechnical completion report, producer statement or any other form acceptable to the Council.
29. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with Technical Publication 90 (TP 90). All measures must remain in place until all exposed areas of soil have been stabilised.
30. Upon the construction of a habitable building on Sec 12 SO 451650 sufficient water volume, pressure & flow shall be provided in accordance with NZFS Fire Fighting Water Suppliers COP SNZ 4509:2008 and this water supply shall be accessible for fire-fighting purposes and should the water supply be provided by way of tank storage, this storage must be located a safe distance away from any habitable dwelling in accordance with the above COP
31. Connections to the existing public stormwater system which lies within or is contiguous to the development shall be provided to serve Sec 12 SO 451650, to the Council's "Standards for Engineering Design and Construction".
32. Provide a schedule of assets to be vested in the Council in a form acceptable to the Council.



33. Any buildings erected on Sec 12 SO 451650 shall be subject to a minimum floor level not lower than RL39.60m, LINZ Datum.
34. All stormwater from buildings and paved areas on Sec 12 SO 451650 shall be collected and disposed of in accordance with the Land Development Report prepared by Chester Consultants Limited, reference 10379, dated 17/07/2015 including the Engineering Addendum dated 29.09.2017 . The collection and disposal system shall be installed prior to the erection of any buildings and shall thereafter be maintained to the specified capacity and standard in perpetuity.

Traffic

35. An approved Construction Traffic Management Plan in accordance with the Code of Practice for Temporary Traffic Management specifically addressing control of construction access to the site and traffic control adjacent to the site, and the protection of the public, shall be submitted to the Consents Engineer. Verification that it meets the Council's requirements shall have been received in writing, prior to the commencement of any works on the site (refer s103.12 of the "Standard for Engineering Design & Construction".) A copy of the Traffic Management Plan, together with the verification letter shall be kept on the site at all times. All measures for the protection of the public and other personnel set out in the verified Plan shall be maintained and complied with at all times until such time as the works are completed.
36. A site traffic management plan is to be created and implemented to ensure that no trucks larger than the 8.0 metre vehicle are permitted on the site (including appropriate signage). The Plan will also ensure that the management of all parking and loading spaces, access and manoeuvring areas are kept clear for the use of motor vehicles and the prevention of storage.
37. The only sign identifying the name and street number of the property shall be located on the two walls located at the entry. The lettering of any sign shall be as detailed in the plan in condition 1 and be fully contained within the external dimensions of the face of the walls. Should the applicant request an alternative name for the facility other than "Kumeu Country Estate" such alternative wording shall be to the satisfaction of the Team Leader – Northern Monitoring.
38. A pre-construction walkover of Taupaki Road, within 50m of the access, shall be undertaken with the Auckland Council Development Engineer (with an appropriate Auckland Transport representative). This inspection will point out any existing defects to the carriageway, swales, kerb, channel and berm prior to works undertaken.
39. A duplicate inspection shall be undertaken at the completion of the earthworks / earth moving operations and any subsequent defects to the inspected area must be rectified to the satisfaction of the Auckland Council Development Engineer at the Consent Holders cost.
40. There shall be only one vehicle crossing to the boundary of site and it shall be constructed to the industrial/commercial standards of the "Standards for Engineering Design and Construction". Widening of the carriageway shall be undertaken to follow diagram E of Appendix 5B of the NZTA Planning & Policy Manual, for a posted speed of 70km/h.





41. Parking for 34 vehicles shall be provided as detailed in the application plans drawn by Chester Consultants Limited, minimum dimensions required by the Council's "Standards for Engineering Design and Construction", which shall take precedence should conflicts arise. The parking spaces shall be marked out on an all weather surface.
42. The access shall be 6m in width from the entrance off Taupaki Road to the roundabout immediately in front of the west wing of the building.

Review Condition

43. Under section 128 of the RMA the conditions of this consent may be reviewed by the Council/Team Leader - Northern Monitoring at the consent holder's cost as follows:
 - a. Within 6 months of the commencement of consent and then annually for two further years in order to deal with any unanticipated adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage, in particular any adverse effects on traffic and lighting.
 - b. At any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

Contamination

44. If evidence of new contamination is discovered during earthworks the consent holder shall immediately cease the works and notify the Team Leader - Northern Monitoring and provide a site contamination report to the satisfaction of the Team Leader - Northern Monitoring.
45. Imported fill materials shall be tested in compliance with clean fill criteria as outlined in the Ministry for the Environment Guide for Managing Clean fills (2002), and evidence thereof provided to the Team Leader - Northern Monitoring.
46. The consent holder shall, at all times control any dust in accordance with the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions, Ministry for the Environment (2001).
47. Stockpiling shall be avoided if possible. If required stockpiles shall be placed within the excavation print. Stockpiles shall be completely covered with polythene or equivalent impermeable material and anchored at the edges.

Specific Conditions - Earthworks

48. Upon completion or abandonment of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Team Leader - Northern Monitoring.

Advice Note:

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

- *the use of mulching;*

- *top-soiling, grassing and mulching of otherwise bare areas of earth;*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward; and*
- *The on-going monitoring of these measures is the responsibility of the consent holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader - Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control: Guidelines for Land Disturbing Activities in the Auckland Region.*

49. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Management Plan (ESCP) shall be prepared and submitted to the Team Leader - Northern Monitoring. The ESCP shall detail the details in relation to the sediment retention pond, clean water diversion bund, dirty water diversions and silt fence and the decanting earthbund (for treatment of the sediment laden water associated with the stormwater attenuation pond) proposed on the site. No earthworks activity on the subject site shall commence until confirmation from the Council is provided that the ESCP is satisfactory.

Advice note:

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

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

50. Prior to the commencement of bulk earthworks on the site, a Chemical Treatment Management Plan (CTMP) shall be submitted for the written approval of the Team Leader - Northern Monitoring. The plan shall include as a minimum:

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



Advice Note:

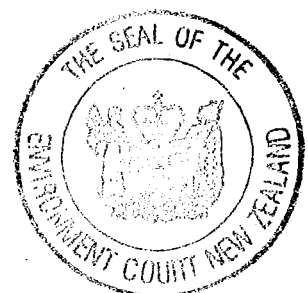
In the event that minor amendments to the CTMP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the CTMP may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided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

51. The decanting earthbund referred to in condition 49 shall have a minimum length to width ratio of 3:1, a level impoundment area, a single perforated, floating T-bar decant, a decant rate of 3L/sec/ha of contributing catchment, a stabilised emergency spillway a minimum of 2.0 metres in width.
52. Prior to earthworks commencing, a certificate signed by an appropriately qualified and experienced person shall be submitted to the Team Leader - Northern Monitoring to certify that the erosion and sediment controls have been constructed in accordance with the application documents referenced in **Condition 1**.
53. Certified controls shall include clean and dirty water diversions, sediment retention pond and silt fences. The decanting earthbund shall be certified by an appropriately qualified and experienced person prior to the construction of the stormwater attenuation pond. The certification for these measures shall be supplied immediately upon completion of their construction. Information supplied, if applicable, shall include:
 - (a) Contributing catchment area ;
 - (b) Volume of structure (dimensions of structure);
 - (c) Position of inlets/outlets;
 - (d) Stabilisation of the structure; and
 - (e) Retention volume of the structure
54. There shall 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 shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

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

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



- *catchpit protection*

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

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader - Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region.

55. The site shall be progressively stabilised against erosion at all stages of the earthwork activity, and shall be sequenced to minimise the discharge of sediment to surface water.

Advice Note:

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

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

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader - Northern Monitoring for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region.

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

57. All perimeter controls shall be operational before earthworks commence. All 'cleanwater' runoff from stabilised surfaces including catchment areas above the site shall be diverted away from earthworks areas via a stabilised system, so as to prevent surface erosion.

Advice Note:

Perimeter controls include cleanwater diversions and any other erosion control devices that are appropriate to divert stabilised upper catchment runoff from entering the site, and to prevent sediment-laden water from leaving the site.

58. Erosion and sediment control measures shall be constructed and maintained in general accordance with Auckland Regional Council's Technical Publication 90; Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region and any



amendments to this document, except where a higher standard is detailed in the documents referred to in conditions above, in which case the higher standard shall apply.

Seasonal Restrictions

59. No earthworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Team Leader - Northern Monitoring at least two weeks prior to 30 April. Re vegetation / stabilisation is to be completed by 30 April in accordance with measures detailed in TP90 and any amendments to this document.

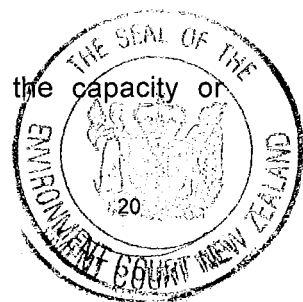
Specific Conditions – Stormwater REG-68004

60. The following stormwater management works shall be constructed for the following catchment areas and design requirements, and shall be completed prior to construction of impervious surfaces.

Works to be undertaken	Catchment area	Design guideline(s)
Wet Pond	7756m ² impervious	<ul style="list-style-type: none"> Extended detention of the 34.5mm rainfall event over 24 hour Peak flow attenuation to pre development levels for the 2, 10 and 100 year ARI rainfall events TP10 compliant side slopes
Raingarden 1	122m ²	<ul style="list-style-type: none"> 75% TSS Removal
Raingarden 2	105m ²	<ul style="list-style-type: none"> 75% TSS Removal
Raingarden 3	1364m ²	<ul style="list-style-type: none"> 75% TSS Removal
Raingarden 4	122m ²	<ul style="list-style-type: none"> 75% TSS Removal
Swale	5109m ²	<ul style="list-style-type: none"> 75% TSS Removal
Rainwater Harvesting Tanks	Roofs	<ul style="list-style-type: none"> Volume of at least 70m³

61. In the event that any modifications to the stormwater management system are required, that will not result in an application pursuant to Section 127 of the RMA, the following information shall be provided:

- Plans and drawings outlining the details of the modifications; and
- Supporting information that details how the proposal does not affect the capacity or performance of the stormwater management system.



All information shall be submitted to, and approved by the Team Leader - Northern Monitoring, prior to implementation.

Advice Note:

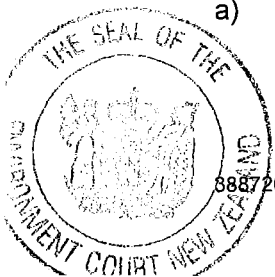
All proposed changes must be discussed with the Team Leader - Northern Monitoring, prior to implementation. Any changes to the proposal which will affect the capacity or performance of the stormwater management system will require an application to the Council pursuant to Section 127 of the RMA.

62. A post-construction meeting shall be held by the consent holder, within 20 working days of completion of the stormwater management works, that:
- a) is located on the subject area;
 - b) includes representation from the Team Leader - Northern Monitoring; and
 - c) includes representation from the site stormwater engineer or contractors who have undertaken the works and any other relevant parties

Advice Note:

To arrange the post-construction meeting required by this consent, please contact the Team Leader - Northern Monitoring.

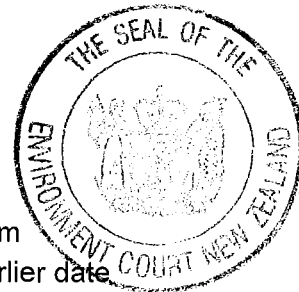
63. As-Built certification and plans of the stormwater management works, which are certified (signed) by a suitably qualified registered surveyor as a true record of the stormwater management system, shall be provided to the Team Leader - Northern Monitoring for approval.
64. As-Built Plans shall be provided to the Team Leader - Northern Monitoring 5 days prior to the post-construction meeting required by this consent.
65. The As-Built plans shall display the entirety of the stormwater management system, and shall include:
- a) the surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum;
 - b) documentation of any discrepancies between the design plans and the As-Built plans approved by the Modifications Approval condition.
 - c) Plans and cross sections of all stormwater management devices, including confirmation of the storage volumes and levels of any outflow control structure
66. An Operation and Maintenance Plan shall be provided to the Team Leader - Northern Monitoring 5 days prior to the post-construction meeting required by this consent.
67. The Operation and Maintenance Plan shall set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The plan shall include
- a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;



- b) a programme for regular maintenance and inspection of the stormwater management system;
 - c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - d) a programme for post storm inspection and maintenance;
 - e) general inspection checklists for all aspects of the stormwater management system.
68. The stormwater management system shall be managed in accordance with the approved Operation and Maintenance Plan.
69. Any amendments or alterations to the Operation and Maintenance Plan shall be submitted to, and approved by the Team Leader - Northern Monitoring, in writing prior to implementation.
70. The Operation and Maintenance Plan shall be updated and submitted to the Team Leader - Northern Monitoring for approval, upon request.
71. The stormwater management system shall be maintained to minimise erosion and hazards to safety.
72. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, shall be retained.
73. A maintenance report shall be provided to the Team Leader - Northern Monitoring on request. The maintenance report shall include the following information:
- (a) details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;
 - (b) details of any maintenance undertaken; and
 - (c) details of any inspections completed.

Duration

74. Stormwater diversion and discharge permit REG-68004 shall expire 35 years from decision date unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.



Specific conditions – wastewater permit REG-68001

Duration

75. This consent shall expire on 31 March 2038 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the Resource Management Act 1991.

System components

76. The key components of the wastewater treatment systems shall be consistent with that described in the application and shall comprise at least the following minimum components, dimensions and standards:

a) Wastewater treatment plant consisting of:

(1x) 7,600L grease trap, for pre-treatment of hospital kitchen waste

(1x) 30,000L primary tanks

(1x) Membrane bioreactor (MBR) treatment comprising incorporating 2 x 30,000L anoxic tanks with soda ash dosing, 1 x 30,000L aeration tanks, 1x 30,000L anoxic balance tank, 1x 30,000L MBR tank, 1x RO Treated water tank 30,000L, 1x 10,000L MBR clear water tank and 1 x RO Brine tank 10,000L;

(1x) R.O. pre-treatment modules

(1x) R.O. treatment module

(1x) UV disinfection units

(1x) sodium hypochlorite dosing plant

(1x) R.O. treated water tank

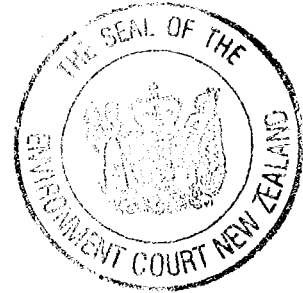
(1x) R.O. brine tank with irrigation pump

(1x) pressure pump set for recycle of wastewater

b) Land treatment system consisting of:

(1x) 4,000m² pressure compensating drip irrigation (PCDI) primary disposal area. The peak hydraulic loading rate will be 2.5mm/day

(1x) 2,000m² reserve effluent disposal area (50%).



Providing that equivalent components, dimensions, and standards are used that achieve similar or better performance, an alternative system may be installed if such is approved in writing by the Team Leader, Rural and Wastewater Consents, Natural Resources Specialist Input (NRSI).

Authorised Discharge Quantity

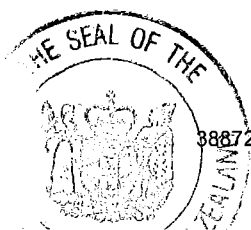
77. The maximum discharge volume from the wastewater treatment systems to land shall not exceed 10.0m³/day.

Installation Conditions

78. A wastewater flow meter and recycled water flow meters shall be installed and maintained, that continuously measures, to an accuracy of plus or minus 5 percent, treated wastewater flows to the land disposal system and to the water reuse system. The meters shall be installed in accordance with the manufacturer's specifications and to the satisfaction of the Team Leader, Northern Monitoring Compliance Unit.
79. An automated system that continuously records discharge flow volumes, monitors all system alarms and provides automated notification to the consent holder or authorised maintenance contractor when alarms are triggered shall be installed and maintained. This automated system

shall be installed in accordance with the manufacturer's specifications and to the satisfaction of the Team Leader, Northern Monitoring Compliance Unit.

80. An alarm system shall be installed and maintained to operate in the event of irrigation pump failure and shall be located in a prominent location near the treatment plant.
81. Alarms throughout the wastewater treatment plant shall be installed in accordance with the manufacturer's specifications.
82. Emergency storage volume, equivalent to 24 hours peak flow volume, shall be provided above alarm levels within the treatment plant.
83. The irrigation area shall be fenced off during construction to prevent heavy vehicle access and laydown of materials on the area.
84. Where works machinery and vehicles are required to enter the disposal field or to cut material from the area, only light machinery with large rubber wheels shall be utilised.
85. Soils on the site shall be prepared in accordance with the application documents. A detailed methodology shall be provided to the Team Leader, Northern Monitoring Compliance Unit for approval prior to construction at the site which shall include the following as a minimum: *A minimum layer of 500mm topsoil shall be imported across the disposal area. Native soils shall be scarified to a minimum depth of 200mm and the top soil shall be hoed in with the native soils.* This work shall be completed under the supervision of, and approved by, a soil scientist, geotechnical specialist or suitably qualified person (independent of the works Contractor) who is experienced in remediation and preparation of soil in preparation for effluent irrigation. This work shall only occur when the risks of soil compaction from the works are low when the soil is relatively dry to prevent damage to the soil structure.
86. The primary and reserve effluent disposal areas shall be positioned in accordance with the plans and a minimum distance of at least 1.5 metres from all property boundaries, 5 metres from all drains, 20 metres from any water supply well, and 0.6 metres above the seasonally high water table.
87. The PCDI irrigation lines shall be installed subsurface and the irrigation field planted with a dense vegetative cover of high water absorbing plant species (as recommended by TP58 Appendix G or a suitably qualified person), with a minimum spacing of 1 plant per square metre to achieve at least 75% ground coverage within 2 years of the discharge commencing. High evapotranspiration uptake grasses are considered suitable
88. PCDI lines shall be laid a minimum of 0.6m above the seasonally high water table.
89. The PCDI shall be installed with a minimum line spacing of 0.5 metres and emitter within the primary effluent disposal area.
90. Signage shall be placed around the disposal field in clearly visible locations to discourage access.



91. Stormwater drainage shall be provided up-gradient of the disposal field to divert overland flow around the field.
92. The installation of the wastewater treatment and land disposal system shall be carried out under the supervision of a Chartered Professional Engineer or suitably qualified person, experienced in wastewater treatment and land disposal systems
93. The Chartered Professional Engineer or suitably qualified person is to certify in writing that all new components of the system have been designed, inspected and installed (including any water saving devices specified as part of the design) in accordance with standard engineering practice, with the approved plans, and with the specifications and conditions of this consent.
94. Final "as-built" plans of the wastewater treatment and land disposal system for the works covered by this permit shall be prepared that show the location of each key component of the treatment and land disposal system, including the final location of the primary field and the designated reserve disposal field. The as-built plans shall be prepared to the satisfaction of the Team Leader, Northern Monitoring Compliance Unit.

Post construction requirements

95. The consent holder shall contact the Team Leader, Northern Monitoring Compliance Unit to organise a post construction inspection of the wastewater treatment and land disposal system by an Auckland Council officer within 30 days of works completion and discharge commencing.
96. The consent holder shall submit copies of each of the following: the engineer's certificate; 'as-built' plans; management plan and maintenance contract prepared in accordance with the conditions of this consent to the Team Leader, Northern Monitoring Compliance Unit within 30 days of works completion and discharge commencing.

Performance, operations and maintenance

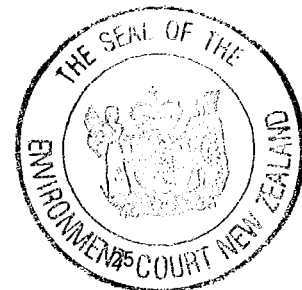
97. The quality of the wastewater used in the recycle system shall conform with the following standards:

Faecal Coliforms	less than 1 cfu/100ml
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98. The recycled treated wastewater must only be used for toilet cisterns and prior to use the system must be certified by a suitably qualified person experienced in wastewater engineering and that certification shall be provided to the Team Leader Northern Monitoring.

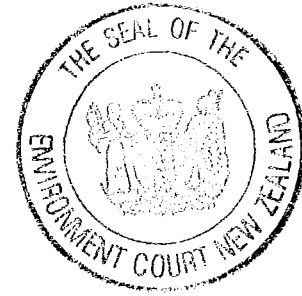
99. The quality of the wastewater discharged to the irrigation system shall conform with the following standards:

Biochemical Oxygen Demand	less than 20 mg /l; and
Suspended Solids	less than 10 mg /l;



Faecal Coliforms less than 10 CFU MPN/100ml

Total Nitrogen less than 20 mg/L



100. Discharge of effluent to land shall not result in:

- surface ponding of effluent within the land disposal area; or
- channelling of effluent that results in overland runoff of effluent beyond the land disposal area; or
- surface seepage (breakout) of effluent beyond the land disposal area.

101. The consent holder shall enter into and maintain in force, a written maintenance contract with a suitably qualified person experienced in wastewater treatment system operations and maintenance for the on-going maintenance of the treatment and land disposal systems. An operative contract shall be provided to the Team Leader, Northern Monitoring Compliance Unit upon request throughout the term of the consent.

102. The frequency of maintenance provided by the maintenance contractor shall be at the frequency recommended by the system manufacturer.

103. Access to all wastewater system components, including the treatment plant and land disposal system, shall be maintained to enable system checks and maintenance to occur. This includes control of vegetation within the effluent disposal field.

104. The bulbs on the ultra violet disinfection systems shall be replaced annually.

105. Flushing of PCDI lines shall be conducted in a manner that does not result in discharges of flushed water off the site or into surface water.

106. No stock shall be permitted on the primary disposal field.

107. The areas specified as reserve effluent disposal areas shall be protected and retained in a condition that does not prevent their use for effluent disposal.

108. No discharge of medical waste into the wastewater treatment system shall occur (e.g. flushing down toilets or pouring down sink drains).

109. Any sheets or towels laundered or washed on behalf of full care residents must be laundered offsite.

Advice note

The purpose of this condition is to minimise the volume of wastewater produced by the aged care facility.

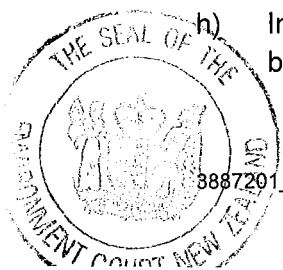
110. Written approval from the Team Leader, Northern Monitoring Compliance Unit shall be obtained prior to the use of the reserve effluent irrigation area. The request for approval shall include:

- a) Reason that the reserve irrigation area is needed; and
- b) Assessment of the condition of the primary effluent irrigation area and any maintenance or other mitigation measures required to allow its continued use; and
- c) An assessment of discharge flow volumes on the site and an assessment of options to manage or reduce flows; and
- d) Updated site plan showing the proposed layout of the irrigation lines within the allocated reserve area.

Management Plan Conditions

111. A management plan shall be prepared by a suitably qualified person experienced in wastewater engineering for the wastewater treatment, reuse and land disposal system that is consistent with the conditions of this consent and shall include, but not be limited to:

- a) A description of the treatment system.
- b) A copy of the as-built plans, clearly showing the locations of the primary disposal field and the reserve disposal field.
- c) An inspection programme designed to verify the correct functioning of all components of the wastewater treatment, reuse and land disposal systems.
- d) A schedule and checklist of maintenance requirements for all wastewater treatment system components including the treatment plant, reuse and land disposal system (e.g. solids removal, filter cleaning, pump maintenance, flushing of PCDI lines, field inspection). The checklist shall clearly specify who is responsible for completing the required maintenance as per the checklist (for example, the consent holder may be responsible for monthly cleaning of the outlet filter monthly).
- e) Detailed instructions for any maintenance tasks that the consent holder will be responsible for completing (e.g. filter cleaning, disposal field inspections).
- f) Copy of operating instructions for the automated alarm and flow recording system.
- g) Instructions for collection and submittal of flow meter readings and for calculation of discharge flows to allow comparison to the consented discharge flow limits by the consent holder.
- h) Instructions on managing discharge to the irrigation field during wet weather, including buffering of treated water flows within the treatment plant.



- i) Detailed protocols to be followed for the collection, handling and transport of samples required by the monitoring conditions of this consent.
- j) Names of appropriate people to contact in the event system malfunctions occur including contact telephone numbers.
- k) Instructions for submittal of flow monitoring records, service records and any other monitoring results required by the conditions of this consent to the Team Leader, Northern Monitoring Compliance Unit. This is to include the address for mailing the information and email for electronic submittal of the information.
- l) A contingency plan of action to be taken in the event metered flows exceed maximum permitted discharge volumes and/or pump or power failure and/or effluent breakout/surface runoff from the treatment and land disposal system, including contact numbers of trucking companies for tankering away water that cannot be irrigated.

112. The consent holder shall comply with the requirements of the management plan.

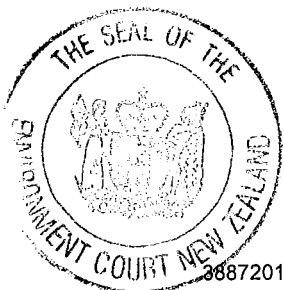
113. A copy of the management plan shall be held by the consent holder.

Monitoring and reporting conditions

114. The discharge and recycling flow meters shall be read continuously by the automated monitoring system and the daily volumes recorded. Copies of these monitoring records shall be retained by the consent holder.

115. Copies of all maintenance service records and evidence of bulb replacement on the UV disinfection system and membrane replacement on the membrane bioreactor and reverse osmosis systems shall be retained by the consent holder.

116. Samples of the wastewater to be discharged to land shall be collected downstream of the UV system prior to irrigation. The samples shall be representative of the wastewater to be discharged, and shall be analysed for the parameters and at the frequency as specified in Table 1.



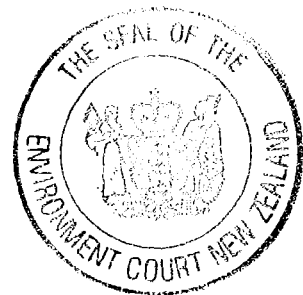


Table 1: Wastewater Monitoring Requirements.

Parameter	Units	Frequency
Total Nitrogen	g/m ³	Every Four Months
Total Ammonia Nitrogen	g/m ³	
Total Suspended Solids	g/m ³	
Biochemical Oxygen Demand	gO ₂ /m ³	
Faecal Coliforms	CFU or MPN/100ml	
Sodium	mg/L	Annually
Calcium	mg/L	
Potassium	mg/L	
Magnesium	mg/L	

117. In the event that an analytical result for any sample taken does not comply with the required limits the consent holder shall upon receipt of the results immediately investigate the possible cause of the problem and, as soon as practicable, notify the Team Leader, Northern Monitoring Compliance Unit of the exceedance, together with written comment outlining mitigation measures taken and any further proposal to remedy the problem. Within one week of the exceedance result, the consent holder shall re-sample the treated effluent and forward the analysis result for the sample to the Team Leader, Northern Monitoring Compliance Unit.
118. The consent holder shall undertake baseline soil sampling on the primary irrigation field prior to the start of irrigation.
119. The baseline sample shall consist of a composite soil sample comprising at least six sub-samples across the disposal field. Samples shall be taken from the depth at which the irrigation lines have been laid to 100mm below that depth. The soil shall be tested for the parameters given in Table 2.

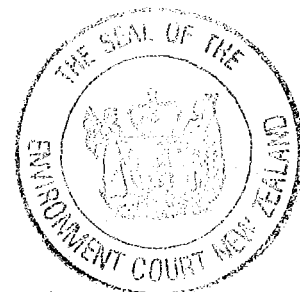


Table 2: Soil Monitoring Requirements:

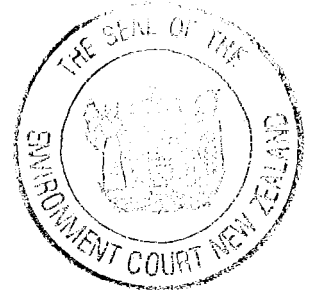
Parameter	Units
pH	pH units
Electrical Conductivity	dS/m
Sodium	me/100g
Potassium	me/100g
Calcium	me/100g
Magnesium	me/100g

120. A composite soil sample shall be taken every seven years following the date of issue of this consent, which comprises at least six sub samples from across the disposal field. Samples shall be taken from the depth at which the irrigation lines have been laid to 100mm below that depth. The composite sample shall be tested for the parameters given in Table 2.
121. A disposal field assessment shall be conducted following collection of soil samples as required in condition 130 (baseline sampling excluded). The assessment shall be conducted by a soil scientist or other suitably qualified person and shall be summarised in a report that includes the following:
- (1) Soil Quality: An assessment of the soil chemical and physical properties and any trend or changes in soil properties that may be indicative of salt damage
 - (2) Recommendations: Any recommendation for changes in irrigation management, such as gypsum or lime applications.
 - (3) A schedule for implementation of the recommendations.
122. Recommendations from the land disposal field assessment shall be implemented in accordance with the schedule provided or an alternative schedule as approved by the Team Leader, Northern Monitoring Compliance Unit
123. All samples shall be collected and analysed in accordance with the latest edition of "Standard Methods for the Examination of Water and Wastewater", American Public Health Association (APHA), Water Environment Federation (WEF), and American Water Works Association (AWWA) or equivalent approved in writing by the Team Leader.
124. Subject to the written approval of the Team Leader, Northern Monitoring Compliance Unit, following five years of monitoring, the frequency of monitoring as specified in this consent may

be decreased. The Team Leader Rural and Wastewater Consents, NRSI reserves the right to monitoring as specified by the consent to recommence at any stage.

125. The consent holder shall submit the following information by 30 September annually to the Team Leader, Northern Monitoring Compliance Unit for that reporting year (1 September through 31 August):

- (a) Flow monitoring records;
- (b) Maintenance service records.
- (c) Results of all water and wastewater quality monitoring;
- (d) An assessment of compliance with the conditions of this consent;
- (e) Summary of complaints received and any incidents that have occurred and actions taken to identify and resolve the problems identified;
- (f) An outline of maintenance performed on the treatment, disposal and monitoring systems and copies of all service records;
- (g) A summary of any other system performance, maintenance and general compliance issues and an outline of any actual and proposed remedial measures;
- (h) Any maintenance or operational issues that require changes in the coming year related to complying with the consent conditions;
- (i) The disposal field assessment specified in condition 127 in years in which the assessment has been conducted.



126. The consent holder shall, within ten years of the exercise of this consent, undertake a programme of sampling to establish the concentration of key pharmaceutical chemicals in the wastewater and the disposal field. A minimum of 10 samples shall be taken on separate days (one per day over ten days). The consent holder shall notify the Team Leader, Northern Monitoring Compliance Unit at least four weeks prior to the sampling taking place with a detailed description of the sampling methodology as well as the chemicals to be tested.

127. The consent holder shall, within three months of completion of the above sampling programme, submit a report prepared by an independent wastewater specialist experienced in the discharge of pharmaceutical's to land summarising:

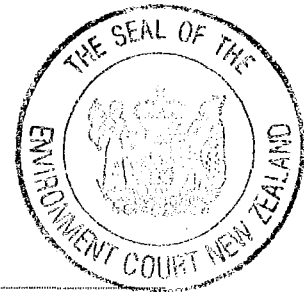
- (a) the results of the sampling programme, including identification of the main contaminants of concern;
- (b) the likely impact of the chemicals on the receiving environment at the levels found in the tests;
- (c) recommendations for any further monitoring and/or actions to be taken, (including off the soil and ground water) and the reasons for that monitoring and/or actions.

Section 128 – review condition

128. That the conditions of this consent may be reviewed by the Team Leader, Northern Monitoring Compliance Unit pursuant to Section 128 of the RMA, by the giving of notice pursuant to Section 129 of the Act, in July 2019 and every July thereafter in order.
- a) To vary the size or design of the treatment system and/or size or design of the land disposal area in light of increased understanding of the system or further information, changed circumstances, or the results of monitoring; or
 - b) To alter monitoring requirements in light of previous monitoring results and/or changed environmental conditions or circumstances; or
 - c) To deal with any significant adverse effect on the environment which may arise from the exercise of the consent and which was not apparent at the time of the granting of the consent; or
 - d) To require a Consent Holder to adopt the best practicable option to remove or reduce any adverse effect on the environment resulting from the discharge, including measures to decrease water usage and/or discharge flow volumes, or remove wastewater discharge from the site to an approved receiver facility; or
 - e) To deal with any adverse effect on the environment arising or potentially arising from the exercise of this consent, through altering or providing specific performance standards.

Specific Conditions – Bore Construction (REG-68003)

Bore location and construction



129. The bore is to be generally located and constructed as detailed below:

Name	Bore ID	NZTM Easting (mN)	NZTM Northing (mE)	Depth (m)
Kumeu Property Limited	30128	1740708	5927401	220
Bore diameter	Aquifer	Casing depth (m)	Casing material	Grouting
104	Waitemata Sandstone	88	PVC	50

Bore completion date

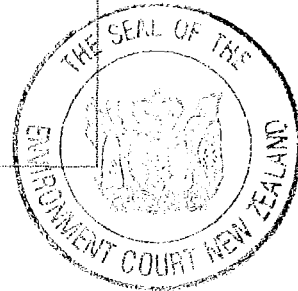
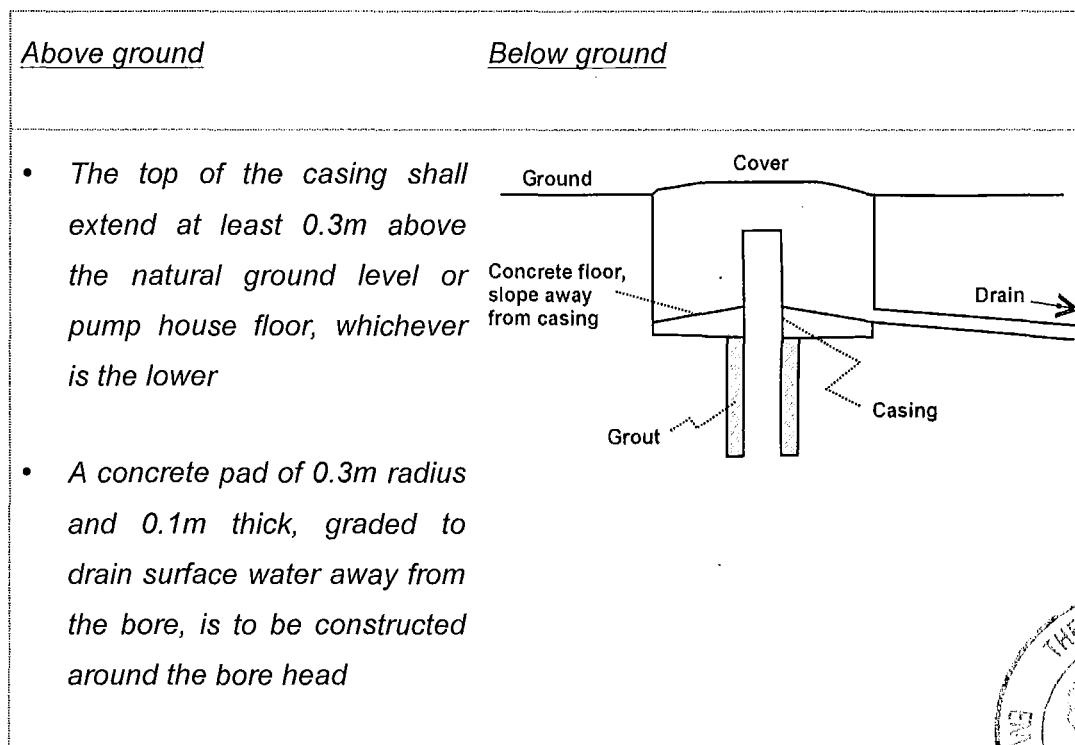
130. The bore shall be completed within 60 days of commencement of the construction of it.

Bore design, construction, maintenance, and record keeping

131. The bore shall be constructed, maintained, tested, and records kept (drilling log), in accordance with NZS 4411:2001, Environmental Standard for Drilling of Soil and Rock. Adequate provisions for groundwater water level measurement and water sampling shall also be provided at any bore head.

Advice Note:

Bore headworks constructed in accordance with the diagram and explanation provided below will be considered to meet the NZS 4411:2001 Section 2.5.5.3-5.



Advice Note: Water level measurement and water quality sampling

NZS 4411:2001 Section 2.5.5.7 (water level measurement) can be met by strapping a 20mm diameter (minimum) tube (polypipe) to the main riser, power and support stay for the pump, the provision of a hole in the headworks of a minimum of 20mm diameter and a removable, screw-type cap. Provision at the top of the bore for water quality sampling can be achieved by fitting a tap or hand valve as close to the pump outlet as possible and before the water enters any storage tank or filter. It should have at least 0.3 metre clearance above ground level or other obstruction to allow a sample bottle to be filled.

Bore identification

132. Bore identification number 30128 shall be permanently affixed, in a clearly visible location and in a form that will remain legible, to the bore head structure.

Information to be supplied to the Council

133. The following information shall be supplied to the Team Leader, Water Allocation, Consents & Compliance within 20 working days of completion of the bore:

- (a) the drilling log;
- (b) a digital photograph(s) legibly showing;
 - i. the bore number affixed to the bore head structure;
 - ii. the length of the casing protruding above the concrete pad; and
 - iii. the concrete pad around the bottom of the bore head.
- (c) an annotated map, or aerial photograph, that accurately and clearly shows the physical location and coordinates for the bore;
- (d) the following as built details for each bore –

Name	Bore ID	NZTM Easting (mN)	NZTM Northing (mE)	Depth (m)
Bore diameter	Aquifer	Casing depth (m)	Casing material	Grouting

Advice note:

An aerial map can be downloaded from Auckland Council's web site if an aerial photograph is required.

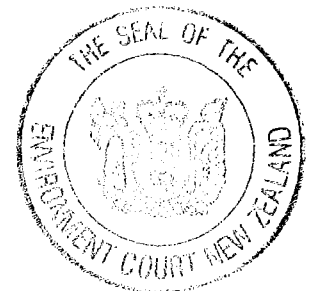
All information required by the Council in this consent can be sent to bores@aucklandcouncil.govt.nz

Specific Conditions – Water Take (REG-68002)

Authorised quantities

134. The abstraction shall not exceed:

- (a) 70 cubic metres per day.
- (b) 23,320 cubic metres per year (for the period commencing 1 June and ending 31 May the following year).



Duration of consent

135. Resource Consent REG68002 shall expire on 31 March 2038 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA

Installation of Water Meter

136. A water meter shall be installed and maintained at the head of the bore to the satisfaction of the Team Leader Consents and Compliance – Water Allocation. The water meter and recording device/system shall:

- (a) Be fit for the purpose and water it is measuring;
- (b) Measure the volume of water taken, with an accuracy of +/- 5% of the actual volume taken;
- (c) Be tamper-proof and sealed;
- (d) Be installed and maintained in accordance to the manufacturer's specifications;
- (e) Verification of Water Meter/device accuracy

137. The water meter, and any device or system used to record water take volume, shall be verified in situ as accurate by a suitably qualified professional at the following times:

- (a) Prior to exercise of this permit;
- (b) Within 5 working days of the water meter being serviced or replaced;
- (c) By 30 June of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

The water meter, its verification and evidence of its accuracy shall be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 (or any equivalent regulations that may replace them) and a copy of verification shall be provided to the Team Leader Consents and Compliance – Water Allocation within 10 working days of the meter/devices being verified as accurate.

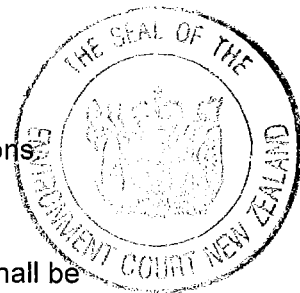
Water Meter Readings

138. A water meter reading shall be taken at weekly intervals consistently at one of these times:
- (a) Before pumping starts for the day
 - (b) At the end of pumping for that day

The time, date and the water meter readings shall be recorded and supplied to the Council in accordance with the reporting condition below.

Water Reporting

139. The following information is to be submitted, at the frequency and date specified, to the Council Water Use Data Management System OR (if telemetered) to the Council water



portal of the Hydrotel Database or to any replacement database identified in writing by the Team Leader Consents and Compliance – Water Allocation.

Information	Frequency of Recording	Due Dates for reporting
Water meter reading and date	Weekly	By the 15 th day of March, June, September and December

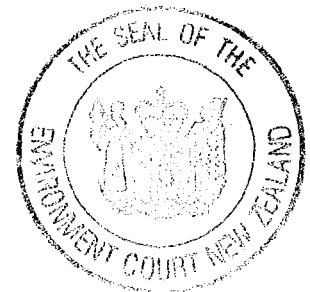
140. **Advice Note:**

You can report your water use online, <http://wdms.arc.govt.nz>.

Water Use Efficiency Report

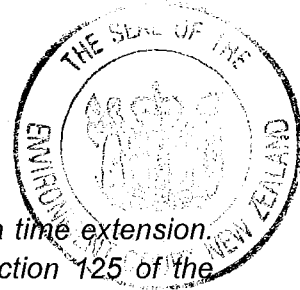
141. A water use efficiency report shall be provided to the satisfaction of the Team Leader Consents and Compliance Water Allocation in the month of June 2021 & 2026. The report shall assess the water use over the previous 5 years against best practice in respect of the efficient use of water for the purpose consented. This report shall include, but not be limited to, the following:

- (a) annual summary of water usage (month by month);
- (b) reasons why use may have varied from the previous year ;
- (c) water conservation steps taken (e.g. leak detection).



Advice notes

1. *Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.*
2. *Reports and limitations on the land regarding any features or characteristics of the land or works on the land, whether the subject of specific encumbrances on the land or not shall be discoverable as part of the Council's records.*
3. *Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.*
4. *This resource consent will lapse ten years after the date of the Council decision unless:*



- (a) *it is given effect to before the end of that period.*
- (b) *an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the RMA.*

N.B – All charges owing at the time the Council decision is notified must be paid before a consent can commence.

- 5. *The consent holder shall obtain all other necessary consents and permits, 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), 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. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.*
- 6. *The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Under s.2 of the HPA, an archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. All archaeological sites are protected under the provisions of the HNZPTA. It is an offence under this Act to destroy, damage or modify any archaeological site, whether or not the site is entered on the Heritage New Zealand (HNZ) register of historic places, historic areas, wahi tapu and wahi tapu areas. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource, demolition or building consent has been granted, or the activity is permitted in a regional or district plan. It is the responsibility of the Consent Holder (consent holder) to consult with the HNZ about the requirements of the HNZPTA and to obtain the necessary authorities under the HNZPTA should these become necessary as a result of any activity associated with the proposed development. For information contact the HNZ Regional Archaeologist – Bev Parslow (09) 307 9923.*
- 7. *The granting of this resource consent does not in any way allow the Consent Holder to enter and construct drainage within neighbouring property, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the Consent Holder, and is a private agreement that does not involve the Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of the Council.*
- 8. *Compliance with the consent conditions will be monitored by the Council (in accordance with section 35(1)(2)(d) of the RMA). The initial monitoring charge 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, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the resource consent have been met, will the Council issue a letter on request of the consent holder.

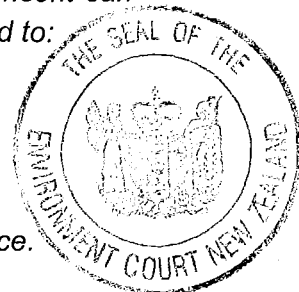
9. The consent holder may wish to consider fencing off the wastewater disposal area to further discourage access to it.
10. The consent holder is advised that, should a water supply bore be drilled, the appropriate separation distance between it and the disposal field should be maintained.
11. The consent holder is advised that the date of the commencement of this consent will be as determined by Section 116 of the RMA, unless a later date is stated as a condition of consent. The provisions of Section 116 of the RMA are summarised in the covering letter issued with this consent.
12. Pursuant to Section 126 of the Resource Management Act 1991, which provides for Auckland Council to cancel a resource consent by written notice, if this resource consent has been exercised, but is not subsequently exercised for a continuous period of five years, the consent may be cancelled by the Council unless other criteria contained within Section 126 are met.
13. The consent holder is advised that his/her infiltration studies show improved drainage characteristics in the southern section of the area of 7,200m² shown on site plans as irrigation. Improved irrigation may result if this area is used as part of the primary irrigation field rather, with the northern 700m² of the 7,200m² area available set aside for reserve.
14. The consent holder is advised that use of recycled water treated to the high quality given in the application may be permitted for other uses (such as laundry, washing of buildings, and vehicle washing) in the future. The consent holder is advised to enter conversation with the Ministry of Health regarding the feasibility of this if he/she wishes to pursue the use of the recycled water in this manner.
15. All submittal requirements of this consent including the Engineer's certificates, as-built plans, maintenance contract, management plan, annual flow monitoring records, copies of maintenance service records, and any other monitoring requirements of this consent can be emailed to Auckland Council at monitoring@aucklandcouncil.govt.nz or mailed to:

Auckland Council
Attention: Team Leader, Northern Monitoring
Private Bag 92300
Victoria Street, Auckland 1142.

Please include the consent number in the email title or any written correspondence.

Drinking water standards

16. The consent holder is advised that groundwater supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2005), the Health Act 1956, as amended by the Health (Drinking Water) Amendment Act 2007 (HDWAA) and any other Ministry of Health requirements, such as those contained in the Health (Drinking Water) Amendment Act 2007.



Compliance with regional rules

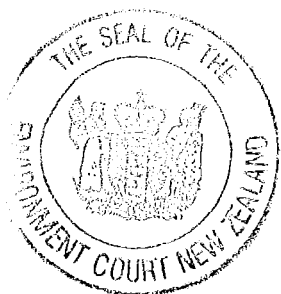
17. *There are regional rules that cover the ongoing use, maintenance, restoration, alteration, replacement or decommissioning of the bore which must be complied with.*

Use of water

18. *The consent holder is advised that if water taken from the bore is used for any purpose other than:*

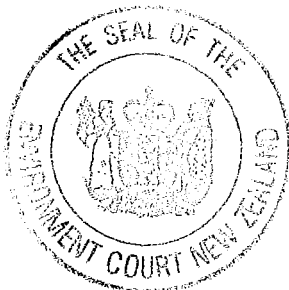
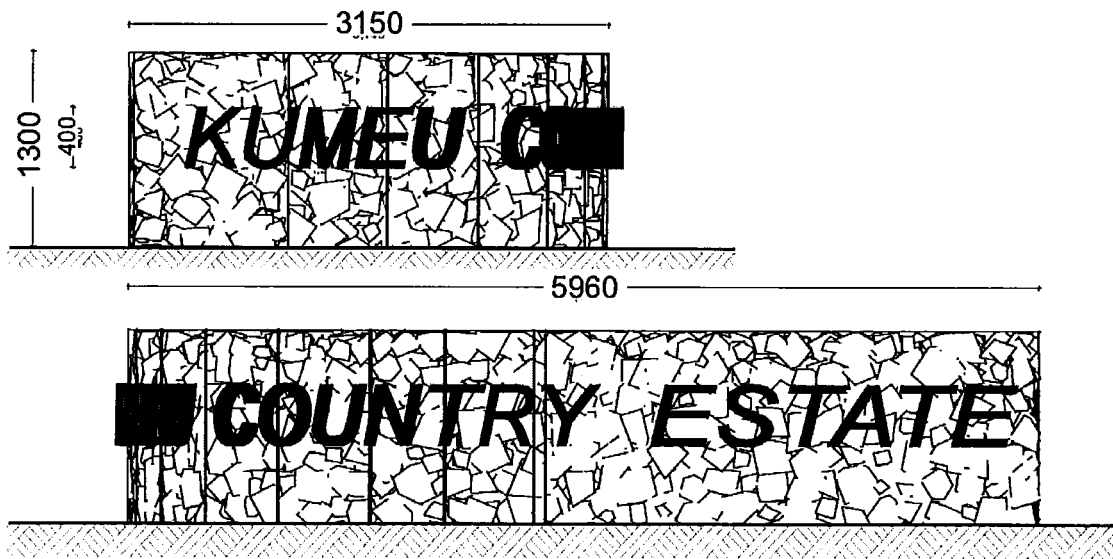
- *an individual's reasonable domestic needs; or*
- *the reasonable needs of an individual's animals for drinking water; or*
- *firefighting purposes; or*
- *garden watering;*

















then resource consent may be required.



Signage Detail

Kumeu Property Limited
455 Taupaki Rd, Kumeu
30 May 2018



- KEY:**
-  SITE BOUNDARY
 -  EXISTING TREE
 -  TREE
 -  DECIDUOUS SPECIMEN TREE
 -  FRUIT TREE
 -  MIXED PLANTING RISING TO 1000MM
 -  WETLAND PLANTING
 -  STORMWATER POND PLANTING
 -  RAIN GARDEN
 -  LAWN: REGULAR SHORT MOW, 2-3 WEEKS
 -  GRASS: REGULAR LONG MOW, 3-4 WEEKLY
 -  WASTE WATER DISPERSAL FIELD
 -  HEDGE TO MAX. 1.5M
 -  HEDGE TO 2-3M
 -  ASPHALT
 -  TIMBER POST AND RAIL FENCE 3 RAIL TO 1.2M
 -  POST AND WIRE FENCE 5 WIRE TO 1.2M
 -  OPEN METAL BLACK POOL FENCE TO 1.5M
 -  900 - 2500MM GABION WALL
 -  STONE WALL
 -  SIGNAGE: LOCATED AT MAIN ENTRANCE
 -  LIGHTING: LOW LEVEL LIGHTING



OPEN AREA WITH STORMWATER TREATMENT DEVICE AND ASSOCIATED WETLAND PLANTING - FINAL EXTENTS TO BE CONFIRMED WITH ENGINEER

LINE OF TREES

GROUP OF EVERGREEN SPECIMEN TREES

SH 16

EXISTING GROUPS OF TREES AND 3M SHADECLOTH SCREEN FENCE ON NEIGHBOUR SITE

GAZEBO USED FOR WEDDING PHOTOGRAPHS

WINERY ASSOCIATED STRUCTURES

CHILD CARE WASTEWATER TREATMENT FIELD

INDICATIVE CHILD CARE WASTEWATER TREATMENT PLANT

DOUBLE LINE OF TREES

MODIFIED LANDFORM WITH EARTHMODELLED TERRACE TO EMBLACE AGED CARE WITHIN LANDSCAPE

RETAINING WALL

VISITOR AND DISABLED PARKING ARRANGED AROUND MAIN ENTRY WITH DROP OFF/PICK UP ADJACENT RECEPTION

DOUBLE LINE OF TREES AND BLOCK OF TREES ADJACENT AGED CARE WASTEWATER TREATMENT PLANT

DOUBLE RETAINING WALL

A 11/04/18 HEARING AMENDMENTS
B 24/05/18 HEARING AMENDMENTS

KUMEU PROPERTY LTD

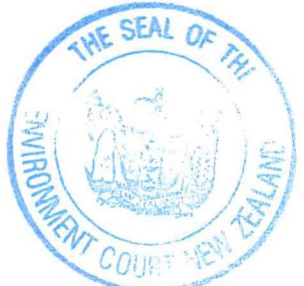
455 TAUPAKI ROAD
KUMEU

LANDSCAPE CONCEPT
OVERALL PLAN

drawn: JK scale: 1:1000 at A3
designed: JK/WT checked: WT
dwg: P807/LC21B date: 24/05/18



p 09 520 5084 PO Box 109-656 Newmarket Auckland 1149
f 09 520 5024 e admin@thresher.co.nz



CHILD CARE CENTRE ENCLOSED WITH 1.5M HEDGING WITH INTERNAL 1.5M POOL FENCING TO OUTDOOR PLAY AREAS

MAIN ENTRANCE DEFINED BY ENCLOSURE WITH TIMBER POST AND RAIL FENCE BACKED BY HEDGING AND TREES TOGETHER WITH STONE ENTRANCE WALLS AND SIGNAGE FOR CHILD CARE AND AGED CARE IN PLANTED SETTING

OPEN GRASS SWALE AND BANK BEYOND RISING TO CAR PARK AREA

MODIFIED LANDFORM WITH EARTHMODELLED/ MOUNDING TO ACHIEVE SCREENING FROM TAUPAKI ROAD WITH PLANTED FACE IN GRASSES

LINE OF TREES

TAUPAKI ROAD
PASSING LAY-BY

EXISTING GROUPS OF TREES ON NEIGHBOUR SITE

HEDGE TO 2-3M ON BOUNDARY

AGED CARE WASTEWATER TREATMENT PLANT

EXISTING FENCE

EXISTING FENCE

WEST WING

AGED CARE

EAST WING

975m² play area

CHILD CARE CENTRE

TOILETS

WATER

DISABLED

TOILETS

WATER

DISABLED

TOILETS

WATER

DISABLED

TOILETS

WATER

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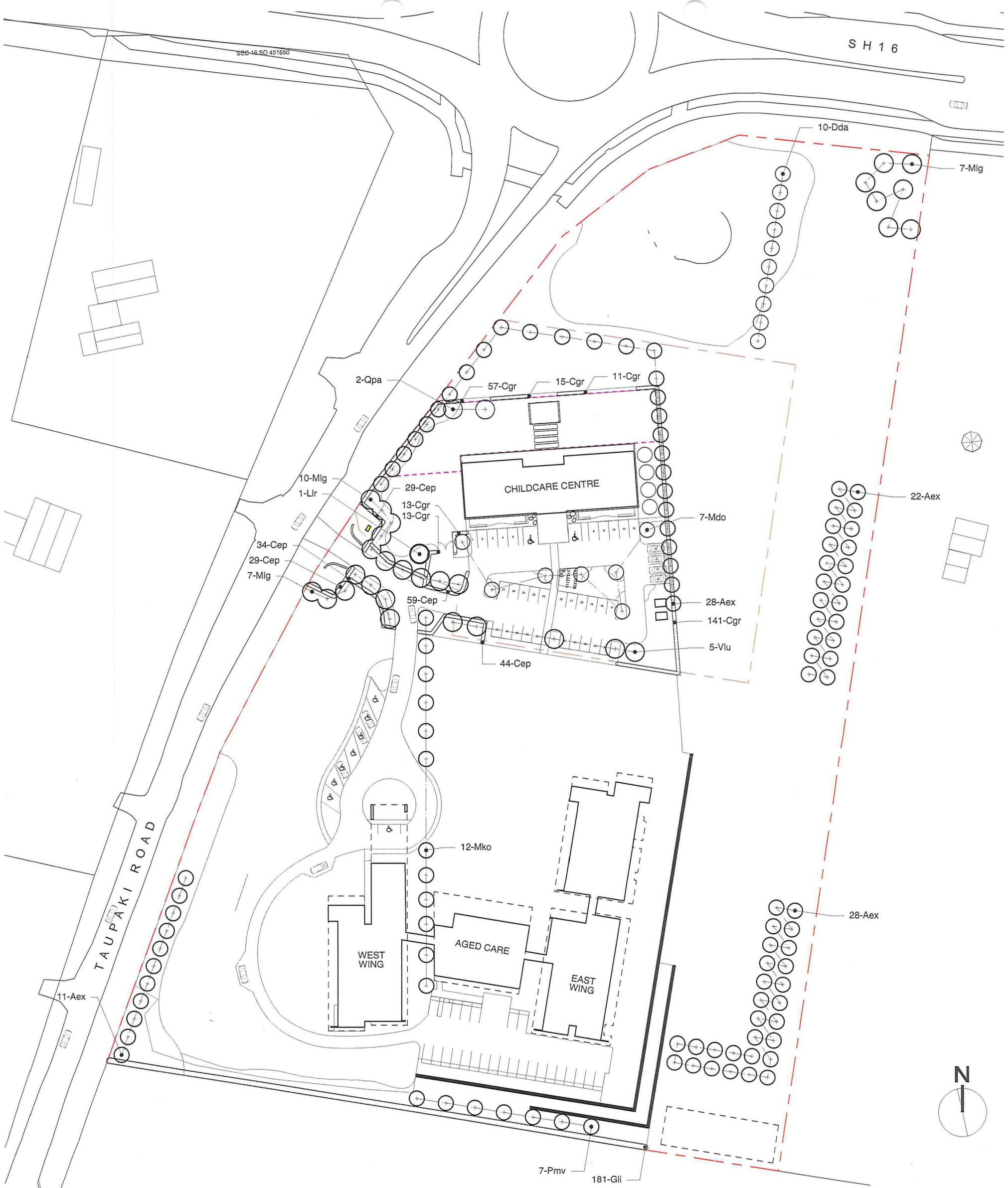
WATER

DISABLED

TOILETS

WATER

DISABLED



A 11/04/18 HEARING AMENDMENTS
 B 24/05/18 HEARING AMENDMENTS

PLANT SCHEDULE

ID	Qty	BOTANICAL NAME	COMMON NAME	GRADE	HEIGHT			COMMENTS
					AT PLANTING	5 YEARS	10 YEARS	
Aex	89	<i>Alectryon excelsus</i>	titoki	PB 95	2.0M	3.5M	5.0M	
Cep	195	<i>Camellia sasanqua 'Early Pearly'</i>	camellia	PB 12	1.0M	1.5M	1.5M	CLIPPED TO 1.5M HEDGE
Cgr	250	<i>Corokia 'Geenty's Green'</i>		PB 12	1.0M	1.5M	1.5M	CLIPPED TO 1.5M HEDGE
Dda	10	<i>Dacrycarpus dacrydioides</i>	kahikatea/white pine	PB 60	2.0M	3.0M	8.0M	
Gli	181	<i>Griselinia littoralis</i>	broadleaf	PB 12	1.0M	2.0M	2.0M	CLIPPED TO 2M HEDGE
Llr	1	<i>Liquidamber 'Little Richard'</i>		PB 95	2.0M	3.0M	4.0M	
Mdo	7	<i>Michelia doltsopa</i>		PB 95	2.0M	3.5M	6.0M	
Mko	12	<i>Magnolia 'Kobus'</i>	flowering magnolia	PB 60	2.0M	3.5M	5.0M	
Mlg	24	<i>Magnolia 'Little Gem'</i>	evergreen magnolia	PB 95	2.0M	3.5M	6.0M	
Pmv	7	<i>Prunus dulcis 'Monavale'</i>	almond	PB 60	2.0M	3.0M	4.0M	
Qpa	2	<i>Quercus palustris</i>	pin oak	PB 95	2.0M	3.5M	6.0M	
Vlu	5	<i>Vitex lucens</i>	puriri	PB 95	2.0M	3.5M	5.0M	

KUMEU PROPERTY LTD

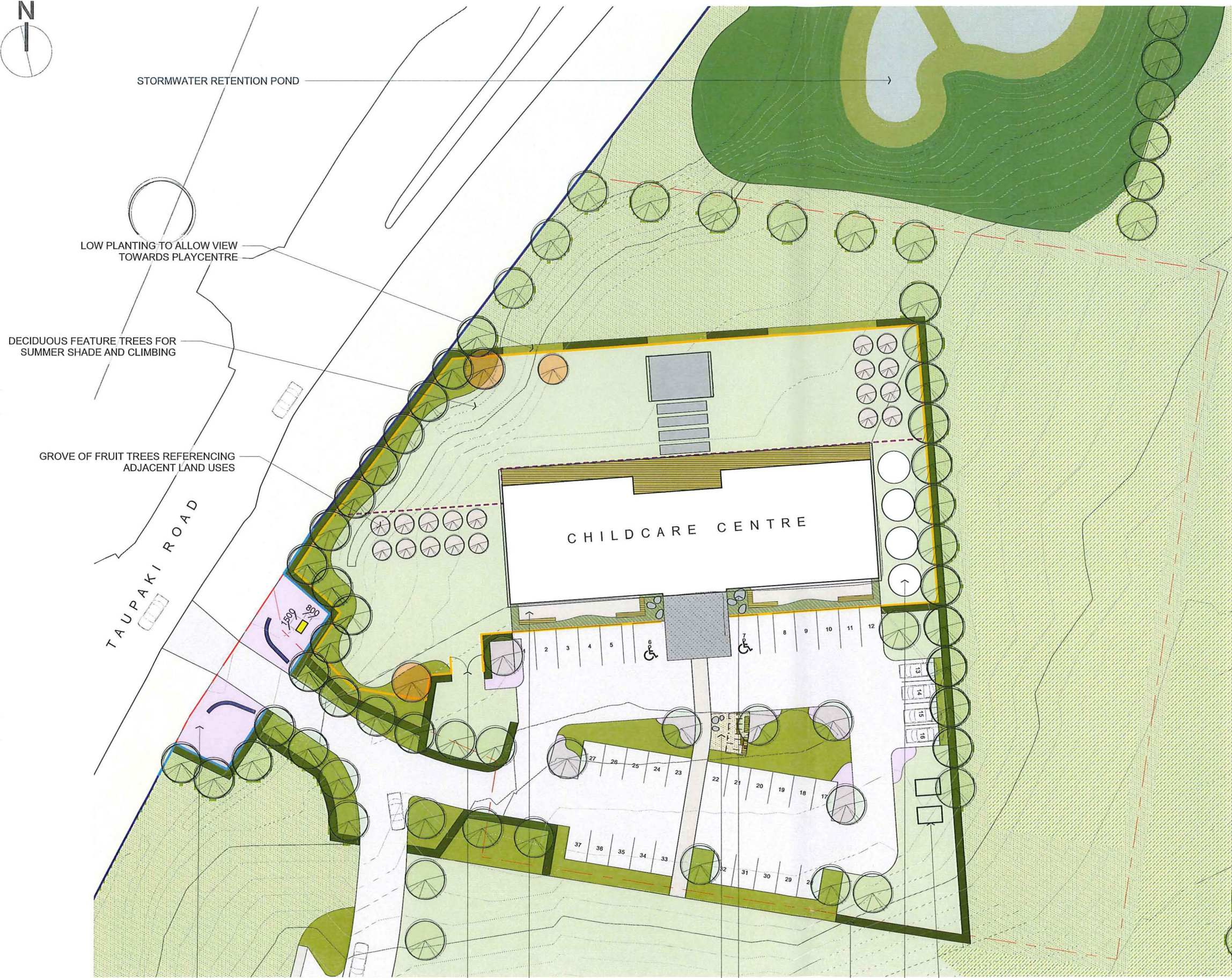
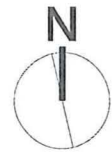
**455 TAUPAKI ROAD
 KUMEU**

LANDSCAPE CONCEPT
 MITIGATION PLANTING

drawn: JK designed: JK/WT
 scale: 1:1000 at A3 checked: WT
 dwg: P807/LC24B date: 24/05/18



THRESHER
 URBAN DESIGN AND LANDSCAPE ARCHITECTURE



- KEY:**
-  SITE BOUNDARY
 -  EXISTING TREE
 -  TREE
 -  DECIDUOUS SPECIMEN TREE
 -  FRUIT TREE
 -  MIXED PLANTING RISING TO 1000MM
 -  WETLAND PLANTING
 -  STORMWATER POND PLANTING
 -  RAIN GARDEN
 -  LAWN: REGULAR SHORT MOW, 2-3 WEEKS
 -  GRASS: REGULAR LONG MOW, 3-4 WEEKLY
 -  WASTE WATER DISPERSAL FIELD
 -  HEDGE TO MAX. 1.5M
 -  HEDGE TO 2-3M
 -  ASPHALT
 -  TIMBER POST AND RAIL FENCE 3 RAIL TO 1.2M
 -  POST AND WIRE FENCE 5 WIRE TO 1.2M
 -  OPEN METAL BLACK POOL FENCE TO 1.5M
 -  900 - 2500MM GABION WALL
 -  STONE WALL
 -  SIGNAGE: LOCATED AT MAIN ENTRANCE
 -  LIGHTING: LOW LEVEL LIGHTING



A 11/04/18 HEARING AMENDMENTS
 B 24/05/18 HEARING AMENDMENTS

KUMEU PROPERTY LTD
455 TAUPAKI ROAD
KUMEU
 LANDSCAPE CONCEPT
 CHILDCARE SUBDIVISION PLAN

drawn: JK scale: 1:500 at A3 dwg: P807/LC25B
 designed: JK/WT checked: WT date: 24/05/18



p 09 520 5084 PO Box 109-656 Newmarket Auckland 1149
 f 09 520 5024 e admin@thresher.co.nz

STONE FEATURE WALLS WITH FEATURE PLANTING

SERVICE ACCESS

COURTYARDS WITH TIMBER BENCH SEATING FOR QUIET PLAY/WAITING AREA

ENTRY GARDENS WITH FEATURE ROCKS/SCULPTURE

SEATING AREA WITH TIMBER BENCH SEATS UNDER TIMBER PERGOLA

1.5M HEDGE

STORMWATER TANKS

INDICATIVE CHILDCARE WASTE WATER TREATMENT PLANT

evergreen specimen trees

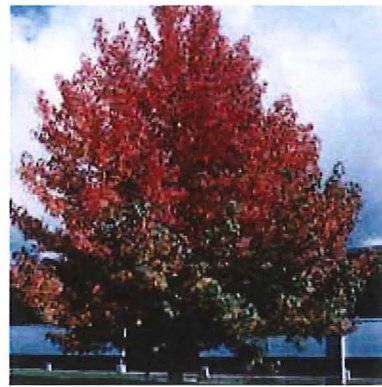


Alectryon excelsus



Vitex lucens

deciduous specimen trees



Liquidambar styraciflua 'Little Richard'



Quercus rubra

fruit tree



Malus domestica

indicative plant list:

botanical name	common name	grade
evergreen specimen trees		
<i>Alectryon excelsus</i>	titoki	PB95
<i>Vitex lucens</i>	puriri	PB95
deciduous specimen trees		
<i>Liquidambar styraciflua 'Little Richard'</i>		PB95
<i>Quercus rubra</i>	oak	PB95
secondary trees		
<i>Michelia doltsopa</i>		PB95
<i>Magnolia 'Little Gem'</i>	evergreen magnolia	PB95
hedging		
<i>Camelia 'Early Pearly'</i>		PB12
<i>Corokia 'Geenty's Green'</i>	corokia	PB12
general site planting		
<i>Arthropodim cirratum</i>	renga renga lily	PB5
<i>Asplenium bulbiferum</i>	hen and chicken fern	PB5
<i>Hebe sp.</i>	hebe	PB8
<i>Lomandra tanika</i>		PB3
<i>Muehlenbeckia complexa</i>	pohuehue	PB3
decorative planting		
<i>Dietes bicolour</i>	wild iris	PB5
<i>Hemerocallis sp.</i>	day lily	PB3
<i>Hibiscus rosa sinensis</i>	hibiscus	PB12
<i>Liriope muscari</i>	turf lily	PB3
<i>Trachelospermum jasminoides</i>	star jasmine	PB3

secondary trees



Michelia doltsopa



Magnolia 'Kobus'

hedging



Camelia 'Early Pearly'



Corokia 'Geentys Green'

general site planting



Arthropodium cirratum



Asplenium bulbiferum



Hebe sp.



Lomandra tanika



Muehlenbeckia complexa

decorative planting



Dietes bicolor



Hemerocallis sp.



Hibiscus rosa sinensis



Liriope muscari



Trachelospermum jasminoides



Kumeu Property Ltd

455 Taupaki Road, Kumeu
Childcare centre

General site plant selections

24/05/18



open water emergent planting



Baumea articulata



Baumea tenax



Eleocharis acuta



Juncus pallidus



Typha orientallis

littoral zone edge planting



Apodasmia similis



Carex secta



Carex virgata



Juncus sarophorus



Phormium tenax

terrestrial bank planting



Cordyline australis



Cortaderia fulvida



Coprosma robusta



Leptospermum scoparium



Melicytus ramiflorus



Phormium tenax



Pseudopanax arboreus



Rhopalostylus sapida

indicative plant list:

botanical name	common name	grade	spacing
Open water emergent planting			
<i>Baumea articulata</i>	jointed twig rush	1L	800mm
<i>Baumea tenax</i>	bumblebee nut sedge	1L	800mm
<i>Eleocharis acuta</i>		1L	800mm
<i>Juncus pallidus</i>		1L	800mm
<i>Typha orientallis</i>	puriri	1L	800mm
Littoral zone edge planting			
<i>Apodasmia similis</i>	oioi	1L	800mm
<i>Carex secta</i>	purei	1L	800mm
<i>Carex virgata</i>		1L	800mm
<i>Juncus sarophorus</i>	wiwi	1L	800mm
<i>Phormium tenax</i>	nz flax	1L	800mm
Terrestrial bank planting			
<i>Cordyline australis</i>	cabbage tree	2L	800mm
<i>Cortaderia fulvida</i>	toitoi	1L	800mm
<i>Coprosma robusta</i>		1L	800mm
<i>Leptospermum scoparium</i>	manuka	2L	800mm
<i>Melicytus ramiflorus</i>		1L	800mm
<i>Phormium tenax</i>	nz flax	1L	800mm
<i>Pseudopanax arboreus</i>	five finger	1L	800mm
<i>Rhopalostylus sapida</i>	nikau	2L	800mm



Kumeu Property Ltd

455 Taupaki Road, Kumeu
Aged care centre

General stormwater plant selections

23/05/18



tree planting



Alectryon excelsa



Dacrycarous dacrydioides



Liquidambar styraciflua 'Little Richard'



Michelia doltsopa



Magnolia 'Kobus'



Magnolia 'Little Gem'



Prunus dulcis 'Monavale'



Quercus palustris



Vitex lucens

hedging



Camelia 'Early Pearly'



Corokia 'Geentys Green'

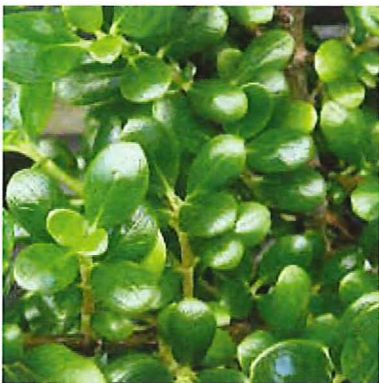


Griselinia littoralis

mixed planting to 1m



Carex virgata



Coprosma 'Middlemore'



Hebe 'Wiri Mist'



Muehlenbeckia axillaris



Phormium cookianum

indicative plant list:

botanical name	common name	grade
tree planting		
<i>Alectryon australis</i>	titoki	PB95
<i>Dacrycarous dacrydioides</i>	kahikatea	PB60
<i>Liquidambar styraciflua 'Little Richard'</i>	sweet gum	PB95
<i>Michelia doltsopa</i>		PB95
<i>Magnolia 'Kobus'</i>	flowering magnolia	PB60
<i>Magnolia 'Little Gem'</i>	evergreen magnolia	PB95
<i>Prunus dulcis 'Monavale'</i>	almond	PB60
<i>Quercus palustris</i>	pin oak	PB95
<i>Vitex lucens</i>	puriri	PB95
hedging		
<i>Camelia 'Early Pearly'</i>		PB12
<i>Corokia 'Geenty's Green'</i>		PB12
<i>Griselinia littoralis</i>		PB12
mixed planting to 1m		
<i>Carex virgata</i>		PB3
<i>Coprosma 'Middlemore'</i>		PB5
<i>Hebe 'Wiri Mist'</i>		PB5
<i>Muehlenbeckia axillaris</i>	pohuehue	PB3
<i>Phormium cookianum</i>	wharariki	PB3



Kumeu Property Ltd

455 Taupaki Road, Kumeu
Aged care centre

Mixed native plant selections

24/05/18



EXAMPLE LANDSCAPE GARDENS



SENSORY/SCENTED GARDEN



RAISED VEGETABLE GARDEN

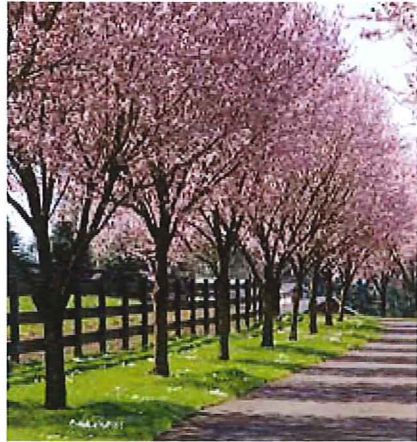


FORMAL GARDEN



FRUIT GARDEN

TREE PLANTING



AVENUE - DECIDUOUS FLOWERING TREES



AVENUE - EVERGREEN TREES



MOUNDING

LANDFORM

LAWN



PASTURE GRASS



MOWN GRASS

FENCING



3 RAIL TIMBER FENCE



WIRE AND BATTEN FENCE

PAVING



ASPHALT DRIVEWAY



EXPOSED AGGREGATE PATH

RETAINING WALLS



GABION BASKET DARK STONES



TIMBER WALL WITH DARK STAIN



Kumeu Property Ltd

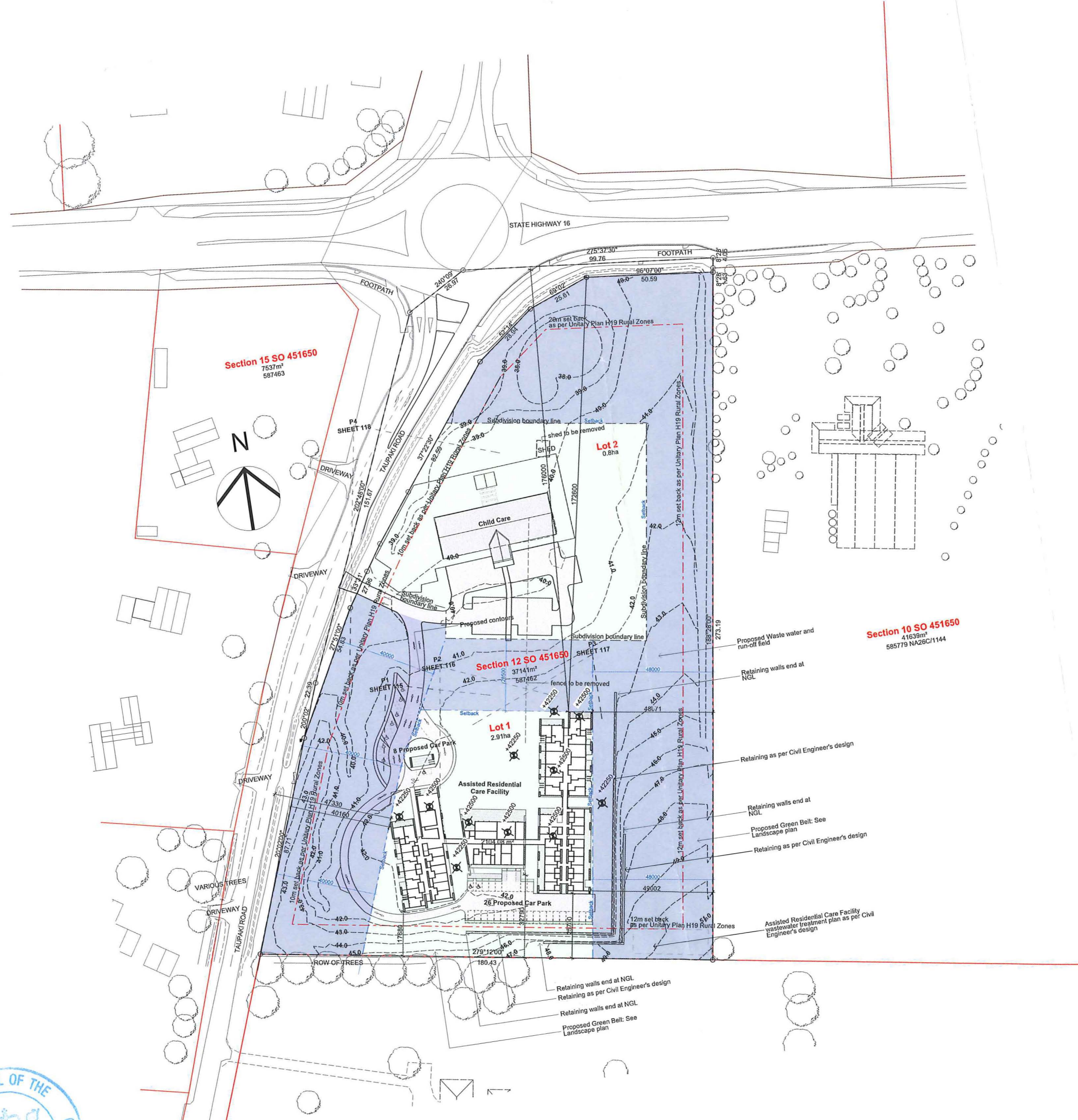
455 Taupaki Road, Kumeu

MATERIAL SELECTIONS
24/05/18

THRESHER | URBAN DESIGN AND
LANDSCAPE ARCHITECTURE

PLANS TO BE APPENDED





LOT 1
DP XXXX
SITE AREA: 2.91ha
CT:

Refer to the site survey plan for datum

PLANNING RULES	
HEIGHT TO BOUNDARY	9m
SH16 SETBACK	20m
FRONT YARD SETBACK	10m
SIDE OR REAR YARD SETBACK	12m

NOTE
SEE LANDSCAPERS DRAWINGS FOR DETAILS OF PLANTING ETC.

BUILDING CALCULATIONS	
GROUND FLOOR GROSS FLOOR AREA (GFA)	2104.08m²
FIRST FLOOR GROSS FLOOR AREA (GFA)	2104.08m²
COVERED VERANDAHS	716.08m²
CAR PARKS	34

13/04/2018
DATE

A REV DESCRIPTION

**Collingridge
And
Smith
Architects (UK) Ltd.**

Level 1, 2 Walton Street
Auckland
NEW ZEALAND
Phone: 464 9 522 355

PROPOSED ASSISTED RESIDENTIAL CARE FACILITY
(AN INTEGRATED RESIDENTIAL DEVELOPMENT - SUPPORTED RESIDENTIAL CARE UNDER THE AUCKLAND UNITARY PLAN (OPERATIVE IN PART))

ADDRESS
455 TAUPAKI ROAD KUMEU

DATE
13/04/2018

OPEN SPACE SITE PLAN

SCALE	A1 - 1:750 A3 - double	REV	PN-0231
DATE	13/04/2018	SHEET	119
DRAWN BY		CHECKED BY	

