

LANDUSE**Activity in Accordance with Application**

- 1) The proposed Waipu Service Centre activity and associated works shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent numbers XXXXX
- Application Form and Assessment of Environmental Effects prepared by Mount Hobson Group, dated XXXX

Report title and reference	Author	Rev	Dated
XXXXXX			
XXXXXX			
XXXXXX			
Drawing title and reference	Author	Rev	Dated
Proposed Site Plan 3096-H01	Technitrades Architecture	B	07/08/2024
Stage 1 – Cover Sheet 3096-H-S1-1-00	Technitrades Architecture	B	07/08/2024
Stage 1 - Proposed Tanker Tracking Plan 3096-S1-H01-TT	Technitrades Architecture	B	07/08/2024
Stage 1-Proposed Detail Site Plan- 3096-H – S1-02	Technitrades Architecture	B	07/08/2024
Stage 1 - BLDG-01 BP Shop Plan & Elevations – 3096 -H-S1-03	Technitrades Architecture	A	25/07/2024
BLDG-11&12 Floor Plan & Elevations – 3096 -H-S1-04	Technitrades Architecture	A	25/07/2024
BLDG-22&23 Floor Plan & Elevations – 3096 -H-S1-05	Technitrades Architecture	A	25/07/2024
Stage 1 – Transmission Lines Clearance	Technitrades	A	25/07/2024
Stage 2 – Option 1 (Onsite WW Disposal) Cover Sheet 3096-H-S2-1-00	Technitrades Architecture	B	07/08/2024
Stage 2 – Option 1 Proposed Site Plan 3096- H-S2-1-01	Technitrades Architecture	B	07/08/2024
Stage 2 – Option1-Proposed Detail Site Plan- 3096-H – S1-02	Technitrades Architecture	B	07/08/2024
BLDG-13&14 Floor Plan & Elevations – 3096 -H-S1-1-05	Technitrades Architecture	A	25/07/2024

BLDG-16,18, 19 &20 – 3096 -H-S2-1-04	Technitrades Architecture	A	25/07/2024
BLDG-16,18, 19 &20 Elevations 3096 -H-S2-1-05	Technitrades Architecture	A	25/07/2024
Stage 2 – Option 1 Building 24 Floor Plans & Elevations – 3096 -H-S2-1-06	Technitrades Architecture	A	25/07/2024
Stage 2 – Option 1 Building 25 Floor Plans – 3096 -H-S2-1-07	Technitrades Architecture	A	25/07/2024
Stage 2 – Option 1 Building 28 Plan– 3096 -H-S2-1-08	Technitrades Architecture	A	25/07/2024
Stage 2 - Option 1 Building 25 Elevations – 3096 -hH-S2-2-0909	Technitrades Architecture	A	25/07/2024
Stage 2 – Option 1 Building 29 Floor Plan & Elevations 3096-H-S2-1-10	Technitrades Architecture	A	25/07/2024
Stage 2 – Option 2 (Offsite WW Disposal) Cover Sheet 3096-H-S2-2-00	Technitrades Architecture	B	07/08/2024
Stage 2 – Option 2 Proposed Site Plan 3096-H-S2-2-01	Technitrades Architecture	B	07/08/2024
Stage 2 – Option2-Proposed Detail Site Plan- 3096-H – S2-022	Technitrades Architecture	B	07/08/2024
BLDG-13&14 Floor Plan & Elevations – 3096 -H-S2-1-03	Technitrades Architecture	A	25/07/2024
BLDG-16,18, 19 &20 – 3096 -H-S2-2-04	Technitrades Architecture	A	25/07/2024
BLDG-16,18, 19 &20 Elevations 3096 -H-S2-2-05	Technitrades Architecture	A	25/07/2024
Stage 2 – Option 2 Building 24 Floor Plans & Elevations – 3096 -H-S2-2-06	Technitrades Architecture	A	25/07/2024
Stage 2 – Option 2 Building 25 Floor Plans – 3096 -H-S2-2-07	Technitrades Architecture	A	25/07/2024
Stage 2 – Option 2 Building 28 Floor Plan– 3096 -H-S2-2-08	Technitrades Architecture	A	25/07/2024
Stage 2 – Option 2 Building 25 Floor Plans & Elevations – 3096 -H-S2-2-07	Technitrades Architecture	A	25/07/2024
Stage 2 – Option 2 Building 28 Plan– 3096 -H-S2-2-09	Technitrades Architecture	A	25/07/2024
Stage 2 - Option 2 Building 25 Elevations –	Technitrades	A	25/07/2024

3096 H-S2-2-09	Architecture		
Stage 2 – Option 2 Building 29 Floor Plan & Elevations 3096-H-S2-2-10	Technitrades Architecture	A	25/07/2024
Stage 2 – Option 2 Building 30 Floor Plan 3096-H-S2-2-11	Technitrades Architecture	A	25/07/2024
Stage 2 – Option 2 Building 30 Elevations 3096-H-S2-2-12	Technitrades Architecture	A	25/07/2024

Other additional information	Author	Rev	Dated
xxxxx			
xxxxxx			

Staging of Consent

2) The activities that make up the Waipu Service Centre will comprise the following:

Stage 1 Activities

- Petrol station and truck stop service centre (in Buildings 1-9)
- 2 x QSR (fast food outlet in Buildings 11 and 22)
- 2 x Café or general food outlet (Building 12 and 23)

Stage 2 Activities

- Rural/home services and supplies, warehousing, marine or vehicle sales and service (Buildings 13,14,16,18,19-20A, 21,24, 25, 28 and 30)
- Farming agricultural supplies (Building 25)
- Marine and vehicle sales and service (Building 30)

Advice Note:

- (a) *Rural/home services and supplies include businesses that supply rural businesses and households, including for example PGG Wrightsons, Farmlands, Hunting and Fishing, Burnsco and RD1. This definition does not include general retail stores such as The Warehouse, Kmart or supermarkets.*
- (b) *Marine and vehicle sales and services includes business that supply the rural industries and include rural machinery sales and servicing including implements, 4x4s, tractors as well as marine vehicles. This definition would not include a general car sales yard.*

Lapse Date

- 3) 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.

Monitoring fee

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

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Management Plans - General

- 5) The Consent Holder must not commence any physical works authorised by this consent until it has submitted to the Council for certification by the Council's assigned monitoring officer the following management plans set out in the associated conditions identified below. The Consent Holder may elect to prepare and submit separate plans for each Stage of construction:

- a) A Construction Management Plan (CMP) – refer Conditions xxxxx
- b) A Construction Traffic Management Plan (CTMP) – refer Conditions xxxx
- c) A Construction Noise and Vibration Management Plan (CNVMP) – refer Conditions XXX
- d) An Erosion and Sediment Control Plan (ESCP) – refer Conditions XX of the Discharge conditions.

Any subsequent amendments to the certified management plans must be submitted to and certified by the Council prior to implementation.

- 6) Prior to the issue of building consent for the relevant Stage 1 and 2 of construction listed below, the Consent Holder must obtain certification from the Council to confirm:
- a) The Landscape Design drawings and supporting written documentation (architectural building consent) for each stage- refer Condition XX and XX
 - b) the Lighting Plan (architectural building consent) for each stage- refer Condition XX
- 7) The Consent Holder must submit the information required under Conditions XXX above to the Council (or NZTA for works within the state highway) at least 20 working days prior to the commencement of any works to which the information relates. If 20 working days have passed since the information was provided to the Council (or NZTA) and the Council (or NZTA) has not certified the information or provided advice that it is not suitable to certify, then the Consent Holder may commence works in accordance with the information submitted.

Construction Management Plan

- 8) The objectives of the CMP are to:
- a. Identify the Best Practicable Option (within the limits set under the Conditions of consent) and define the procedures and measures that are to be implemented to ensure adverse effects associated with construction activities are minimised and appropriately managed;
 - b. Identify the duration, frequency and timing of works to manage disruption to residents and traffic adjoining the works;
 - c. Require engagement with affected receivers; and
 - d. Require timely management of complaints.
- 9) The CMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from demolition and construction, and management of all works associated with Stage 1 and Stage 2 development (where they are not already managed by the CTMP) as follows:
- a) Contact details of the appointed contractor or project manager (phone number, email, postal address);
 - b) A general outline of the construction programme for each Stage of construction;
 - c) Applicable conditions relating to the management of construction matters (including but not limited to those on dust, erosion and sedimentation)
 - d) Programme of works and hours of operation
 - e) Procedures for responding to, recording and reporting complaints about construction activities, including the provision of contact details for persons responsible for managing complaints
 - f) Means of providing for the health and safety of the general public
 - g) Procedures for incident management, monitoring and reporting, including review and corrective and preventative action
 - h) Relevant details for the management of dust on site (as per the guidance of Appendix 4 of the Ministry for the Environment's *Good Practice Guide for Assessment and Managing Dust, 2016*)
 - i) Management processes for earthworks on site to minimise erosion and sediment effects as per conditions XXX and as guided by the Council's Guidance Document Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, 2016/005 (GD05)
 - j) Proposed temporary or permanent fencing or other structures along the boundary of the construction area with adjacent sites in order to delineate site boundaries, maintain site security, prevent unauthorised access, ensure the safe and practical operation of adjacent sites, and to avoid intrusion of construction works beyond the construction area
 - k) Measures to protect and maintain the functioning of existing network utilities and infrastructure that traverses the site; and
 - l) Measures to implement other plans certified under this resource consent.

- m) Construction drawings, plans, procedures, methods and measures to demonstrate that all construction activities undertaken on the site will meet the safe distances within the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34: 2001) or any subsequent revision of the code; including (but not limited to) those relating to:
 - i) Building to conductor clearances (Section 3);
 - ii) Ground to conductor clearances (Section 4);
 - iii) Mobile Plant to conductor clearances (Section 5); and
 - iv) People to conductor clearances (Section 9).
- n) Details of any areas that are “out of bounds” during construction and/or areas within which additional management measures are required, such as fencing off, entry and exit hurdles, maximum height limits, or where a safety observer may be required (a safety observer will be at the consent holder’s cost).
- o) Demonstrate how the existing transmission lines and support structures will remain accessible during and after construction activities;
- p) Demonstrate how the effects of dust (including any other material potentially resulting from construction activities able to cause material damage beyond normal wear and tear) on the transmission lines will be managed;
- q) Demonstrate how construction activities that could result in ground vibrations and/or ground instability will be managed to avoid causing damage to the transmission lines, including support structures; and
- r) Details of proposed contractor training for those working near the transmission lines.

Advice Note:

The CMP must be given to Transpower NZ Ltd for its certification at least 20 working days prior to being submitted to the Council. Note: The CMP should be provided to Transpower via Transpower’s Patai Portal - <https://transpower.patai.co.nz> (Form 5 – Submit a Management Plan)

Construction Traffic Management Plan

- 10) The Consent Holder must engage a suitably qualified and experienced specialist to prepare a Construction Traffic Management Plan (CTMP) for certification by NZTA in accordance with Condition XX and the certification process set out at Condition XX. The CTMP must be prepared in accordance with the Council’s requirements for CTMPs and NZTA/Waka Kotahi’s Code of Practice for Temporary Traffic Management.
- 11) The objective of the CTMP is to ensure that during the earthworks and construction works associated with this development on activities on the surrounding state highway network can operate safely and efficiently.
- 12) The CTMP shall be submitted to the NZ Transport Agency’s Traffic Management Coordinator for approval at least 20 working days prior to the commencement of work. The CTMP shall detail the proposed dates/times of construction and the name of the

contractor who will be carrying out the construction of the crossing and associated works. The CTMP is required to ensure that the construction or construction traffic would not affect the normal operation of the State highway.

Advice Note: It is the responsibility of the consent holder to seek approval for the Construction Traffic Management Plan from NZTA.

- 13) The CTMP must include specific details relating to avoiding, remedying or mitigating adverse transport effects on the environment associated with the demolition, earthworks, construction and management of all works associated with this development.
- 14) As a minimum, the CTMP must include:
 - a) Contact details of the appointed contractor or project manager (phone number, email, postal address);
 - b) A general outline of the construction site, construction programme and scope of works;
 - c) Details for interim construction access to / from SH15 during the initial site development works;
 - d) Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during demolition and construction;
 - e) Temporary protection measures to be installed to minimise any damage to public roads, footpaths, berms, kerbs, reserves or other public assets as a result of the demolition, earthworks and construction activities;
 - f) The process to record and investigate all traffic complaints.

Implementation of certified management plans

- 15) The Consent Holder must maintain and implement the Management Plans certified under Condition XX of this consent throughout all Stages of construction.

Finalised Landscape Plan and Implementation

- 16) Prior to the commencement of landscape work on site for each stage the consent holder shall provide to the council's Team Leader Compliance Monitoring for certification a finalised set of detailed landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional. The submitted information shall be consistent with the consented landscape concept plan(s) [reference XXXX] and, at a minimum, shall include landscape design drawings, specifications and maintenance requirements including:
 - An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation (if relevant)
 - Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for planter boxes / garden beds
 - A plant schedule based on the submitted planting plan(s) which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at

time of planting, and estimated height / canopy spread at maturity

- Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements
- An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing
- A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
 - i. Irrigation
 - ii. Weed and pest control
 - iii. Plant replacement
 - iv. Inspection timeframes
 - v. Contractor responsibilities

The finalised landscape design shall be consistent with the landscape design intent / objectives identified in the conceptual plans and information referenced at condition 1 and confirm responsibilities for ongoing maintenance requirements.

- 17) The consent holder shall ensure all hard and soft landscaping is implemented, as detailed on the approved Landscape Plans required by condition XX above, in the first planting season immediately following the completion of works. The landscaping shall be maintained thereafter in accordance with the maintenance programme approved under condition XX above to the satisfaction of Council's Team Leader Compliance Monitoring.

Finalised Architectural Finishes

- 18) Prior to the commencement of building works for Stage 1 and Stage 2 of construction, the Consent Holder must prepare architectural drawings of the façade components and a Materials Schedule and Specifications for the proposed external cladding and glazing systems, including surface finishes and colour scheme. The detailed drawings, materials schedule and associated reporting must be submitted to the Council for certification that the proposed architectural treatment, colour, and glazing is consistent with and does not compromise the design intent of the documentation listed in Condition 1. The information provided shall include:
- a) Details of façade treatment / architectural features;
 - b) Signage details
 - c) Materials schedule and specification, including a review of the carbon footprint of materials selected compared with other reasonably practicable alternatives
 - d) Written confirmation from a private refuse collection company that the communal waste collection area(s) have been designed with sufficient space to provide for waste separation and collection
 - e) Confirmation that all pedestrian crossings within the Site are on raised tables; and

- f) Confirmation that manoeuvring space and parking is available for camper vans and cars towing caravans or boat trailers.

Lighting Plan

- 19) Prior to the commencement of works for the above ground structures and infrastructure for Stage 1 and Stage 2 of construction, the Consent Holder must provide a Lighting Plan prepared by a qualified lighting engineer to the Council for certification in accordance with Condition XX that lighting design / levels are fit for purpose and must:
- a) Include lighting for all accessible areas of the development where movement of people are expected. Such locations include but are not limited to building entrances, building frontage, outdoor car parking and loading areas, the JOAL, pedestrian walkways, footpaths and common access areas.
 - b) Include proposed locations, lux levels and types of lighting (i.e manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare and loss of night-time viewing.
 - c) Demonstrate compliance with the relevant standards in the LIGHT Chapter of the Whangārei District Plan.
- 20) No lighting shall be installed until confirmation is provided by the Council that the certified lighting plan satisfactorily meets the requirements of Condition XX. The Lighting Plan shall be implemented as part of the approved resource consent and thereafter retained and maintained.

Independent Road Safety Audit of the state highway network and internal site traffic and pedestrian design

- 21) Prior to the requirements of Condition XX and XX being implemented, the Consent Holder must engage a suitably qualified and experienced professional to undertake a Road Safety Audit of the draft detailed design drawings of the following connections to and infrastructure within the adjoining state highway network:
- a) The roundabout;
 - b) All wayfinding signage within the state highway network and within the site,
 - c) The internal traffic and pedestrian design of the development.
- 22) Any final decisions on recommendations of the Road Safety Audit lie with the Road Controlling Authority and must be implemented by the Consent Holder prior to occupation and operation of the development.

Advice note:

Separate approvals / authority from the Road Controlling Authority may be needed before works may be undertaken within the state highway network.

Directional Wayfinding signage

- 23) Prior to the commencement of works for the above ground structures and infrastructure Stage 1 construction, the Consent Holder must obtain approval from NZTA for the design

and location of all works, including directional wayfinding signage within the state highway network and within the development associated with the safe function of the development.

Engineering Plan Approvals

- 24) Prior to the construction of any new public assets to be vested in the Council, the Consent Holder must obtain Engineering Plan Approval from the Council for those assets.

Pre-commencement meeting

- 25) Prior to the commencement of works on the site for either Stage 1 or 2 associated with this resource consent, the Consent Holder must hold a pre-start meeting that:
- a) Is located on the subject site;
 - b) Is scheduled not less than five (5) Working Days before the anticipated commencement of any enabling works, construction and / or earthworks;
 - c) Includes the relevant the Council representative(s); and
 - d) Includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other Conditions.
- 26) The purpose of the meeting is to discuss the demolition approach and management measures, erosion and sediment control measures, earthworks methodologies, stormwater management, relevant management plans, timeframes for the work and to ensure all parties are aware of and familiar with the necessary Conditions of this consent.
- 27) The following information must be made available at the pre-start meeting:
- i. Timeframes for key stages of the works authorised under this consent;
 - ii. Resource consent conditions;
 - iii. Construction Management Plan (CMP)
 - iv. Construction Traffic Management Plan (CTMP)
 - v. Construction Noise and Vibration Management Plan (CNVMP) ; and
 - vi. Erosion and Sediment Control Plan (ESCP)

Advice Note:

To arrange the pre-construction meeting please contact the Council by email (xxxx@wdc.govt.nz)

Geotechnical Conditions

- 28) All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the Site or adversely affecting any neighbouring properties. In the event that uncontrolled collapse or instability does occur, it must be rectified and remediated as soon as reasonably practicable at the Consent Holder's expense and to the satisfaction of the Council.
- 29) The Consent Holder must engage a suitably qualified and experienced engineer to supervise all excavations, and retaining and foundation construction. The supervising engineer's

contact details must be provided in writing to the Council at least ten (10) Working Days prior to commencement of the In-ground works Stage of construction on site.

Cultural Monitoring of Earthworks

- 30) In accordance with the process set out below, and not less than ten (10) working days prior to the commencement of earthworks on the site, the Consent Holder must provide Patuharakeke Trust Board (“PTB”) with the opportunity to monitor all earthworks across the development site. The following protocols as endorsed by must be followed if agreed to by PTB:
- a) Karakia must be undertaken;
 - b) A cultural induction led by PTB to be held with the developer / contractors, site operators and project archaeologist (any anyone else who wishes to attend), to inform them of the brief history of the site, what cultural taonga and archaeological remnants may possibly be unearthed, discovered / uncovered as a result of the work
 - c) A brief overview given to PTB of the boundaries, scope and scale of earthworks by the site operators (usually the site foreman); and
 - d) PTB must be given the opportunity to review any potential for sediment / discharges to waterways and provision for fish (e.g. Tuna salvage if necessary)
- 31) The Consent Holder must employ / contract PTB kaitiaki to undertake the monitoring of earthworks (in collaboration with the project archaeologist) detailed in condition XX.

Advice note:

The terms / requirements of these conditions have been proffered by the Consent Holder as part of the application and the condition has been imposed on an ‘Augier’ basis.

Accidental Discovery Protocol

- 32) If, at any time during site works, sensitive materials (kōiwi / human remains, an archaeology site, a Māori cultural artefact, a protected NZ object) are discovered, then the protocol set out below must be followed.
- a) If archaeological material, Kōiwi or Taonga are uncovered which pre-date 1900, then the site is an archaeological site in terms of the Heritage New Zealand Pouhere Taonga Act 2014 and the relevant provisions of that Act apply. Such archaeological material could be in the form of intact shell midden, bone, charcoal, hangi stones, ash, black greasy soils relating to Māori occupation, or artefacts relating to Māori occupation. In such instances, the Consent Holder must treat the site, archaeological material, Kōiwi and Taonga in accordance with the conditions of any relevant Heritage New Zealand Archaeological Authority existing at the time of the discovery. If no such Authority exists, one must be obtained before the site is further excavated or modified.
 - b) Notwithstanding the requirements under Condition (a) above, in the event that Kōiwi or Taonga are uncovered, the Consent Holder must not disturb, alter, modify or destroy the Kōiwi or Taonga without the approval of PTB.

- c) Immediately following the discovery of archaeological material, Kōiwi or Taonga, the Consent Holder must cease all excavation in the immediate vicinity of the discovery site and secure the area using stakes and tapes determining an appropriate safety buffer zone (a minimum of 10m around the site). This effectively separates those investigating or retrieving archaeological material, Kōiwi or Taonga, from those carrying out other construction activities, so as to provide an acceptable level of safety to all persons, and to the archaeological material, Kōiwi or Taonga.
- d) The Consent Holder must then immediately advise the following of the discovery:
 - Patuharakeke Te Iwi Trust Board (Ari Carrington, +6421 0287 2417)
 - Heritage New Zealand Pouhere Taonga (+649 407 0470)
 - The New Zealand Police (if any Kōiwi are discovered, as per the requirements of the Coroners Act 1988)
- e) The Consent Holder must arrange for a staff member to be available to meet and guide the Heritage New Zealand, the New Zealand Police (if required) and the PTB representatives to the discovery site. The Consent Holder must assist with any reasonable request that any of the representatives may make.
- f) All construction work in the immediate vicinity of the discovery will remain halted until the Heritage New Zealand Pouhere Taonga, New Zealand Police (if required) and PTB have given approval for the work to commence.

Advice note:

In the event of an accidental discovery, the Consent Holder will make no comment to the media and will defer to PTB.

Imported Fill

- 33) All imported fill (if any) shall:
 - a) Comply with the definition of 'Cleanfill material', as defined in the District Plan
 - b) Be solid material of an inert nature; and
 - c) Not contain hazardous substances or contaminants above natural background levels of the receiving site.

Evidence of the locations where imported material has been sourced from must be retained by the consent holder during the works and made available to the Council on request.

Certification of Ground Levels

- 34) No building works must proceed for the "In ground works" stage of construction until a registered surveyor or licenced cadastral surveyor, engaged by the Consent Holder, has provided certification to the Council that the earthworks have been completed in accordance with the approved plans as referenced in Condition XX.
- 35) In the event that the surveyor identifies any meaningful differences between the approved plans and the earthworks undertaken, the Consent Holder must either:
 - a) Rectify the earthworks to accord with the approved plans and engage the registered or licenced cadastral surveyor to provide certification to the Council in accordance with the requirements of this Condition; or

- b) Provide updated flood modelling to the Council from a suitably qualified and experienced engineer confirming that the earthworks internalise flooding impacts within the site and give rise to no adverse upstream or downstream effects on other property.

Construction Noise and Vibration

- 36) The Consent Holder must take all practicable steps to ensure construction activities shall meet the guideline limits in NZS 6803:1999 "Acoustics - Construction Noise" and shall be measured and assessed in accordance with the same standard, or any such Standard that may replace this standard.
- 37) Construction noise and vibration must be measured and assessed in accordance with the standards listed in Condition 58 above.
- 38) Construction activities shall only operate within the hours of Monday to Saturday 7:30am to 6:00pm, excluding public holidays.

Water supply

- 39) All the necessary pipes and ancillary equipment must be supplied and laid to extend the existing public water supply lines or alternative supply and to provide the development with private water supply connections to the reticulated network or alternative supply in general accordance with the plans and information referenced in Condition XX.

Signage Schedule and Specifications

- 40) The signage shall be installed/ constructed in accordance with the approved Signage Schedule and Specification for each building occupant.

Lighting

- 41) Prior to the occupation and operation of Stage 1 and Stage 2 the development, the Lighting Plan certified under Condition XX must be implemented as part of the construction of Stage 1 and Stage 2 of the development respectively and maintained thereafter.

Hazardous Substances

- 42) Prior to occupation and operation of the service station refuelling activity, the Consent Holder must provide both Location Compliance and Stationary Containment Certificates to the Council.
- 43) The Consent Holder must provide ongoing evidence to the Council during the operation of the service station refuelling facility that hazardous substance certification requirement is being maintained and is up to date. Such evidence must be provided annually, and otherwise upon request by Council at any other time.

Completion of parking areas

- 44) Prior to the occupation and operation of Stage 1 and/or Stage 2 the development, all

permanent access, parking and manoeuvring areas must be formed, sealed with all-weather surface, marked out, sign posted and drained in general accordance with the approved plans contained in Condition 1 of this consent.

Road Safety Audit following Stage 1 occupation

- 45) Once the Stage 1 development has operating for not more than three (3) months, the Consent Holder must engage a suitably qualified and experienced professional to undertake a Road Safety Audit of the operation of the development to determine whether:
- a) The roundabout is operating as intended;
 - b) any risks arise from Waipu Service Centre patrons undertaking U-turns on the state highways
 - c) the wayfinding signage within the site and the state highway network is operating effectively; and
 - d) there are any safety issues arising from the operation of the development, both within the state highway network or within the Site, that need to be addressed.
- 46) Any final decisions on recommendations of the Road Safety Audit lie with the Road Controlling Authority and must be implemented by the Consent Holder within six months of the decision of the Road Controlling Authority.

Transpower conditions

- 47) No buildings or structures (except non-conductive fencing) shall be located within 12m of the centreline of the National Grid transmission line.
- 48) Any proposed new trees or vegetation within 12 metres either side of the centreline of the HEN-MDN A National Grid transmission line must not exceed 2 metres in height at full maturity and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.
- 49) Any proposed new trees or vegetation outside of 12 metres either side of the centreline of the HEN-MDN A National Grid transmission line, must be setback sufficiently to ensure the tree cannot fall within 4 metres of the HEN-MDN A National Grid transmission lines and must comply with the Electricity (Hazards from Trees) Regulations 2003, or any subsequent revision of the regulations.
- 50) The consent holder shall ensure that there is no storage of materials or equipment within 12 metres of the centreline of the HEN-MDN A National Grid transmission line.

Road Infrastructure – post development Traffic Impact Assessment

- 51) Once the service station, fast-food and cafés of Stage 1 of the development are occupied and operating, the Consent Holder must engage a suitably qualified and experienced professional to undertake a post development Traffic Impact Assessment, including traffic surveys of the operation of the Waipu Service Centre development annually each

November for three years to determine:

- a) The actual trip generation demand associated with the Waipu Service Centre taking into account the activities that have commenced operation within each development stage at that time; and
- b) How the actual trip generation on two Sundays in March relates to the trip generation assumptions from the development used within the modelled holiday shoulder peak hour scenario; and
- c) On the basis of (b) above, whether the actual trip generation:
 - i) necessitates the upgrade of the State Highway 1 with Millbrook Road and/The Braigh;;or
 - ii) necessitates a limitation (via a change of use) on the future development / occupancy of the sites units that formed part of the Proposal.

The Consent Holder must then implement the recommended mitigation.

Advice note:

The purpose of this condition is to establish the extent to which mitigation is required based upon actual trip generation of the Waipu Service Centre rather than on the basis of traffic modelling with a large number of highly variable assumptions.

- 52) If, before the Consent Holder can implement any recommendations required under Condition 47, NZTA:
 - a) upgrades the State Highway 1 to achieve the same or better functionality; or
 - b) commits to a funding of the upgrade of the State Highway 1 and confirms that the programme for those works makes the upgrade required under Condition 67 redundant; then

the Consent Holder shall be exempt from having to undertake the recommended upgrade works.

Advice note:

Separate approvals / authority from the Road Controlling Authority may be needed before works may be undertaken within the state highway network.

Section 128 Review condition

- 53) Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents at the consent holder's cost following receipt of the post development Traffic Impact Assessment required by conditions XX - XX in order to:
 - i) To deal with any 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 adverse effects on SH1 that specifically arise as a result of the operation of the Waipu Service Centre

Discharge Consents Conditions:

AUT.044965.01	Earthworks for site development
AUT.044965.02	Divert stormwater during land disturbance activities.
AUT.044965.03	Discharge stormwater to land during land disturbance activities.
AUT.044965.04	Discharge secondary treated wastewater to land.
AUT.044965.05	Discharge contaminants (odour) to air.

Subject to the following conditions:

General Conditions:

1. At least two weeks prior to the commencement of any works authorised by these consents on-site, the Consent Holder must notify the council's assigned monitoring officer in writing of the date that the works are intended to commence. The Consent Holder must arrange for a site meeting between the Consent Holder's principal earthworks contractor and the council's assigned monitoring officer, which must be held on site prior to any earthworks commencing.

Advice Note: Notification to the council may be made by email to info@nrc.govt.nz.

2. A copy of these consents must be provided to every person who is to carry out the works authorised by these consents, prior to any work commencing.
3. The exercise of these consents must not cause any of the following effects on the water quality of the Waihoihoi River, as measured approximately 10 metres downstream of a discharge point into the River, when compared to a site upstream of the discharge point or all land disturbance activities during the same sampling event:
 - a. The production of any conspicuous oil or grease films, scums or foams, floatable or suspended materials;
 - b. A conspicuous change in colour or visual clarity;
 - c. An emission of objectionable odour;
 - d. An increase in suspended solids concentration greater than 100 grams per cubic metre.
4. These consents do not lapse until their expiry or ten years from the date of commencement of the consent, whichever is the lesser, unless before this date the consents have been given effect to.

Advice Note: An application can be made to the council in accordance with Section 125 of the Resource Management Act 1991 to extend the lapse date.

5. The Consent Holder must, on becoming aware of any discharge associated with the Consent Holder's operations that is not authorised by these consents:
 - a. Immediately take such action, or execute such work as may be necessary, to stop and/or contain the discharge; and
 - b. Immediately notify the council by telephone of the discharge; and
 - c. Take all reasonable steps to remedy or mitigate any adverse effects on the environment resulting from the discharge; and
 - d. Report to the council's Compliance Manager in writing within one week on the cause of the discharge and the steps taken, or being taken, to effectively control or prevent the discharge.

For telephone notification during the council's opening hours, the council's assigned monitoring officer for these consents must be contacted. If that person cannot be spoken to directly, or it is outside of the council's opening hours, then the Environmental Hotline must be contacted.

Advice Note: *The Environmental Hotline is a 24 hour, seven day a week, service that is free to call on 0800 504 639.*

6. The Consent Holder must notify the council in writing if the property is to be sold, at least two weeks beforehand. This is to allow the council, if required, to initiate the transfer of these consents to the new owners. This must include the sale of any allotments created within the development by way of subdivision.

Advice Note: *The transfer of these consents should ideally be undertaken as part of the sale and purchase process for the property.*

7. The council may, in accordance with Section 128 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions annually during the month of March for any one or more of the following purposes:
 - a. To deal with any adverse effects on the environment that may arise from the exercise of these consents and which it is appropriate to deal with at a later stage; or
 - b. To require the adoption of the best practicable option to remove or reduce any adverse effect on the environment.

The Consent Holder must meet all reasonable costs of any such review.

AUT.044965.01 to AUT.044965.04. Earthworks:

8. The location and nature of the earthworks shall be undertaken in general accordance with the **attached** documents titled:
 - a. "Earthworks And Civil Works Infrastructure Report", prepared by CKL Limited dated 8th September 2023

- b. Plans prepared by CKL Limited listed as follows:
 - i. *'Earthworks Finished Contours'* dated 8th September 2023
 - ii. *'Earthworks Cut and Fill Plan (Sheets 1 and 2)'* dated 9th December 2022
 - iii. *'Erosion and Sediment Control Plan (Sheets 1 and 2)'* dated 9th December 2022; and
 - iv. *'Earthworks Landform Sections (Sheets 1 and 2)'* dated 9th December 2022
9. Sediment control measures must be constructed and maintained in accordance with the principles and practices contained within the Auckland Council document entitled *"2016/005: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region"* (GD05). Where there are inconsistencies between any part of GD05 and the conditions of these consents, then the conditions of these consents prevail.
10. Sediment control measures must include use of chemical treatment in all sediment retention ponds and decanting earth bunds.
11. As part of the written notice required by Condition 1, the Consent Holder or its agent/contractor must submit an Erosion and Sediment Control Plan (ESCP) to the council for certification by the Council's assigned monitoring officer. As a minimum, the ESCP must include the following:
 - a. The expected duration (timing and staging) of earthworks, and details of locations of disposal sites for unsuitable materials, and clean water diversions if required;
 - b. Details of all erosion and sediment controls including diagrams and/or plans, of a scale suitable for on-site reference, showing the locations of the erosion and silt control structures/measures;
 - c. A Chemical Treatment Management Plan providing details of the flocculant and/or coagulant chemical treatment methodology to be implemented to treat sediment laden stormwater entering/within the sediment retention pond and the decanting earth bund;
 - d. The commencement and completion dates for the implementation of the proposed erosion and sediment controls;
 - e. Details of surface revegetation of disturbed sites and other surface covering measures to minimise erosion and sediment runoff following construction;
 - f. Measures to minimise sediment being deposited on public roads;
 - g. Measures to ensure dust discharge from the earthwork's activity does not create a nuisance on neighbouring properties;
 - h. Measures to prevent spillage of fuel, oil and similar contaminants;

- i. Contingency containment and clean-up provisions in the event of accidental spillage of hazardous substances;
 - j. Means of ensuring contractor compliance with the ESCP;
 - k. The name and contact telephone number of the person responsible for monitoring and maintaining all erosion and sediment control measures; and,
 - l. Contingency provisions for the potential effects of large/high intensity rain storm events.
12. As a minimum, the erosion and sediment control measures must be constructed and maintained in accordance with the ESCP prepared in accordance with Condition 11 above. The Consent Holder may amend the ESCP at any time with the prior approval of the council's assigned monitoring officer. The recent approved version of the ESCP must be used for compliance purposes.
13. Prior to the commencement of earthworks on-site, a stabilised construction entrance to the site must be installed to minimise the tracking of spoil or debris onto off-site public road surfaces. All material tracked onto off-site surfaces as a result of the exercise of these consents must be removed as soon as possible, but at least daily. The stabilised construction entrance must be maintained throughout the duration of earthworks operations.
14. Erosion and sediment controls must be installed prior to the commencement of earthworks (other than those required for the erosion and sediment controls) within an area of works.
15. The installation of all erosion and sediment controls must be supervised by an appropriately qualified and experienced person. The Consent Holder must provide to the council's assigned monitoring officer certification from the appropriately qualified and experienced person who supervised the installation of the erosion and sediment controls that they have been installed in accordance with the requirements of GD05.
16. No works may be carried out between 1 May and 30 September in any year unless the prior written agreement of the council's Compliance Monitoring Manager has been obtained.
17. Any request to undertake works between 1 May and 30 September in any year must be in writing and must be made at least two weeks prior to the proposed date that the works are required to be undertake. This written request must include an amended ESCP for the works that has been prepared in accordance with Condition 11.
18. Drains and cut-offs constructed to divert stormwater must be capable of conveying stormwater during not less than the estimated 1 in 20 year rainfall event. All channels on grades greater than 2% must be protected to avoid erosion occurring.

19. All offsite stormwater must be directed away from earthworks areas and no drainage pathways must be constructed, or permitted to flow, over fill areas in a manner that creates erosion of the fill material.
20. No slash, soil, debris and detritus associated with the exercise of these consents must be placed in a position where it may be washed into any water body.
21. All bare areas of land and fill must be covered with aggregate, or topsoiled and established with a suitable grass/legume mixture to achieve an 80% groundcover within one month of the completion of earthworks. Temporary mulching or other suitable groundcover material shall be applied to achieve total groundcover of any areas unable to achieve the above requirements.
22. The exercise of these consents must not give rise to any discharge of contaminants, including dust, which in the opinion of a monitoring officer of the council is noxious, dangerous, offensive or objectionable at or beyond the property boundary.

AUT.044965.04.01 and AUT.044965.05.01 Discharge secondary treated wastewater to land and discharge odour to air.

23. The volume of wastewater discharged to the identified disposal areas must not exceed a maximum of 25.9 cubic metres per day.

***Advice Note:** This may require the consent holder to ensure that any activities established within the development will not cumulatively result in an exceedance of this maximum discharge rate.*

24. The treatment and disposal system must be constructed generally in accordance with the "Earthworks And Civil Works Infrastructure Report", prepared by CKL Limited dated 8th September 2023, inclusive of the **attached** Innoflow Limited drawing titled 'AdvanTex Wastewater Treatment Plant Plan' dated 18th August 2023.

However, if there are any differences or apparent conflict between these documents and any conditions of this consent, then the conditions of consent must prevail.

25. The quality of the secondary treated wastewater, as measured in any wastewater sample collected after the outlet of the treatment system and prior to being discharged to land, must not exceed the following limits:
 - (a) 30 grams per cubic metre five-day biochemical oxygen demand.
 - (b) 45 grams per cubic metre total suspended solids.
26. The treated wastewater must be discharged to land via a minimum of three disposal areas generally as illustrated on the **attached** CKL Limited drawing titled 'Utility Services Layout Overview' dated 8th September 2023.

27. The available disposal areas must provide a minimum of 6731m² (including 30% reserve) of land for disposal purposes. Those disposal areas must be designed and constructed such that there is a minimum of 600 millimetres of separation from existing ground to achieve suitable groundwater separation.
28. The design, construction, and operation of the disposal areas must generally comply with the staging as set out in Sections 6.3 and 6.4 of the “Earthworks And Civil Works Infrastructure Report”, prepared by CKL Limited dated 8th September 2023.
29. The treated wastewater must not be applied to land at an areal loading rate greater than 5 litres per square metre per day.
30. Meters that have a measurement error of $\pm 5\%$ or less must be installed and maintained on the outlet from the wastewater treatment systems to all disposal areas. These meters must be used to measure the quantity of treated wastewater discharged to land.
31. The irrigation lines must, at all times, be located at least 100 millimetres beneath the surface of the disposal area or firmly affixed to the surface of the disposal area and covered by a mulch, or an appropriate alternative, to a minimum depth of 100 millimetres.
32. Stormwater from all roofed and paved areas must be diverted away from the wastewater treatment and disposal areas. In addition, stormwater from surrounding areas and groundwater must be prevented from entering the treatment system, and stormwater from surrounding areas must, as far as is practicable, be prevented from entering the disposal area.
33. An audible and visual high wastewater level alarm system must be installed and maintained within all wastewater pump chambers. In addition, there must be at least 24 hours’ emergency wastewater storage capacity within the treatment system above the level at which the high wastewater level alarm is activated.
34. The Consent Holder must, at least two weeks prior to the installation of each stage of the wastewater treatment and disposal system commencing notify the council’s assigned monitoring officer in writing of the proposed date that the wastewater treatment and disposal system is to be installed and the name of the proposed installer.
35. As part of the notification required by Condition 34, the Consent Holder must provide details of the permeability of the imported fill used to raise the disposal area in accordance with Condition 27.
36. The Consent Holder must notify the council’s assigned monitoring officer in writing of the date that treated wastewater is to be discharged to a disposal area for the first time, at least two weeks beforehand.

37. Within two weeks of installation of each stage of the wastewater treatment and disposal system, the Consent Holder must provide to the council's assigned monitoring officer:
- (a) A certificate of compliance or a written statement from the suitably qualified and experienced person that installed the system. The certificate or statement must provide sufficient details and information to enable the council's assigned monitoring officer to verify compliance with Conditions 23 to 33; and
 - (b) Final "as built" plans that show the siting of all components of the wastewater treatment and disposal system. For the purpose of this Condition, the Consent Holder must ensure that the "as built" plans are drawn to scale and provide sufficient detail for a council monitoring officer to locate all features identified on the plans.
38. The wastewater disposal areas must, at all times, be planted with appropriate plant species and shall be adequately maintained so that plant coverage of the area is maximised.
39. The Consent Holder must keep written records of the quantity of treated wastewater discharged to land each month including the date that the record was taken. The records must be in an electronic format that has been agreed to by the council. If requested by the council, the Consent Holder must keep more frequent records (daily or weekly).
40. A copy of the written record required to be kept by Condition 39 for the previous year (1 July to 31 June) must be provided to the council's assigned monitoring officer by the following 31 July and immediately on written request by the council.
41. Reserve disposal areas that are equal to at least 30 percent of the design disposal area must remain undeveloped for future use if required. For this condition, "undeveloped" is defined as not being covered by an impermeable surface or permanent structure.
42. There must be no ponding of wastewater within, or surface runoff of any contaminants from, the wastewater treatment and disposal area as a result of the exercise of these consents.
43. The wastewater treatment and disposal systems must be maintained by a suitably qualified and experienced person so that they operate effectively at all times. As a minimum, this maintenance must be in accordance with the manufacturer's specification. A written record of all maintenance undertaken on the wastewater treatment and disposal systems must be kept. A copy of this record must be provided immediately to the council's assigned monitoring officer on written request.

Advice Note: For compliance purposes, a "suitably qualified and experienced person" is a person employed or trained by the manufacturer of the wastewater treatment system, or someone who can provide evidence of satisfactory qualifications and/or

experience in maintaining the type of wastewater treatment and disposal system installed.

44. The operation of the wastewater treatment and disposal systems must not give rise to any discharge of contaminants to air at or beyond the legal boundaries of the Consents Holders property that are deemed by a council monitoring officer to be noxious, dangerous, offensive, or objectionable.
45. The council may, in accordance with Section 128 of the Resource Management Act 1991 (The Act) serve notice on the Consent Holder of its intention to review the conditions of these consents during the month of July of any year. The review may be initiated for any one or more of the following purposes:
 - (a) To deal with any adverse effects on the environment that may arise from the exercise of these consents and which it is appropriate to deal with at a later stage; or
 - (b) To require the adoption of the best practicable option to remove or reduce any adverse effect on the environment.

The Consent Holder must meet all reasonable costs of any such review

EXPIRY DATE: AUT.044965.01 to AUT.044965.03 31 MARCH 2034
AUT.044965.04 & AUT.044965.05 31 MARCH 2044

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