

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



Non-complying Activity for Land Use Consent (s9)

Discretionary Activity for Streamworks Consent (s13)

Controlled Activity for Discharge Permit (s15)

Discretionary Activity for Land Use (NES CS)

Application numbers:

BUN60388761 (Council Reference)

LUC60388762 (s9 land use consent)

DIS60388763 (s15 stormwater permit)

LUS60388765 (s13 Streamworks consent)

Applicant:

Kiwi Property Holdings Limited

Site address:

79 and 87-89 Carbine Road, and

10, 18 and 18A Clemow Drive, Mount Wellington

Ancillary works within:

- 77 Carbine Road
- 286 Mount Wellington Highway
- North Island Main Trunk Railway (PI 901106 16206 Railway Land)
- Road reserves for Clemow Drive and Carbine Road
- 27 Clemow Drive
- 29 Clemow Drive

Legal description:

Lot 1 DP 90576

Lot 1 DP 110631

Lot 1 DP 146118

Lot 1 DP 204144

Lot 2 DP 204144

Lot 1 DP 42226

Lot 2 DP 169445

Lot 2 DP 110760

Lot 1 DP 110760

Proposal:

To develop a warehousing development (IKEA) and large format retail (LFR) including care-centre, offices, food and beverage, comprehensive development signage, car parking

and ancillary works. Ancillary works involve land disturbance, disturbance of contaminated soils, street tree removal, landscape planting, storage of hazardous materials, road widening and infrastructure connections.

The proposal involves a total of approximately 39,649m² of gross floor area ('GFA') comprised of 24,408m² retail, 2,394m² food and beverage, 2,368m² office, 10,479m² warehousing, and 784 car parks and 60 bicycle parking spaces.

Resource consents are required for the following reasons:

Land use consent (s9) – LUC60388762

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

E12 Land Disturbance - District

- To undertake general earthworks of approximately 5ha and 22,000m³, as the proposed earthworks are greater than 2,500m² and 2,500m³ is a **restricted discretionary activity** under Rules E12.4.1(A6) and (A10) respectively.
- The proposal involves use and development that fails to meet the following core standards and is a **restricted discretionary activity** under Rule C.1.9(2):
 - E12.6.2(1): Land disturbance within riparian yards is proposed to exceed 5m² and 5m³; and
 - E12.6.2(11): Earthworks will involve filling greater than 300mm in depth within a flood plain.

E15 Vegetation Management and Biodiversity

- The proposal involves the removal of vegetation within 10m of the stormwater watercourses to the north and west of the site (see section 4.8.3 above for further detail). Vegetation alteration or removal within 10m of urban streams is a **restricted discretionary activity** under Rule E15.4.1(A9).

E23 Signs

- The proposal involves three free-standing pylon signs and 28 wall-mounted signs. To develop comprehensive development signage is a **restricted discretionary activity** under Rule E23.4.2(A53).

E25 Noise and Vibration

- Activities that do not comply with the permitted activity standards are a restricted discretionary activity under Rule E25.4.1(A2).
 - The proposed piling works for the IKEA building are predicted to exceed the 70dB LAeq day-time construction noise threshold set out in Rule E25.6.28 by up to approximately 10dB.

- The proposed piling and vibratory rolling for earthworks are predicted to exceed the 2mm/s PPV amenity vibration threshold set out in Rule E25.6.30 by up to approximately 8mm/s.

E26 Infrastructure

- One of the seven trees near the southern boundary of the site is more than 50% within the road reserve and is therefore technically a protected 'tree in road'. This tree is proposed to be removed to facilitate the widening of Clemow Drive. Tree alteration or removal of any tree greater than 4m in height and/or greater than 400mm in girth is a **restricted discretionary activity** under Rule E26.4.3.1(A92).
- The proposal involves traffic signal infrastructure within Light Industry-zoned land. Network utilities and electricity generation facilities not listed in Table E26.2.3.1 Activity Table are a **discretionary activity** under Rule E26.2.3.1(A16).

***Note:** The E26 provisions do not explicitly provide for traffic signal infrastructure within zoned land (outside of roads). The general provisions under Table E26.2.3.1 do provide for underground electricity lines (A22) and telecommunications (A40) however roading infrastructure is only provided for under road network activities in Table E26.2.3.2 which applies to existing and unformed roads only. Therefore, consent is sought on a conservative basis as an activity not listed, as above.*

E27 Transport

- The proposal involves parking, loading, and access which is an accessory activity but which does not comply with the following standards and is a **restricted discretionary activity** under Rule E27.4.1(A2):
 - The proposal includes one loading space for the LFR development and results in a shortfall of one loading space as two are required under Standard E27.6.2.8 Number of Loading Spaces.

***Note:** A dedicated loading space is identified on the submitted drawings however, it is only considered sufficient to accommodate one truck at a time.*

- E27.6.4.3 Width of Vehicle Access and Queuing Requirements: The existing 'vehicle crossing' for Te Ahoterangi Drive onto Carbine Road exceeds the 6m in width permitted under (T153) as this is a private road rather than an accessway, with 35m existing and no changes proposed; and
- The proposed vehicle crossings for Access 2 and Access 3 exceed the 9m width permitted under (T155) with 21m and 13m proposed respectively.
- The width of the 'vehicle crossing' associated with the intersection (27 & 29 Clemow Drive) is approximately 33m where 9m is permitted is permitted under (T155).

- The width of the existing western vehicle crossing serving 27 Clemow Drive is proposed to be extended to approximately 9.7m, with 6.2m existing and 9m permitted under (T155). Combined with the neighbouring crossing this results in a total width of approximately 16.7m, with 13.2m existing and 6m permitted under (T146).
- The proposal involves a shortfall of bicycle parking spaces required under E27.6.2.(6) for the following activities:
 - Pursuant to Table E27.6.2.5 (T85) Office, (T88) Food and beverage, (T91) Retail and (T92) Industrial activities (for the IKEA) require 35 bicycle spaces when 31 are proposed being a shortfall of 4 spaces.
 - Pursuant to Table E27.6.2.5 (T93) Care centre requires 1 space plus 1 space per 50 people to be accommodated and 1 space per 10 FTE. Less than four (if any) FTE are required for the Care Centre and the care centre will have less than 50 persons at any one time. There are two spaces required and none provided.

Note: When combined, the total number of bicycles spaces across the development requires 62 bicycle parks, there are 61 proposed.

- The proposal involves more than 1,667m² of retail activities (non-drive-through). Any activity or subdivision which exceeds the trip generation standards set out in Standard E27.6.1 is a restricted discretionary activity under Rule E27.4.1(A3).
- The proposal involves modifications to the existing crossing to Carbine Road (via Te Ahoterangi Rise) and change of use, and new vehicle crossings to Clemow Drive, both arterial roads. Construction or use of a vehicle crossing where a Vehicle Access Restriction applies under Standards E27.6.4.1(2) or E27.6.4.1(3) is a **restricted discretionary activity** under Rule E27.4.1(A5).

E36 Natural Hazards and Flooding

- The southern loading area for IKEA will be subject to flooding of up to 1m in depth. Surface parking areas and above ground parking areas in the 1% annual exceedance probability ('AEP') flood plain, that do not comply with Standard E36.6.1.7 are a **controlled activity** under Rule E36.4.1(A25).
- A number of the proprietary stormwater treatment devices will be within the flood plain. Construction of other land drainage works, stormwater management devices or flood mitigation works in the 1% AEP flood plain is a **restricted discretionary activity** under Rule E36.4.1(A33).
- The proposal involves new buildings within a 1% AEP flood plain. All other new structures and buildings (and external alterations to existing buildings) within the 1% AEP flood plain is a restricted discretionary activity under Rule E36.4.1(A37).
- The western overland flow path will be conveyed via the IKEA undercroft parking area and therefore the proposal involves building over an overland flow path. To develop any buildings or other structures, including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path is a restricted discretionary activity under Rule E36.4.1(A41).

- The proposal involves infrastructure within a flood plain. All other infrastructure in areas listed in the heading above not otherwise provided is a restricted discretionary activity under Rule E36.4.1(A56).

H17 Business – Light Industry Zone

- Retail not otherwise provided for is a non-complying activity under Rule H17.4.1(A21).
- Care Centres are a discretionary activity under Rule H17.4.1A(A25).
- The proposal involves use and development that fails to meet the following core standards and is a **restricted discretionary activity** under Rule C.1.9(2):
 - H17.6.1 Building Height: The proposed IKEA building exceeds the permitted 20m height by up to 0.7m in vertical height, with plant and access stairs exceeding up to 2.8m in vertical height. The proposed IKEA pylon sign exceeds 1.5m in height and is therefore a 'building'. It has a maximum height of 30m and therefore exceeds the permitted 20m height limit by up to 10m across a length of 3.2m.
 - H17.6.3 Maximum impervious area within the riparian yard: The proposal results in the following changes to impervious areas within riparian yards:

Table 3: Existing versus proposed impervious areas within riparian yards.

Riparian Yard	Impervious Area within Riparian Yard (refer Pages 45 and 46 of architectural plans)		
	Existing	Proposed	Difference
Stormwater Culvert			
Northern yard	77%	78%	+1%
Southern yard	74%	73%	-1%
<i>Total</i>	<i>75.5%</i>	<i>75.5%</i>	No change
Western Watercourse			
Eastern yard	45%	49%	+4%
Western yard	0%	0%	No change
<i>Total</i>	<i>22.5%</i>	<i>24.5%</i>	+2.5%

- H17.6.4 Yards: The minimum 10m required riparian yard is encroached as follows:
 - The proposed IKEA building encroaches into the southern riparian yard of the stormwater culvert by up to a maximum of approximately 3.6m in depth over a combined length of approximately 184m resulting in 73% of the margin with impermeable surfacing and encroaches into the northern riparian yard resulting in 78% impermeable surfacing (Te Ahoterangi Rise and line of poplars).

- The proposed IKEA building encroaches into the eastern riparian yard of the western watercourse by up to a maximum of approximately 6m in depth over a combined length of approximately 110m with 49% impermeable surfacing;
- The proposed pedestrian bridge, Access 4 bridge, and Access 1 culvert are located entirely within the southern riparian yard of the stormwater culvert, and the eastern riparian yard of the western watercourse.

H13 Business – Mixed Use Zone

- The proposed bridges over the watercourse are considered to be 'buildings'. New buildings are a **restricted discretionary activity** under Rule H13.4.1(A45).
- The proposal involves use and development that fails to meet the following core standards and is a **restricted discretionary activity** under Rule C.1.9(2):
 - H13.6.5 Yards: The proposed pedestrian bridge, Access 4 bridge, Access 1 culvert, and the LFR/Sylvia Park pylon sign are located within the northern riparian yard of the stormwater culvert; and
 - H13.6.7 Maximum impervious area within the riparian yard: The proposal results in changes to the impervious areas within the riparian yard of the northern stormwater culvert as described in Table 3 above.

I336 Sylvia Park Precinct

- The proposed footbridge to Te Ahoterangi Rise is considered to be 'building'. New buildings within Sub-Precinct A are a **controlled activity** under Rule I336.4.1(A2).

Regional land use (operative plan provisions)

E9 Stormwater Quality – High Contaminant Generating Carparks and Roads

- To undertake stormwater treatment of approximately 20,363m² car parking, access, and landscaped areas on the site, of which approximately 16,100m² is uncovered parking and accessways, with stormwater treatment proposed in accordance with GD01.
- Development of a new or redevelopment of an existing high contaminant generating car park greater than 5,000m² is a **controlled activity** under E9.4.1(A6).

E11 Land Disturbance - Regional

- To undertake general earthworks of approximately 5ha, as the proposed earthworks are greater than 2,500m² within the Sediment Control Protection Area, is a **restricted discretionary activity** under Rule E11.4.1(A9).

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011(DIS60388763)

- The proposal involves soil disturbance and changing use of land identified as being previously subject to activities on the Hazardous Activities and Industries List ('HAIL') and a detailed site investigation has not been undertaken. Therefore, the proposal is a **discretionary activity** under Regulation 11.

Streamworks consent (s13) – LUS0388765

E3 Lakes, Rivers, Streams, and Wetlands

- The proposal involves the construction of a new culvert to provide for Access 1, as well as a new vehicular and pedestrian bridge beneath Te Ahoterangi Rise, for Access 4. Culverts complying with the standards in E3.6.1.18 and bridges complying with the standards in E3.6.1.16 are permitted activities under E3.4.1(32) and E3.4.1(A29) respectively, however, as the overall development will result in a slight increase in flooding levels in certain areas (which cannot be isolated as being caused by any one aspect of the proposal), the proposal is considered to not comply with permitted activity standards E3.6.1.14(7), E3.6.1.16(1), and E3.6.1.18(2), and therefore consent is sought.
 - Any activities not complying with the general permitted activity standards in E3.6.1.1 or the specific activity standards in E3.6.1.14 to E3.6.1.23 is a **discretionary activity** under E3.4.1(A44).

Streamworks – Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES:F)

- The proposal includes modifications of the existing watercourse near the north-eastern property boundary and the creation of a culvert structure which requires consent for a **discretionary activity** under regulation 71 of the NES:F.

Discharge permit (s15) – DIS60388763

E30 Contaminated Land

- Discretionary activity pursuant to rule E30.4.1 (A7) since the site has been subject to multiple HAIL activities and soil/groundwater contamination status on the site have not been fully characterised yet that it does not meet a permitted activity under rule E30.4.1 (A4) and a **controlled activity** under rule E30.4.1 (A6).

The reasons for consent are considered together as a **non-complying activity** overall.

Decision

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

Acting under delegated authority, under sections 104, 104B, 104D, 105, 107 and Part 2 of the RMA, the resource consents are **GRANTED**.

Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal are found to be acceptable for the following reasons:
 - a. The resource consent application is supported by all relevant specialist reports, and these have been reviewed by Council's specialist matter experts (and Auckland Transport) who have all confirmed general agreement with the conclusions reached in the applicant's reporting. Further to this, the relevant specialists have all provided memorandums in support of the development.
 - b. Additional memos/comments have been provided by Auckland Transport and Council's traffic engineer and Urban Design in support of the minor amendments to the road and intersection design changes made post the notification determination.
 - c. The owners of 27 & 29 Clemow Drive and Tenants of 27 & 29 Clemow Drive (Fresh Direct Limited) and KiwiRail have provided written approval for the development and all adverse effects on these owners and occupiers have been disregarded.
 - d. The proposed retail activity will integrate with the adjoining land uses located within the Sylvia Park Precinct and Metropolitan Centre whilst not compromising the surrounding industrial zoned land and uses. From an economic perspective, the development will not compromise the vibrancy and vitality of nearby centres whilst encouraging consumers to travel to Sylvia Park. Alternative locations were explored and this one selected as suitable to ensure the Hierarchy of Centres within Auckland was not compromised.
 - e. The IKEA building is designed utilising sustainable materials and is utilising a range of sustainability measures including to reduce stormwater effects and minimise environmental effects on the adjacent watercourse.
 - f. The large format retail building is designed to integrate with the character of the surrounding streetscape and industrial/ commercial land uses with glazing at ground level providing surveillance of the street. The built form is supported by relevant and necessary comprehensive development signage which identifies the relevant businesses and wayfinding paths to assist with pedestrian, cycling and vehicular movements to and from the development. Whilst key signage exceeds the height limit for the zone, this is considered to result in minimal effect to the character and amenity of a significant commercial and industrial area of the City.
 - g. The footbridge connecting to Sylvia Park is partially within the Sylvia Park Precinct and does not compromise the amenity within the precinct and is similar to the existing situation.
 - h. The proposed comprehensive development signage is of a scale and form that does not compromise the character of the area which consists of established light industrial and commercial activities. Whilst the pylon height exceeds maximum building height, given its limited mass, it is not visually dominant and assists to attract customers from the east in particular.
 - i. Contaminated soils and hazardous substances are being managed onsite in accordance with the EMP provided and the DSI mitigation measures proposed by the

applicant. Accordingly, Human health and safety of workers during excavations and operations of the proposed land uses is adequately provided for.

- j. Tree retention and planting strategy contributes to maintain a reasonable standard of amenity onsite and softens the visual impact of impervious areas associated with both built form and carparking.
- k. In terms of stream ecology and health the following is relevant:
 - i. Although the proposed development infringes the riparian yard in terms of impervious area, there is sufficient riparian margin providing the required functions to support water quality, water quantity and amenity values such as bank stability, filtration of runoff, shelter and shade to the stream.
 - ii. Notwithstanding the scale of the building, the proposed planting of native planting within the subject riparian yard is considered to mitigate any adverse effects on the stream through reduced bank stability and filtration capacity, and increased surface water runoff.
 - iii. In addition to this planting, the proposed removal of weed vegetation and infill planting to the riparian margin of the Sakaria Stream on the subject site bank within the Kopupaka Reserve will also support the stream ecology and health.
 - iv. Appropriate conditions have been agreed to ensure suitable landscaping details (including eco-sourcing of species, grading of specimen trees), and provision of ongoing maintenance are provided to ensure appropriate mitigation is achieved for this sensitive environment.
- l. In terms of sediment and erosion controls:
 - i. The erosion and sediment controls proposed are important to protect the downstream aquatic receiving environment. As the ESCP is indicative only, a final ESCP be provided ahead of works commencing. In addition, a general suite of recommendations has been accepted by the applicant and ensure erosion and sediment controls are in place prior to the land disturbance activity commencing and to ensure controls are constructed, operated, monitored and maintained in accordance with GD05 and best practice land management.
 - ii. Provided the controls are constructed as outlined and conditioned it is considered that the potential effects associated with earthworks will be appropriately managed. The sensitivity of the receiving environment to the adverse effects of potential sediment discharges will not be compromised given the potential level of discharge, the application of suitable control technology and appropriate on-site management techniques.
 - iii. It is considered a five-year period will be sufficient to complete work whilst allowing for construction delays. It is therefore recommended that the earthworks element of the land use consent expire in 5 years from the date the consent is issued.
- m. Construction noise and vibration will be managed through a Construction Noise and Vibration Management Plan which will work alongside the construction management

plan and construction traffic management plan to manage adverse effects. Consultation with neighbouring properties will occur to ensure buildings on adjacent properties are vacant at times when piling is anticipated to exceed noise limits. Varied hours of construction (including nights) will also assist to avoid effects on neighbouring persons – noting the surrounding area is largely industrial/commercial activities.

- n. Stormwater management onsite is acceptable and will utilise detention tanks and eco-filters to ensure the public network is not overloaded in terms of capacity and that the wider catchment is protected in terms of water quality.
 - o. Traffic management measures are in place for the IKEA store opening with an opening strategy which utilises temporary wayfinding signage for the first 6months. This is appropriately located within the local road network and not on SH1.
 - p. Road widening works and the installation of signalised intersection at access 2 ensures safe ingress and egress from the site with minimal impacts to the local road network.
 - q. Pedestrian connections over the rail lines are designed to ensure safety is not hindered and with weather protection provided on the bridge the pedestrian experience between Sylvia Park and IKEA will be pleasant.
 - r. Street tree removal does not result in any significant loss of amenity to the street and will be mitigated through the use of replacement planting.
 - s. Flood hazards onsite are not exacerbated and diversion of overland flow paths will not occur at the site boundaries. Thus, adjoining persons and properties are not adversely affected by the introduction of built form near and over these hazards. Appropriate finished floor levels are provided to avoid effects on users of the site.
 - t. Cultural design is being incorporated into the developments fence design and new riparian plantings will be native in accordance with mana whenua groups recommendations.
 - u. Mana whenua groups will be involved in cultural inductions at commencement of land disturbance and cultural monitoring invites will be provided to interested mana whenua groups. Accidental discovery protocols will be adhered to during works.
2. In accordance with an assessment under s104(1)(b) of the RMA, the proposal is found to be consistent with the relevant statutory documents, including the relevant objectives and policies and assessment criteria of Chapters B2,B3, B7, E3, E8, E12, E15, E23, E25, E27, E36, E38, H9, H13, & H17, as well as, the objectives and policies of the National Policy Statement for Freshwater Management (NPS FM), National Policy Statement on Urban Development (NPS-UD), National Environmental Standard for Freshwater (NES F), and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES CS) for the reasons below:

AUP:OP Regional Policy Statement

- a. Chapter B2, Urban Growth and Form of the AUP:OP Regional Policy Statement is considered relevant as the policies in B2.5.2 seek to enable commercial activities and the efficient use of industrial land, Chapter B3 Infrastructure, Transport and Energy is also relevant as policies B3.3 seek for transport to integrate with, and support, a quality

compact urban form and improve the integration of land use and transport services and routes. The proposal is consistent with these provisions due to the proximity to the Sylvia Park Precinct and mix of commercial activities, the Sylvia Park train station and the existing roading network. In addition, Chapter B7, Natural Resources as the objectives and policies in section B7.3 seek to ensure the enhancement of degraded freshwater systems, freshwater system loss is minimised and that any adverse effects are avoided, remedied or mitigated. Section 7.4 seeks to maintain water quality in freshwater bodies and coastal waters which have good water quality, and to enhance the water quality in degraded systems. The development is consistent with these provisions given the stream works management plan and other mitigation measures included around construction and earthworks activities.

National Policy Statement: Freshwater Management 2020 (NPS: Freshwater Management)

- b. The NPS:FM came into effect on 3 September 2020. The objective of the NPS:FM centres on ensuring that natural and physical resources are managed in a way that prioritises; first, the health and well-being of water bodies and freshwater ecosystems; second, the health needs of people (such as drinking water); and third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.
- c. I have considered the NPSFM 2020's objective in my assessment to ensure that natural and physical resources are managed in a way that prioritises:
 - (i) first, the health and well-being of water bodies and freshwater ecosystems
 - (ii) second, the health needs of people (such as drinking water)
 - (iii) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.
- d. The application will achieve the above objectives through the proposed stormwater management as described in the assessment part of this report and the implementation of a range of conditions.

National Policy Statement: Urban Development

- e. The NPS-UD directs local authorities to ensure that sufficient provision is made to accommodate growth in New Zealand's high growth urban economies (Tier 1 councils) such as Auckland. The objective is to achieve well-functioning urban environments (Obj. 1), with substantial growth provided for through urban intensification in accessible areas. Specifically, it aims for more growth to be enabled in areas in or near centres or other areas with many employment opportunities (Obj. 3a), areas well-served by public transport (Obj. 3b) or in areas with a high demand for business land (Obj. 3c). The NPS-UD also aims for "urban environments, including their amenity values, [to] develop and change over time in response to the diverse and changing needs of people, communities, and future generations (Obj. 4)."
- f. In this regard the proposal aligns with the objectives of the NPS UD enabling intensification of commercial activity in this location.

Auckland Unitary Plan (operative in part)

E1.2. Objectives – (1)-(3) E1.3. • Policies – (1)- (7), (9), (10), (12)-(14).

- g. Stormwater treatment areas and devices appropriately designed and located to ensure that any adverse stormwater runoff effects are appropriately mitigated and avoided.

E8.2 Objectives and E8.3 Policies Stormwater – discharge and diversion and E9.2 Objectives and E9.3 Policies Stormwater quality – High contaminant generating car parks and high use roads

- h. The application is considered consistent with the above objectives and policies, which direct to the objectives and policies of chapters E1 and E2 regarding water, for the following reasons:
- i. The stormfilter is recognised and approved by Auckland Council – HWD to provide contaminant removal in accordance with and the Proprietary Devices Evaluation Protocol (PDEP) to achieve an equivalent level of quality treatment referenced in the AUP (OP) standards (i.e. GD01) and is the recognised best practise level of stormwater quality treatment.

E11.2 Objectives and E11.3 Policies – Land Disturbance – Regional

- j. These objectives and policies state that earthworks should be undertaken in a manner that protects people and the environment, minimising sediment generation and avoiding, remedying or mitigating adverse effects.

It is considered that adequate erosion and sediment control measures can be implemented in accordance with best practice and GD05 guidelines. The earthworks will not result in sediment contaminant discharges to the surrounding sensitive receiving environment.

E12.2(1) Objective and E12.3 Policies – Land Disturbance – District

- k. The application is considered consistent with the relevant objective and policies for the following reasons:
- An Accidental Discovery Protocol advice note is recommended as there is considered to be a low risk of archaeological discovery;
 - The scale of the earthworks is in accordance with the size of the site and the development being undertaken;
 - All nuisance arising during the works (dust, noise, traffic etc) can be appropriately managed through offered conditions and accepted conditions by the applicant to ensure the stability and safety of surrounding land, buildings and structures.

E15.2 Objectives and E15.3 Policies – Vegetation Management and Biodiversity

- l. The application is considered consistent with the above objectives and policies for the following reasons:
- The required vegetation removal within the urban stream riparian yard is exotic weed species;

- Mitigation measures protecting lizards and planting will overcome and potential concerns.

E23.2 Objectives and E23.3 Policies – Signs

- m. The application is considered consistent with the above objectives and policies for the following reasons:
- The proposed wall-mounted and free standing signs are commensurate in size with the scale of the buildings and do not feature any digital, flashing or revolving or changeable messages. Whilst the large IKEA pylon sign will exceed height limits for the zone, the areas amenity will not be compromised and the sign will assist with wayfinding and encourage trips along the western access points of the site.
 - The signs will not impact traffic or pedestrian safety along the surrounding road network.

E25.2 Objectives and E25.3 Policies

- n. The application is considered consistent with the objectives E25.2(1, 2, & 4) and policies (E25.3(3, 4, & 10) for the following reasons:
- Noting the site's location in an industrial/ commercial area, people are protected from unreasonable levels of noise and vibration and the amenity of residential zones are protected from unreasonable noise and vibration, particularly at night. Construction activities that cannot meet noise and vibration standards are enabled while controlling duration, frequency and timing to manage adverse effects. This is done through adherence with a construction noise and vibration management plan and the implementation of mitigation measures within the construction management plan.

E27.2 Objectives and E27.3 Policies – Transport

- o. The application is considered consistent with the above objectives and policies for the following reasons:
- The proposed parking, loading and access are appropriate for the proposed development, and have been assessed as acceptable;
 - Cycle facilities will be provided within the site to encourage the use of alternative transport options for visitors and onsite staff; and
 - The trips generated by this proposal will still maintain the safe, efficient and effective operation of the transport network.

H9 Business Metropolitan Centre Zone H9.2 (1,2,3 & 7) & H9.3 (1, 3, 7, 12, 20 & 22)

- p. The application is considered consistent with the objectives H9.2 (1,2,3 & 7)) and policies H9.3 (1, 3, 7, 12, 20 & 22) for the following reasons:
- Ancillary works within land zoned for the Business Metropolitan centre relates to the footbridge over the railway line. This is a small addition to the existing bridge which extends to Sylvia Park and contributes to improvement of pedestrian amenity, movement, safety and convenience for people of all ages and abilities.

H13 Business Mixed Use Zone Objectives H13.2(1-3, 7 & 9) and Policies H13.3 (1, 3, 4, 11, 12, 20 & 22)

- q. The application is considered consistent with the above objectives H13.2(1-3, 7 & 9) and policies H13.3(1, 3, 4, 11, 12, 20 & 22) for the following reasons:
- Ancillary works within land zoned Business Mixed Use relates to the upgrades to Te Ahoterangi rise and involves road improvements, creation of access, widened footpaths, vegetation removal and planting. The works maintain a high level of amenity for the connecting road between Carbine Road and Sylvia Park Precinct. Whilst works within riparian yards are suitably managed via the landscaping treatments and adherence to the construction management and streamworks management plans. The business mixed use zone is not compromised and overall, the pedestrian journey and connection with the wider development is of a quality design.

H17 Business – Light Industry Zone Objectives H17.2 (1-4) and Policies H17.3 (1, 3, 8)

- r. The application is considered consistent with the above objectives H17.2 (1-4) and policies H17.3 (1, 3, 8) for the following reasons:
- The zone aims to ensure that light industrial activities locate and function efficiently within the zone and that the establishment of activities that may compromise the efficiency and functionality of the zone for light industrial activities is avoided. In this case, the development does include retail activities that are not provided for, however, given the context of the surrounding environment which includes the Sylvia Park metropolitan centre, a transition to the east is an essential part of that Centre's development. The IKEA and LFR will be able to contribute positively to this economically and from an amenity and visitor journey perspective. Whilst the warehousing activity is considered an appropriate land use for the site, it is the LFR which will activate the street frontage and assist to encourage customers to utilise the western access points to Sylvia Park.
 - s. The development also includes a range of management plans to manage adverse effects on amenity values and the natural environment (including the watercourse to the north and west), both within the zone and on adjacent areas. These are included as conditions of consent offered by the applicant.
3. In accordance with an assessment under s104(1)(c) of the RMA the following other matters have been considered:
- a. The KiwiRail designation adjoins the subject site and the proposal involves works within the dedicated rail corridor. The consent holder has a beautification lease agreement with KiwiRail for the stream that flows between the designated land and the subject site. Any works associated with rejuvenation of this area is considered to be subject of a s176 approval process which sits outside of this resource consent. Noting KiwiRail has also provided written approval for the application.

No other matters were considered relevant or reasonably necessary to determine the applications.

4. There is no prohibition under s104D on granting these resource consents.

5. The provisions of Section 105 have been met as it has been determined that there are no significant effects on the receiving environment. It has been assessed that the applicant's reasons for the proposed choice of stormwater management are appropriate in the circumstances and regard has been had to alternative methods of discharge applicable in this case. Section 107(1) of the RMA places restrictions on the granting of certain discharge permits that would contravene Sections 15 or 15A of the RMA. The proposal will not give rise to any of the effects listed in Section 107(1).
6. There is no need to look to Part 2 of the RMA in making this decision, as the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA and they have captured all relevant planning considerations. They also contain a coherent set of policies designed to achieve clear environmental outcomes and provide a clear framework for assessing all relevant actual and potential effects. An assessment against Part 2 would not add anything to the evaluative exercise.
7. Overall, the proposal is an appropriate form of the development for the subject site and aligns with the provisions set out in sections 104 of the RMA and is acceptable.

Conditions

Under sections 108, 108AA of the RMA, these consents are subject to the following conditions:

General conditions

These conditions apply to all resource consents.

1. These consents must be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent numbers LUC60388762, DIS60388763 and LUS60388765 (BUN60388761):
 - Application Form and Assessment of Environmental Effects prepared by Sarah Rendle, Barker & Associates dated 14 October 2021.

Report title and reference	Author	Rev	Dated
Landscape Design Resource Consent Report	Boffa Miskell Limited	1	October 2022
Transport Assessment Report	Commute Transportation Consultants	-	14 October 2021
Engineering Infrastructure and Construction Methodology Report	Stiffe Hooker Limited	-	7 October 2021
Stormwater Management Plan and Flood Risk Assessment	CKL Limited	-	11 October 2021
Environmental management Plan	Geosciences Limited	-	15 September 2021
Assessment of Ecological Effects	IKEA Pty Ltd and Kiwi	-	13 October 2021

	Property Holdings Limited		
Arboricultural Assessment of Proposed IKEA and Large Format Retail Development to the East of Sylvia Park	Peers Brown Miller Limited (PBM)	-	11 October 2021
Combined Preliminary and Detailed Site Investigation	ENGEO Limited	-	3 February 2022
Site Management Plan	ENGEO Limited	-	3 February 2022
Acoustic Effects Assessment	Marshall Day Acoustics	-	1 October 2021
Subdivision Scheme Plan	Harrison Grierson Consultants Limited	A	8 October 2021
Rules Assessment	Barker & Associates Limited	-	October 2021
Geotechnical Investigation Report	ENGEO Limited	-	8 October 2021
Economic assessment	M.E Consulting	-	17 September 2021

Drawing title and reference	Author	Rev	Dated
Architectural and Signage Plans			
1 Cover Page	Ignite	-	March 2022
2 Contents	Ignite	-	n.d.
3 Contents 01 – Site Context	Ignite	-	n.d.
4 Site Strategy	Ignite	A	4 October 2021
5 Location Plan	Ignite	A	4 October 2021
6 Masterplan	Ignite	A	4 October 2021
7 Site Zoning Controls Summary	Ignite	-	n.d.
8 Existing Site Plan	Ignite	C	14 January 2022
9 Site Vehicular Access	Ignite	A	4 October 2021
10 Pedestrian Circulation	Ignite	A	4 October 2021
11 Key Moves	Ignite	A	4 October 2021
12 Streetscapes	Ignite	-	n.d.
13 Site Photos – Key Plan	Ignite	E	10 March 2022
14 Site Photos	Ignite	-	n.d.
15 Site Plan	Ignite	F	10 March 2022
16 Signage Plan	Ignite	E	10 March 2022

17 Contents 02 – IKEA	Ignite	-	n.d.
18 Visuals	Ignite	-	n.d.
19 Visuals	Ignite	-	n.d.
20 Visuals	Ignite	-	n.d.
21 Ground Floor Plan	Ignite	F	10 March 2022
22 First Level Floor Plan	Ignite	F	10 March 2022
23 Second Level Floor Plan	Ignite	F	10 March 2022
24 Roof plan	Ignite	F	10 March 2022
25 Elevations	Ignite	C	10 March 2022
26 Sections	Ignite	B	4 October 2021
27 Precedent Imagery	Ignite	-	n.d.
28 Contents 03 – Large Format Retail	Ignite	-	n.d.
29 Elevated View	Ignite	-	n.d.
30 Visuals	Ignite	-	n.d.
31 Ground Floor Plan	Ignite	D	10 March 2022
32 Roof Plan	Ignite	D	10 March 2022
33 Elevations	Ignite	B	10 March 2022
34 Precedent Imagery	Ignite	-	n.d.
35 Contents 04 – Sylvia Park Link Bridge Connection	Ignite	-	n.d.
36 Sylvia Park Link Bridge Connection	Ignite	B	4 October 2021
37 Site Views	Ignite	-	n.d.
38 Visuals	Ignite	-	n.d.
39 Visuals	Ignite	-	n.d.
40 Visuals	Ignite	-	n.d.
41 Visuals	Ignite	A	4 October 2021
42 Contents 05 – Transport Solutions	Ignite	-	n.d.
43 Transport Infrastructure Upgrades	Ignite	C	10 March 2022
44 Proposed Highway Signage – Indicative Locations	Ignite	A	19 April 2022
44 Proposed Highway Signage – Indicative Content – <i>For Discussion Only</i>	Ignite	A	19 April 2022
45 Contents 06 – Riparian Yard	Ignite	-	n.d.
46 Existing Site – Riparian Yard	Ignite	C	14 January 2022

47 Proposed Site – Riparian Yard	Ignite	F	10 March 2022
48 Our Studios	Ignite	-	n.d.
Pylon elevation	Diadem	Issue 17	n.d.
Pylon illumination and screen display table	Diadem	Issue 17	n.d.
Engineering Plans			
RC-01 Existing Site Plan	Stiffe Hooker Limited	A	4 October 2021
RC-02 Existing Site Drainage Plan	Stiffe Hooker Limited	A	4 October 2021
RC-03 Existing Site Services Plan	Stiffe Hooker Limited	A	4 October 2021
RC-04 Proposed Site Levels Plan	Stiffe Hooker Limited	A	4 October 2021
RC-05 Proposed Site Levels Plan 77 Carbine Road	Stiffe Hooker Limited	A	4 October 2021
RC-06 Proposed Site Drainage Plan	Stiffe Hooker Limited	B	7 October 2021
RC-07 Proposed Site Sediment Control Plan	Stiffe Hooker Limited	A	4 October 2021
RC-08 Sediment Pond Sections & Details	Stiffe Hooker Limited	A	4 October 2021
RC-09 Proposed Cut/Fill Areas Plan – Bulk Earthworks	Stiffe Hooker Limited	A	4 October 2021
RC-10 Proposed Cut Areas Plan – Stormwater Detention Excavation	Stiffe Hooker Limited	A	4 October 2021
RC-11 Proposed Bridge Links	Stiffe Hooker Limited	A	4 October 2021
RC-12 Proposed Bridge Links	Stiffe Hooker Limited	B	20 December 2021
RC-14 Central Accessway Bridge Plans & Section	Stiffe Hooker Limited	C	21 December 2021
Transportation			
Figure A1 Te Ahoterangi Rise Concept Road Design / Linemarking	Commute Transportation Limited	K	11 March 2022
Figure A2 Carbine Road Concept Road Design / Linemarking	Commute Transportation Limited	K	30 March 2022
Figure B1 Concept Intersection Layout Access 2 – Clemow Drive Signalised Intersection	Commute Transportation Limited	0	26 January 2023

Figure B2 Concept Intersection Layout Vehicle Tracking – Southern Approach Movements	Commute Transportation Limited	O	26 January 2023
Figure B3 Concept Intersection Layout Vehicle Tracking – Southern Approach Movements	Commute Transportation Limited	O	26 January 2023
Figure B4 Concept Intersection Layout Vehicle Tracking – Northern Exit Movements	Commute Transportation Limited	O	26 January 2023
Figure C1 Vehicle Tracking – Access 3 LRT Entry / Exit	Commute Transportation Limited	K	11 March 2022
Figure D1 Access 3 Proposed Mitigation Measures	Commute Transportation Limited	K	11 March 2022
Figure D2 Mount Wellington Highway Southbound Proposed Mitigation Measures	Commute Transportation Limited	K	30 March 2022
Figure D3 Mount Wellington Highway Southbound Proposed Mitigation Measures	Commute Transportation Limited	K	30 March 2022
Figure E1 Carbine Road Proposed Road Widening	Commute Transportation Limited	K	30 March 2022
Figure F1 Concept Road Layout Clemow Drive 1/3	Commute Transportation Limited	O	3 February 2023
Figure F2 Concept Road Layout Clemow Drive 2/3	Commute Transportation Limited	O	3 February 2023
Figure F3 Concept Road Layout Clemow Drive 3/3	Commute Transportation Limited	O	3 February 2023
Figure F4 Concept Road Layout Vehicle Tracking – Proposed Flush Median	Commute Transportation Limited	O	20 December 2022

Other additional information	Author	Rev	Dated
Section 92 response letter	Barker & Associates	-	9 February 2022
AEE Addendum	Barker & Associates	-	9 February 2022
10 Clemow Drive, Mt Wellington – S92 response stormwater matters	CKL	-	27 January 2022
Section 9 Acoustics – Construction Noise and Vibration	Marshall Day Acoustics	-	18 January 2022

Firefighting Water Supply at 10, 18, 20 Clemow Drive and 79, 87-89 Carbine Road	Nova Flowtec Services LTD	-	28 February 2020
Section 92 Response – Clemow Drive / Carbine Road Block, Mt Wellington, Auckland	ENGEO	-	20 December 2021
Sylvia Park IKEA / Large Format Retail – S92 Urban Design	Boffa Miskell	0	February 2021
Email to Iwi – Minutes from Hui and Overview of Proposal	Barker & Associates	-	n.d.
Response to Contaminated Land Queries in S92 Request – Sylvia Park – Zone E – South, IKEA / LFR Site, Mount Wellington, Auckland	ENGEO	-	3 February 2022
Email response to culvert under NES-FW – Re: PREMIUM: Sylvia Park IKEA – BUN60388761 – Ecology – streamworks -Further info request	Barker & Associates	-	10 March 2022
Mana Whenua Engagement – IKEA and Large Format Retail Development, Sylvia Park (BUN60388761)	Barker & Associates	-	6 April 2022
Section 92 response letter – Transportation and supporting table – Consolidated Further Information Response to Transport Queries	Barker & Associates	-	21 April 2022
Proposed IKEA and Large Format Retail Development, Mount Wellington TWG Modelling and s92 Update – Transport Matters	Commute Transportation Consultants	-	11 March 2022
Proposed IKEA and Large Format Retail Development, Mount Wellington Section 92 Response (BUN60388761) – Transportation Matters	Commute Transportation Consultants	-	21 January 2022
Stormwater Response Memo – 10 Clemow Drive, Mt Wellington -S92 response stormwater matters	CKL	-	27 January 2022
Stormwater Response Memo – BUN60388761 / DIS60388763 / SUB60388764 LUS60388765-S92 response stormwater matters	CKL	A	25 February 2022
Updated Transportation Assessment Figures 18-20	N/A	-	25 November 2021

Proposed IKEA and Large Format Retail Development, Mount Wellington TWG Modelling and s92 Update – Question 10 Matters	Commute Transportation Consultants	-	18 March 2022
Proposed IKEA and Large Format Retail Development, Mount Wellington TWG Modelling and s92 Update – SH1 Interchange	Commute Transportation Consultants	-	7 April 2022
Stormwater Response Memo – IKEA and Large Format Retail Development – Auckland Transport RFI response	CKL		30 March 2022
Attachment 10 – B&A Letter – Clemow Drive Properties – dated 13 April 2022	Barker & Associates	-	2 May 2022
Proposed IKEA and Large Format Retail Development, Mount Wellington – Access 2 and Clemow Drive Improvements	Commute Transportation Consultants	-	26 January 2023
Design Updates Memo – IKEA and Large Format Retail Development, Sylvia Park (BUN60388761)	Barker & Associates	-	8 February 2023

Lapse Date

2. Under section 125 of the RMA, these consents lapse five years after the date they are granted unless:
 - a. The consents are given effect to; or
 - b. The council extends the period after which the consents lapse.

Expiry Date

3. Resource consent LUC60388762 (regional earthworks) must expire 5 years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Monitoring Charges

4. The consent holder must pay the council an initial consent compliance monitoring charge of \$2,040 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance

with the resource consent(s). In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

Pre-commencement conditions

Pre-Start Meeting

5. Prior to the commencement of any works associated with either the IKEA or Large Format Retail (LFR) development, 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) days before the anticipated commencement of earthworks;
 - c. includes representation from the Council;
 - d. representation from the site stormwater engineer
 - e. includes representation from the contractors who will undertake the works; and
 - f. includes an invitation to representatives of the following Mana Whenua groups to attend to provide for carrying out karakia, and cultural inductions, if required:
 - i. Ngāti Maru
 - ii. Ngāti Pāoa Trust Board
 - iii. Ngāi Tai ki Tāmaki
 - iv. Ngāti Tamaoho
 - v. Ngāti Te Ata
 - vi. Te Ākitai Waiohū
 - vii. Te Patukirikiri

Representatives of these Mana Whenua groups must be given at least 10 working days' notice of the meeting and reasonable endeavours must be made to accommodate their attendance.

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

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions;
- contact details of the site contractor and site stormwater engineer; and
- Stormwater management plans.

- Construction Noise and Vibration Management Plan required by condition # 11
- Construction Management Plan required by condition #14
- The final Erosion and Sediment Control Plan required by condition #15 below; and
- Landscape Treatment and Maintenance – Finalised Details required by condition #17
- Construction Traffic Management Plan required by condition # 19
- The Chemical Treatment Management Plan required by condition #43; and
- The Native Fish Capture and Relocation Plan as required by condition #119
- Streamworks Management Plan required by condition #16 below
- Any cultural induction material supplied to the consent holder by or on behalf of Mana Whenua.

Advice note:

To arrange the pre-construction meeting please contact the Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.

Cultural Monitoring

6. The consent holder must invite representatives of the Mana Whenua groups listed in Condition 5f to undertake cultural monitoring, karakia and other such cultural ceremonies on the site, associated with the following milestones:
 - a. Pre-start meeting;
 - b. Commencement of earthworks; and
 - c. Immediately prior to completion of bulk earthworks across the site.

Mana Whenua must be afforded the opportunity to provide Cultural Monitoring as deemed required by the respective Mana Whenua Representatives.

Mana Whenua must be afforded access to the site at their discretion, provided the appropriate Health and Safety Protocols are followed.

The consent holder must provide a minimum of 10 working days' notice to representatives of Mana Whenua of the anticipated dates for the above milestones.

Advice Note:

“Earthworks” includes both Topsoil Stripping and Bulk Earthworks.

Engagement with Mana Whenua

7. The consent holder must consult with the Mana Whenua groups listed in Condition 5e on the following aspects of the design:
 - a. Erosion and sediment control measures;
 - b. Stormwater treatment;
 - c. Planting;

- d. The interface with and works to and around the northern and western watercourses, including:
 - i. Riparian planting;
 - ii. Any opportunities for ecological enhancements; and
 - iii. The 'Culvert-edge walkway' design (as identified in the approved landscaping plans), which includes the fencing around the northern watercourse.
- e. Naming of the northern watercourse and the central accessway.

If the consent holder has not received any comments from a Mana Whenua group within 15 working days (or otherwise agreed), the consent holder may consider that that Mana Whenua group has no comments. The consent holder must provide evidence of this consultation as part of the submitted documentation to the Council as required under Conditions 15 (Finalised ESCP Condition), 37 (SW Condition) and 17 (Detailed Landscaping Plans Condition) below and explain the input of Mana Whenua and how this has been responded to in the content/design.

Architectural design plans

8. Prior to commencement of any works, other than for foundation/structural works, a finalised set of architectural detail drawings, materials specifications (including details of the building's façade treatment / architectural features / fenestration; screening of the IKEA carpark; accessibility; materials schedule and specification; sample palette of materials, surface finishes, and colour schemes, including colour swatches;) and further details on signage locations, dimensions, materials and finishes must be submitted to Council for written certification by Council's Team Leader Monitoring (Central).

The finalised set of drawings must ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced at condition 1.

For the avoidance of doubt, this condition does not need to be satisfied for any building consent relating to earthworks, drainage, retaining wall, foundation, or structural elements of the development.

All works must then be carried out with the details certified by council, and thereafter retained and maintained, to the satisfaction of the Council.

Advice Note:

As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Auckland Design Office to ensure that the submitted details are consistent with the approved plans and information.

Accidental Discovery Protocol

9. If, at any time during site works, sensitive materials (koiwi/human remains, an archaeology site, a Māori cultural artefact, a protected New Zealand object, or a lava

cave greater than 1m in diameter) are discovered, then the protocol set out in standards E11.6.1 and E12.6.1 of the Auckland Unitary Plan (Operative in Part) must be followed. In summary these are:

- a. All works must cease in the immediate vicinity (at least 20m from the site of the discovery) and the area of the discovery must be secured including a buffer to ensure all sensitive material remains undisturbed.
- b. The consent holder must immediately advise, Council, Heritage New Zealand, Pouhere Taonga, Mana Whenua Representatives, 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 Māori origin, representatives from those Iwi groups with Mana Whenua interest in the area are to be provided information on the nature and location of the discovery, and a site inspection arranged. In particular, the consent holder must specifically notify the Mana Whenua listed in Condition 5(e) above. Mana Whenua must be afforded the opportunity to undertake Tikanga as deemed required.
- d. The consent holder must not recommence works until the steps set out in the above-mentioned standards have been followed and commencement of works approved by Council.

Advice Note:

If any archaeological features are uncovered on the site, works should cease and mana whenua having an interest in this area, the Team Leader, Compliance Monitoring South, and Heritage New Zealand Pouhere Taonga (09 307 9920) should be notified immediately. The Heritage New Zealand Pouhere Taonga Act 2014 provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. It is an offence under this act to destroy, damage or modify an archaeological site without an authority from Heritage New Zealand Pouhere Taonga.

An archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relating to the history of New Zealand. Archaeological features may include old whaling stations, ship wrecks, shell middens, hangi or ovens, pit depressions, defensive ditches, artefacts, or koiwi tangata (human skeletal remains), etc. For guidance and advice on managing the discovery of archaeological features, including details on how to contact iwi groups with mana whenua interest in the area, please contact the Team Leader, Cultural Heritage Implementation on 09 301 0101.

Advanced notification that earthworks will be beginning on site

10. The Council must be notified at least five (5) working days prior to earthwork activities commencing on the subject site.

Construction noise and vibration management plan

11. The consent holder must submit a Construction Noise and Vibration Management Plan (CNVMP) for approval prior to the commencement of works. The objective of the CNVMP is to set out the Best Practicable Option for the management of noise and vibration effects. The CNVMP must be prepared with reference to Annex E, New Zealand Standard NZS6803:1999 Acoustics – Construction noise and Appendix B in DIN 4150-3:1999 Structural Vibration – Part 3 Effects of vibration on structures and, must address the following matters: -
 - a. The construction noise and vibration limits for the project
 - b. Details for providing written advice of the works to receivers within 50m of the site
 - c. Neighbour consultation and engagement procedures specifically for 4, 6-8 Clemow Drive
 - d. The working days and hours
 - e. Requirements and specifications for acoustically effective barriers on and/or within site boundaries and/or additional localised screening around individual noisy machinery
 - f. Minimum separation distances for compliance (mitigated and unmitigated)
 - g. A procedure for responding to any noise and vibration complaints
 - h. A procedure for noise and vibration monitoring during the works
 - i. Details of practicable noise and vibration mitigation measures to be applied during the various stages of the construction period
 - j. Specific details for managing and mitigating effects from impact piling
 - k. Building condition survey details
 - l. Procedures for ensuring that all contractors and operators on site are aware of the requirement to minimise noise and vibration effects as far as practicable on neighbouring sites.
12. The CNVMP must be submitted to the Council for approval a minimum of ten working days prior to commencement of the works. Construction works must not commence until approval has been received in writing from the Council.
13. Any subsequent amendment of the approved CNVMP which comprises material changes to proposed construction methodology must also be prepared by a suitably qualified and experienced acoustic specialist. Amendments must be tracked and the revised CNVMP submitted to the Council for approval.

Construction Management Plan

14. The consent holder must prepare and submit a Construction Management Plan (CMP) to Auckland Council for certification.

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 to ensure adverse effects associated with construction activities are minimised;
- b. Inform the duration, frequency and timing of works to manage disruption; and
- c. Require engagement with affected receivers and timely management of complaints.

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 this development (where they are not already managed by the CNVMP or 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 development;
- c. Applicable conditions relating to the management of construction matters (including but not limited to those on dust, sediment and contamination);
- d. Programme of works and hours of operation;
- e. Relevant details for the management of dust on site (as per the guidance in Appendix 4 of the Ministry for the Environment's Good Practice Guide for Assessing and Managing Dust, 2016) including:
 - i. An objective to ensure the consent holder must ensure earthworks do not result in any airborne and deposited dust beyond the property boundary of the site that is determined to be noxious, objectionable or offensive;
 - ii. A general description of the activities and main potential sources of dust emission;
 - iii. Contact details for the person who will manage dust complaints on site to be made available to staff and the CLG;
 - iv. A full description of the dust mitigation system, including identifying relevant operating procedures and parameters, inventory of mitigating equipment and materials, details and reporting on maintenance programmes for this equipment and contingency procedures;
 - v. Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, unloading of building materials, waiting and storage areas and similar construction activities;
 - vi. Measures for waste management which include designated sites for refuse bins, and for recycling bins for glass, plastic and cans storage and collection in accordance with Auckland Council's waste reduction policy;
 - vii. Location and servicing of workers' conveniences (e.g. portaloos) and worker transport arrangements and car parking;

- viii. A site plan identifying material, plant and machinery storage areas as well as loading and unloading zones;
 - ix. Location and height of site hoardings (if any);
 - x. Proposed hours of work on the site; and
 - xi. Monitoring procedures, including frequency and kind of monitoring to be undertaken, records to be kept and any system review or reporting required.
- f. Management processes for earthworks on site to minimise contaminant, erosion and sediment effects as per Condition 15 and as guided by Auckland Council's guideline document Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, 2016/005.
 - g. Details of construction hoardings and other measures to be adopted to maintain areas of the site that are visible from public spaces and private property in a tidy condition;
 - h. Details of the approach to be undertaken for the unloading and stockpiling of materials on site (including any necessary reference to the CNVMP or CTMP);
 - i. Management of rubbish disposal on site, in order to ensure any rubbish is removed in a timely manner and areas of the site visible from neighbouring properties or public spaces are kept in a tidy condition.

Finalised Erosion and Sediment Control Plan

15. Prior to the commencement of any earthworks on the subject site, a finalised Erosion and Sediment Control Plan must be prepared in general accordance with the application documents referred to through condition 1 and Auckland Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and submitted to Council for written certification. No earthworks activities on the subject site must commence until the Council has certified that the Erosion and Sediment Control Plan is satisfactory.

The final Erosion and Sediment Control Plan must include as a minimum:

- a. specific erosion and sediment control works for the earthworks, including any sediment retention ponds, silt fence and silt fence return locations, dirty water diversions, stabilised construction entrances, in accordance with industry best practice and GD05;
- b. monitoring and maintenance requirements of all erosion and sediment controls; and
- c. details relating to the management of exposed areas (e.g. grassing, mulching).

In the event that minor amendments to the Erosion and Sediment Control Plan are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the Erosion and Sediment Control Plan may require an application to be made in accordance with section 127 of the RMA. Any

minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.

Streamworks Management Plan

16. Prior to the commencement of any streamworks on the subject site, a Streamworks Management Plan must be prepared in general accordance with the application documents referred to through condition 1 and Auckland Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and submitted to Council for written certification. No streamworks activities on the subject site must commence until the Council has certified that the Streamworks Management Plan is satisfactory.

The Streamworks Management Plan must include as a minimum:

- a. specific erosion and sediment control works for the streamworks, including any sediment retention ponds, silt fence and silt fence return locations, dirty water diversions, stabilised construction entrances, any stream diversions and the methodologies for installing outfalls into streams, in accordance with industry best practice and GD05;
- b. specific details of any stream diversions proposed including but not limited to, supporting calculations, diversion capacities and design drawings to ensure streamworks are undertaken "in the dry";
- c. confirmation that any pumps used to dewater the streamworks area(s) or for stream diversion purposes, have a 3mm screen to prevent fish from entering the pump.
- d. monitoring and maintenance requirements of all erosion and sediment controls, including stream diversions; and
- e. details relating to the management of exposed areas (e.g. grassing, mulching).

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

Landscape Treatment and Maintenance – Finalised Details

17. Prior to commencement of any works, a finalised set of Landscape Plans must be submitted to Council for written certification by the Team Leader Monitoring (Central). The finalised plans must be consistent with the landscape design intent identified in the plans and information referenced at condition 1 and must include:
- a. detail on how engagement with mana whenua has influenced the landscape design;

- b. detailed landscape plan and specifications;
- c. planting schedule, detailing the specific planting species, the number of plants provided, locations, heights/Pb sizes;
- d. irrigation details;
- e. pavement plan and specifications, detailing materiality and colour throughout the development site, including the cultural walkway, central accessway and entry plaza into IKEA;
- f. fencing specifications of culvert edge, detailing materiality and colour;
- g. annotated sections with key dimensions to illustrate that adequate widths and depths are provided for amenity planting beds;
- h. a management/maintenance programme, in particular details of maintenance methodology and frequency, allowance for replacement of plants, including specimen trees in case plants are severely damaged / die over the first five years of the planting being established.

Landscape Treatment – Implementation

18. All hard and soft landscaping must be implemented, as detailed on the approved Landscape Plans required by condition 17 above, in the first planting season immediately following the completion of works. Alternatively, in the event that the landscaping needs to be established outside the April to September planting season, the consent holder must provide to the Council a planting methodology and maintenance programme to ensure the plants can be successfully established. The landscaping must be maintained thereafter in accordance with the maintenance programme approved under condition 17 above to the satisfaction of Council.

Construction Traffic Management Plan (CTMP)

19. Prior to the commencement of works onsite, the consent holder must submit a Construction Traffic Management Plan (CTMP) to Auckland Council for certification.

The objective of the CTMP is to ensure that during demolition, earthworks and construction the surrounding road network (including the footpaths) operates safely and efficiently for all road users including pedestrians.

The CTMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from demolition, earthworks, construction and management of all works associated with this development, and setting out procedures to be followed which ensure compliance with the conditions of consent, 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;

- c. Plans showing areas where stockpiles, equipment (including contractor parking) will occur so that there is no obstruction of public spaces (e.g. roads);
- d. Plans showing the location of any site offices, staff facilities and staff car parking required during the construction period;
- e. An overview of measures that will be adopted to prevent unauthorised public access during the construction period;
- f. Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during construction;
- g. Measures to ensure trucks:
 - i. do not enter the site during the busy commuter peak hours of 8:00am to 9:00am and 4:30pm to 6:00pm weekdays;
 - ii. do not park or idle on Clemow Drive

unless prior written approval of Auckland Council and Auckland Transport is obtained;

- h. Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties at all times;
- i. Temporary protection measures that will be installed to ensure that there is no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public assets as a result of the earthworks and construction activities;
- j. The process to record and investigate all traffic complaints that includes the following steps being taken as soon as practicable:
- k. Acknowledge receipt of the concern or complaint within 24 hours and record:
 - i. Time and date the complaint was received and who received it;
 - ii. Time and date of the activity subject to the complaint (estimated where not known);
 - iii. The name, address and contact details of the complainant (unless they elect not to provide);
 - iv. The complainants' description of the activity and its resulting effects; and
 - v. Any relief sought by the complainant (e.g. scheduling of the activity).
- l. Identify the relevant activity and the nature of the works at the time of the complaint.
- m. Review the mitigation and management measures in place.
- n. Record the findings and recommendations in a complaints' register that is provided to the Project Manager after each and every complaint and made available to the Council on request.

- o. Report the outcomes of the investigation to the complainant within 10 days of the complaint being received, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise; and
- p. Identification of haulage routes; and
- q. Details on the location of any temporary bus stops.
- r. The above details must be shown on a site plan and supporting documentation as appropriate.

Works in progress Conditions

Construction noise limits

20. Construction works on the site must be designed and conducted to ensure that noise from the site, except where otherwise provided for in the CNVMP required in Condition 11, does not exceed limits specified in AUP (OP) AUP (OP) Table E25.6.27.2 decreased by 5 dBA in accordance with E25.6.27 (4) when measured at 1m from the façade of any occupied building. All construction noise must be measured and assessed in accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.

Construction vibration – avoidance of cosmetic damage limits

21. Vibration levels arising from construction activity on the site received on any structure not on the same site must not exceed the guideline values set out in German Industrial Standard DIN 4150-3 (1999): Structural Vibration – Part 3 Effects of Vibration on Structures during construction in any circumstance, as set out below:

Type of Structure	Short-term Vibration				Long-term Vibration
	Peak particle velocity (PPV), mm/s			PPV at horizontal plane of highest floor at all frequencies	PPV at horizontal plane of highest floor at all frequencies
	1 Hz-10 Hz	10 Hz-50Hz	50Hz-100 Hz		
Building used for commercial purposes, industrial buildings	20 mm/s	20-40 mm/s	40-50 mm/s	40 mm/s	10 mm/s
Dwellings and buildings of similar design	5 mm/s	5-15 mm/s	15-20 mm/s	15 mm/s	5 mm/s

and/or occupancy					
Structures that, because of their particular sensitivity to vibration, cannot be classified under the above two rows and are of great intrinsic value	3 mm/s	3-8 mm/s	8-10 mm/s	8 mm/s	2.5 mm/s

Construction vibration – amenity limit

22. Vibration levels arising from construction activity on the site must not exceed, except where otherwise provided for in the CNVMP required in Condition 11, a limit of 2mm/s Peak Particle Velocity for more than 3 days in occupied buildings in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building as specified in AUP (OP) Table E25.6.30.1.

If measured or predicted vibration from construction activities exceeds 2mm/s PPV at an occupied building, the consent holder must consult with the occupants to:

- Discuss the nature of the work and the anticipated days and hours when the exceedances are likely to occur.
- Determine whether the exceedances could practicably be timed or managed to reduce the effects on the receiver, and if so, to do so.
- Provide in writing, no less than three days prior to the vibration-generating works commencing, details of the location of the works, the duration of the works, a phone number for enquiries and the name of the site manager.

The consent holder must maintain a record of these discussions and make them available to the Council on its request.

Advice Note:

If the building is not occupied, then the above noise limits and vibration amenity limit (2mm/s PPV) do not apply. This allows high noise or vibration creating work to be scheduled when receivers are not present, subject to compliance with structural guideline limits and compliance with the vibration limits at other nearby buildings that are occupied. The consent holder must maintain a record of these discussions and make them available to the Council on its request.

23. The construction works must be carried out in accordance with the approved CNVMP and a copy of the approved CNVMP must be made available to authorised Council staff during monitoring inspections.

Construction noise and vibration monitoring

24. The consent holder must ensure noise and vibration monitoring is carried out at the commencement of piling and compaction works and any other high noise and/or high vibration creating works to ensure the project noise and vibration limits specified in the CNVMP (required in Condition 11) are not exceeded. Noise and vibration monitoring must be carried out by a suitably qualified acoustic professional and the results provided to the Council within five (5) days of a written request. Details of the monitoring programme must be specified in the CNVMP.

Neighbour consultation

25. The consent holder must advise, in writing, the occupants of all neighbouring sites within 50 m of the works. The advice must be provided at least three (3) days before the construction works start. The written advice must set out an overview of the construction works, the expected duration and working hours, mitigation measures, expected levels of noise and vibration and a contact phone number to call regarding concerns about the construction noise and vibration.

Impact Piling works

26. Impact piling works which are predicted or assessed as creating noise greater than 80 dB LAeq must not be carried out unless the buildings at **4 and 6-8 Clemow Drive** are unoccupied for the duration that noise exceeds 80 dB LAeq at 1m from the most exposed facade. Confirmation that the above buildings are unoccupied when the impact piling works are carried out must be provided to the Council within five (5) working days of a written request.

Advice Note

The purpose of Condition 26 is to ensure the maximum construction noise limits under Standard E25.6.27 are not applicable relative to the buildings at the above sites, in accordance with the application documents referenced in Condition 1.

Building Condition Surveys

27. The Consent Holder must request in writing the approval of the owners of 4 Clemow Drive (Units F and G) and 6-8 Clemow Drive to undertake a building condition survey at the times listed below. Subject to property owner approval being provided, the consent holder must undertake a building condition survey for the above properties at the following times:
- At least 10 working days prior to construction commencing; and
 - Within 10 working days of the completion of construction.

Should any reasonable claim of property damage from construction vibration be received from the above property owners during the course of the construction activity, a building condition survey of the property must be undertaken within 5 working days of a claim or claims being received by the consent holder.

Each building condition survey must:

- a. Be undertaken by the suitably qualified Building Surveyor engaged by the Consent Holder;
- b. Provide a description of the building;
- c. Determine the appropriate structure type classification with respect to DIN 4150-3:1999 "Structural Vibration - Effects of Vibration on Structures" (i.e. historic/sensitive or commercial/industrial);
- d. Document and photograph the condition of the building, including any cosmetic and/or structural damage;
- e. The Building Surveyor must invite the owner and any occupier, if different to the owner, to identify any concerns they wish to be considered in any condition survey, and these must be considered in the preparation of the building condition survey; and
- f. The results must be provided to the property owner and be available to Council on request.

If during any construction the building condition survey demonstrates that cosmetic or structural damage has occurred that has, in the opinion of the Building Surveyor, been caused by the activities authorised by this consent, the infringing vibration generating works must cease until such time as alternative construction methods have been agreed in writing with the Council (in consultation with the Building Surveyor).

Within 5 working days following the identification of cosmetic or structural damage the Building Surveyor must advise in writing any necessary remedial measures to reinstate the affected building to its previously surveyed appearance and structural integrity. The results must be provided to the Consent Holder, property owner and the Council as soon as practicable. The consent holder must then offer to, and, if accepted by the property owner must, at the consent holder's cost, rectify the damage as soon as practicable in accordance with the remedial measures set out in the building survey, in consultation with the property owner.

If the post-construction building condition survey demonstrates that damage has occurred that has been caused by the activities authorised by this consent, the consent holder must offer to, and, if accepted by the property owner, must rectify the damage at the consent holder's cost, as soon as practicable, in consultation with the property owner.

Arborist conditions – Street trees

28. All works associated with the project must be carried out in accordance with the provisions of the report titled 'Arboricultural Assessment of Proposed IKEA and Large

Format Retail Development to the East of Sylvia Park' provided by Chris Scott-Dye of Peers Brown Miller Limited, dated 11 October 2021, as well as the following conditions. (A copy of the referenced report must be kept on site at all times).

29. Prior to any works commencing on the site the consent holder must engage the services of a suitably qualified and experienced arborist (works arborist). The consent holder must inform Council in writing of the qualifications and contact details of the arborist. The works arborist must direct, supervise and monitor all works that may potentially affect existing trees to be retained within the site and ensure compliance with protocols relating to tree protection for the duration of the works.
30. Tree protection fencing must accord with the minimum requirements in the industry best practice publication titled 'A Guideline for Tree Protection Fencing on Development Sites' published by the New Zealand Arboricultural Association dated April 2011. The fence must be erected prior to the commencement of any work on the site, including site earth works, and must remain in place until the completion of all works on the site.
31. Any incursion into the tree protection fencing must be completed with the prior approval and under the direction of the works arborist.
32. Within the planting season (April to September) immediately following the completion of work on the site, the consent holder must carry out a planting programme in accordance with the report titled 'Sylvia Park IKEA / Large Format Retail Landscape Design Resource Consent' provided by Boffa Miskell Limited, dated October 2021. In the event that the landscaping needs to be established outside the April to September planting season, the consent holder must provide to the Council a planting methodology and maintenance programme to ensure the plants can be successfully established.
33. The planting must include 5 X 400L grade pin oak (*Quercus palustris*) trees (or acceptable equivalent) to be planted along the site's Clemow Drive road frontage, two of which must be located within the legal road.
34. The replacement trees must be planted in accordance with correct arboricultural practices in locations that provide for their long-term growth and development (including root growth) and must be maintained in accordance with correct arboricultural practices for an establishment period of 3 years.
35. If any of the original replacement trees dies within the three-year establishment period it must be replaced like-for-like.
36. A completion report prepared by the works arborist must be supplied to the Council (monitoring@aucklandcouncil.govt.nz or via the call centre on 09 301 0101 for more details) within one month of completion of all site works. The completion report must confirm (or otherwise) that the works have been undertaken in accordance with the tree protection measures contained in the conditions of consent. The report must also include a log of all site visits and actions undertaken by the works arborist, and confirmation of the number, size, species and location of specimen tree planting on the Clemow Drive road frontage.

Stormwater disposal via mitigation tanks

37. The consent holder must design and construct connections to the public stormwater reticulation network to serve the proposed development via appropriate detention tanks that mitigate the flows as mentioned in applicant's infrastructure report / Stormwater Management Plan prepared by CKL Ltd no A20365 dated 11/10/2021 and additional clarifications on 27th January 2022. The consent holder must provide evidence that the works of detention tanks are completed appropriately. The evidence could include:
- Approved building consent for design of detention tank,
 - An as-built plan prepared by a Licensed Cadastral Surveyor and/ or suitably qualified engineer locations and connections.

Earthwork and retaining walls

38. The consent holder must take all necessary measures to control silt-contaminated stormwater at all times during the earthworks and during building development in accordance with Auckland Council's Erosion and Sediment Control guide: <http://content.aucklanddesignmanual.co.nz/project-type/infrastructure/technical-guidance/Documents/GD05%20Erosion%20and%20Sediment%20Control.pdf>
39. All care must be taken during construction of this development to preserve the integrity and stability of the adjacent road reserve and underground services and neighbouring sites.
40. Earthwork abutting neighbouring properties must be supported during excavation. Unsupported earthwork and the construction of retaining walls must be completed in short sections at any time under the supervision of a suitably qualified and experienced geotechnical engineer.
41. All recommendations in the geotechnical report by Engeo Ltd no 19412.000.001 dated 08/10/2021 and further information dated 20 December 2021 must be adhered to by the consent holder.

Seasonal Restriction

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

Chemical Treatment Management Plan (ChTMP)

43. Prior to the commencement of earthworks at the site, a Chemical Treatment Management Plan (ChTMP) must be submitted for the written certification of the Council. The plan must include as a minimum:

- a. Specific design details of the chemical treatment system based on a rainfall activated dosing methodology for the site's sediment retention ponds and any other approved impoundment systems;
 - b. Monitoring, maintenance (including post storm ChTMP) and contingency programme (including a record sheet);
 - c. Details of optimum dosage (including assumptions);
 - d. Results of initial chemical treatment trial;
 - e. A spill contingency plan; and
 - f. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system
44. All sediment retention devices must be chemically treated in accordance with the ChTMP required by condition 43 above and any amendments to the ChTMP must be submitted in writing to Council prior to implementation.
45. Prior to earthworks and or streamworks commencing, a certificate signed by an appropriately qualified and experienced person must be submitted to the Council to certify that the erosion and sediment controls, including stream diversions, have been constructed in accordance with the final Erosion and Sediment Control and Streamworks Management Plan as specified in conditions 15 & 16 above. Certified controls must include the sediment retention ponds, the stabilised construction entrances, silt fences and stream diversion.
46. The certification for these subsequent measures detailed in Condition 45 above must be supplied immediately upon completion of construction of those measures. Information supplied if applicable, must include:
- a. Contributing catchment area;
 - b. Shape of structure (dimensions of structure);
 - c. Position of inlets/outlets; and
 - d. Stabilisation of the structure.
- Written certification must be in the form of a report or any other form acceptable to the Council.
47. The operational effectiveness and efficiency of all erosion and sediment control measures, including any stream diversions, must be maintained in accordance with Auckland Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) throughout the duration of earthworks and streamworks activity, or until the site is permanently stabilised against erosion.
48. The site must be progressively stabilised against erosion throughout the earthworks and / or streamworks phases of the project. Works must be sequenced to minimise the discharge of contaminants to surface water.

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

Advice Notes:

Should the earthworks and / or streamworks be completed or abandoned, all bare areas of earth must be permanently stabilised against erosion. Measures may include:

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

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

It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take.

Alternatively, please refer to Auckland Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

50. All erosion and sediment controls at the site of the works, including any stream diversions, must be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the control measure. A record must be maintained of the date, time and any maintenance undertaken in association with this condition which must be forward to the Council on request.
51. Earthworks and / or streamworks must be managed to minimise the deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks and / or streamworks activity on the subject site. If such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

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

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

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. 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. Alternatively, please refer to Auckland Council's Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

52. No sediment laden runoff must leave the site without prior treatment via an approved sediment control device.
53. All perimeter controls must be operational before earthworks commence. All 'cleanwater' runoff from stabilised surfaces including catchment areas above the site must be diverted away from earthworks areas via a stabilised system, to prevent surface erosion.

Overland flow path / flood

54. The proposed floor levels of the IKEA and the LFR buildings must be as provided in Table 9 of the Stormwater Management Plan.

Buildings	Peak Flow	Flow Depth	Minimum Required Freeboard (mm)	Maximum TWL (mRL)	Minimum Required FFL (mRL)
IKEA Building	>2.0m ³ /s	>100mm	300mm	7.6mRL	7.9mRL
LFR Building	>2.0m ³ /s	>100mm	300mm	7.58mRL	7.88mRL

55. The consent holder must provide an as-built plan, and/or cross-sections, prepared by a Licensed Cadastral Surveyor and/ or suitably qualified engineer to demonstrate that the completed works allow all the flood water being appropriately collected and discharged through the exit without obstruction and the FFL of the buildings comply to the chart above.
56. An emergency flood-safety plan must be prepared for the area of truck loading bay and kept available on the site post construction. This plan must be provided to council as part of monitoring and compliance.
57. The consent holder must provide certification from structural engineer to confirm the bridge is designed to withstand against horizontal forces due to overtopping the bridge.
58. An operation and maintenance plan must be prepared and submitted to council to confirm appropriate cleaning and maintenance policy must be in place to ensure the situations of blockages causing overtopping flow during flood events is avoided or controlled.

Stormwater management works

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

Works to be undertaken	Catchment area: impervious (total)	Design requirement(s)
'Offline' SW 360 Stormfilter or similar device	16,100m ² (Approximately)	<ul style="list-style-type: none"> In accordance with manufacturer's design specifications. 75% TSS removal on a long-term average basis.
All roof areas	Roofing material	<ul style="list-style-type: none"> No exposed unpainted metal surfaces

Minor Modifications

60. If any minor 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 must be provided:

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

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

Advice Note:

All proposed changes must be discussed with Council, 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 Council pursuant to Section 127 of the RMA. An example of a minor modification can be a change to the location of a pipe or slight changes to the site layout. If there is a change of device type (excludes change from one proprietary device to another), the consent will have to be varied (s127 under the RMA).

Post -Construction meetings

61. A post-construction meeting must be held by the consent holder, **within 20 working days** of completion of the stormwater management works, that:

- is located in the subject area.
- includes representation from Council; and
- includes representation from the site stormwater engineer or contractors who have undertaken the works and any other relevant parties.

Advice Note:

To arrange the construction meetings required by this consent, please contact the Council via monitoring@aucklandcouncil.govt.nz.

Screening of Bin Collection Areas

62. Prior to the commencement of retail activity on the site the consent holder must ensure that any outdoor storage or rubbish collection areas that are visible from surrounding sites be screened by landscaping, a solid wall or fence at least 1.8 metres high.

Certification of stormwater management works (As-Built Plans)

63. As-Built certification and plans of the stormwater management works, which are certified (signed) by a suitably qualified person as a true record of the stormwater management system, must be provided to Council for certification.

Contents of As-Built Plans

64. As-Built Plans must be provided to the Council 5 days prior to the post-construction meeting required by this consent.
65. The As-Built plans must display the entirety of the stormwater management system, and must include:
- a. the surveyed locations of the offline stormfilter or similar device, dual purpose tanks and catchpits installed for the management and treatment of any stormwater discharges to ground must be measured to the nearest 0.1 metre with co-ordinates expressed in terms of New Zealand Transverse Mercator (NZTM) and Land Information New Zealand (LINZ) datum.
 - b. location, dimensions, and levels of any overland flowpaths including cross sections and long sections.
 - c. plans and cross sections of all stormwater management devices, including confirmation of the water quality volume/flow (where relevant).
 - d. documentation of any discrepancies between the design plans and the As-Built plans approved by the Modifications Approval condition.

Operation and Maintenance

66. An Operation and Maintenance Plan must be provided to council and certified by council 5 working days prior to the post-construction meeting required by this consent. The stormwater management system must be managed in accordance with the final Operation and Maintenance Plan. The plan must 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. a programme for inspection and maintenance of the outfall; and
 - f. general inspection checklists for all aspects of the stormwater management system, including visual checks.
67. Any amendments or alterations to the operation and maintenance plan must be submitted to Council for certification, in writing **prior to implementation**.

Maintenance contract

68. A written maintenance contract for the on-going maintenance of the proprietary device(s) must be entered into with an appropriate stormwater management system operator, prior to the operation of the proprietary stormwater management device(s). A written maintenance contract must be in place and maintained for the duration of the consent.
69. A signed copy of the contract required must be forwarded to Council 5 days prior to the post-construction meeting required by this consent.
70. A copy of the current maintenance contract must be provided to Council upon request throughout the duration of the consent.

Maintenance Report

71. Details of all inspections and maintenance for the stormwater management system must be retained by the Consent holder for a minimum of the preceding three years.

The maintenance report must include the following information:

- a. details of who is responsible for maintenance of the stormwater management system.
- b. details of any maintenance undertaken; and
- c. details of any inspections completed.

A maintenance report must be provided to council on request.

Mitigation Measures

72. The consent holder must design and implement the works listed below in general accordance with the referenced drawings. The designs must be approved in accordance with condition 97 (Engineering Plan Approval). All works must be completed to the satisfaction of Auckland Council prior to the occupation, opening and operation of the new buildings.
- a. Carbine Road road widening and new footpath between Clemow Drive and Te Ahoterangi Rise (Commute Drawing E1, Rev K dated 30 March 2022)
 - b. Access 1 / Te Ahoterangi Rise intersection, yellow hatch markings on eastbound traffic lane

- c. Access 2 / Clemow Drive new traffic signal intersection (Commute Drawing B1, Rev O, dated 26 January 2023)
- d. Clemow Drive road widening and new footpath between Carbine Road and 8 Clemow Drive (Commute Drawing B1 Rev O Dated 20 December 2022 and F3, Rev O dated 3 February 2023)
- e. Access 3 / Clemow Drive vehicle detection and warning signage system for vehicles exiting the site (Commute Drawing D1, Rev K, dated 11 March 2022)
- f. Modifications to Mount Wellington Highway / Clemow Drive roundabout and Mount Wellington Highway between Sylvia Park Road and Clemow Drive (Commute Drawing D2 and D3, Rev K, dated 30 March 2022)
- g. Modifications to road markings at the Carbine Road / Te Ahoterangi Rise intersection (Commute Drawing A2, Rev K dated 30 March 2022)
- h. New traffic signal software for the Carbine Road / Te Ahoterangi Rise intersection for an additional right turn phase from Carbine Road to Te Ahoterangi Rise

Advice Note:

The modifications to the Mount Wellington Highway / Clemow Drive roundabout and Mount Wellington Highway between Sylvia Park Road and Clemow Drive on Commute drawing D2 and D3, Rev K, dated 30 March 2022 are conceptual designs only. The design of the roundabout should be developed in consultation with Auckland Transport. The aims of the proposals at the roundabout are to:

- *Simplify the operation of the eastern side of the roundabout by reducing the number of circulating traffic lanes and reducing ambiguity as to which exit motorists circulating around the roundabout are travelling to (e.g. to either Clemow Drive or Monahan Road)*
- *Reducing the speed of southbound vehicles entering the roundabout from Mount Wellington Highway*
- *Improving the observation angle for motorists on Clemow Drive to approaching traffic from southbound Mount Wellington Highway*
- *Reducing the distance between the Clemow Drive limit line at the roundabout and the conflict point for the inner circulating traffic lane on the roundabout*

Monitoring Condition

- 73. The operation of the road network in the locations outlined below must be monitored after three months and after 12 months of opening. Monitoring and reporting must be undertaken by an independent qualified traffic engineer at the cost of the consent holder. The report must provide details of:
 - a. Queue lengths from key intersections as listed in (d)
 - b. Turning movements to and from Te Ahoterangi Rise at the Carbine Road intersection, and turning movements to and from Access 2 from the Clemow Drive intersection

- c. Review traffic safety through examination of available crash records
- d. The following intersections and corridors must be monitored:
 - i. Carbine Road from and including SEART to Clemow Drive
 - ii. Clemow Drive / Access 2 (including interaction with Carbine Road)
 - iii. Clemow Drive / Mount Wellington Highway roundabout
 - iv. Mount Wellington Highway interchange (northbound off-ramp left turn, southbound off-ramp right turn, Mount Wellington Highway northbound movements)

The report must be provided to Auckland Council's Traffic Engineer.

If the report identifies significant operational or safety issues at the locations outlined in this condition that are attributable to the operation of the development, measures to address those issues must be identified and implemented to the satisfaction of Auckland Council.

Any measures must be agreed with Auckland Council and Auckland Transport.

The consent holder must be responsible for the implementation of those measures and associated costs of agreed measures.

Avoid Damaging Assets

74. Unless specifically provided for by this consent approval, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition must be met by the consent holder.

Crossings and Footpaths

75. Prior to the occupation and operation of the new building, all redundant vehicle crossings must be removed and reinstated as kerbing, and footpath to Auckland Transport's Transport Design Manual requirements, including a regrade of the footpath across the vehicle crossing to 2% cross-fall. This must be undertaken at the consent holder's expense and to the satisfaction of the Council.

Bicycle Parking

76. The development must provide a minimum of 16 secure long term bicycle parking spaces and 35 short-stay visitor bicycle parking spaces on site. A minimum of 8 short-stay bicycle parking spaces must be covered. Clear wayfinding signage must be provided to guide visiting cyclists to the short-term bicycle parking. The bicycle parking spaces must be operational before commencement of the consented activity and must be at the expense of the consent holder.

Access 2 / Clemow Drive

77. Prior to the occupation, opening or operation of either the IKEA or the Large Format Retail store, the proposed intersection of the central accessway with Clemow Drive ('Access 2'), must be constructed and operational in general accordance with the layout shown in Commute Drawing B1, Rev O, dated 26 January 2023.
- 77A. The western vehicle crossing for 27 Clemow Drive must be designed to Auckland Transport commercial vehicle crossing standards and must provide an at-grade (level) pedestrian footpath across length of the vehicle crossing, using the same materials and finish as the footpath on each side of the crossing. This must be done at the consent holder's expense and to the satisfaction of Auckland Council.

Advice Note: *Works within the road reserve require prior approval from Auckland Transport. This includes vehicle crossings, reinstatement of kerbing and temporary occupation of the footpath/verge/berm during construction. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*

78. An easement must be registered on the relevant Records of Title in favour of Auckland Council and/or their contractors for unrestricted access to the site for the purposes of operating and maintaining traffic signal infrastructure associated with the traffic signal intersection of Access 2 / Clemow Drive.

Advice Note:

A similar easement as required in Condition 78 must be required from the property owners of 27 and 29 Clemow Drive to provide access to and for maintenance of any traffic signal infrastructure located within 27 or 29 Clemow Drive.

79. The consent holder must provide an engineering completion certificate certifying that all works in the road reserve have been constructed in accordance with the Engineering Plan Approval requirements.
80. All signal hardware for the Access 2 intersection must be vested in Council. The consent holder must meet all costs of vesting these assets.

Loading Management Plan

81. In the event that the LFR building will be serviced by heavy vehicles exceeding 3.5 tonnes, the consent holder must submit a Loading Management Plan (LMP) to the Council for written certification prior to the occupation of the LFR building.
- The LMP should describe how operations will be managed in order to avoid or mitigate any adverse effects associated with conflict of heavy trucks exceeding 3.5 tonnes, with the users of the adjacent LFR staff car parking and vehicles exiting the site along the main access way onto Clemow Drive.
 - The LMP should be updated and resubmitted to Council for written certification when tenant(s) within the building change and those tenant(s) will be serviced by heavy vehicles exceeding 3.5 tonnes, as required. The LMP should be implemented for the duration of the activity.

Travel Plan

82. Prior to the occupation of the IKEA building and the LFR store, the consent holder must prepare and submit a Travel Plan to Auckland Council for written certification. The purpose of the Travel Plan is to encourage employees and customers of IKEA and the LFR store to use transport modes other than private motor vehicles for commuting to and from work. The travel plan must include measures to encourage customers to walk or cycle between Sylvia Park and IKEA / LFR store when undertaking a combined visit. The travel plan must be reviewed after 12 months and 24 months after opening. The travel plan must be reviewed and updated if there are any changes to tenants or operators of stores within the site.

Lighting Plan

83. The consent holder must provide a Lighting Plan for certification by Auckland Council. This plan must include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined). The lighting plan must demonstrate that all lighting complies with the relevant AUP(OP) lighting standards and to avoid any light spill onto neighbouring properties. The lighting plan is required for the following locations:
- a. The site including around buildings, pedestrian routes, traffic access ways and parking areas;
 - i. Access 2 / Clemow Drive intersection; and
 - ii. Clemow Drive / Mount Wellington Highway Roundabout
84. Should the lighting not meet the relevant AUP(OP) lighting standard for the site, or relevant Auckland Transport standard for intersections within the public road reserve, lighting must be upgraded to the appropriate standard at the cost of the consent holder.

Advice Note:

The purpose of this plan is to demonstrate that adequate lighting will be provided, particularly at the entrances to the building; and any publicly accessible areas within and around the site for the visibility and safety of residents, occupants and visitors to the premises and passers-by outside the daylight hours. The lighting should be designed to prevent any glare or overspill to the neighbouring properties in compliance with the relevant bylaw provisions.

85. The consent holder must provide the following information before street lights are installed:
- a. Street lighting drawings and plans which must be approved by the Council's Manager Regulatory Engineer
 - b. A certificate from a qualified and licensed electrician confirming that the proposed street lighting complies with the relevant safety standards AS/NZS 1158 and NZS6701.

Heavy Vehicle Access

86. Access to the site for vehicles more than 3.5 tonnes for the purposes of deliveries or distribution of goods must be restricted to the use of Access 2 and Access 3 from Clemow Drive only.
87. Semi-trailers or truck and trailer units shall not be used for servicing the Large Format Retail store. Deliveries of goods shall be made by rigid vehicles only.

Supermarkets

88. This consent does not authorise a supermarket activity within the large format retail building. Should a supermarket be proposed in the future, this would require a new application supported by an assessment of effects, particularly in respect of trip generation effects.

IKEA Store Opening Management Plan

89. No less than two months prior to the scheduled opening date of the IKEA store, the consent holder must prepare and submit a Store Opening Management Plan to Auckland Council for written certification. The purpose of the Plan is to set out the measures to be adopted to manage effects on the transportation network during the first three months following the opening of the store. These measures may include (but not be limited to):
 - a. Incentives to travel to the site by transport modes other than private vehicle, such as bus, train and active modes;
 - b. Comprehensive information provided to the public on travel routes to and from the store, in particular the use of SEART when travelling from the north on SH1, through measures such as advertising, printed media and social media
 - c. A “soft-opening” in order to bed in procedures and test traffic management;
 - d. Avoiding an opening date that coincides with Black Friday, Boxing Day, public holidays or Friday to Sunday;
 - e. For the initial opening, setting store opening and closing times that lie outside the usual commuter peak times;
 - f. Opening the e-commerce portion of the business prior to the opening of the physical store, if possible, in order to manage initial demand.
90. The plan must set out contingency measures in the event that significant congestion on the road network occurs.
91. The consent holder must seek input from Auckland Council, Auckland Transport and Waka Kotahi NZ Transport Agency on the contents of this plan during its preparation.

Temporary Directional Signage

92. Temporary directional signage to guide motorists to the site must be designed to the approval of Auckland Council and is to be placed within the road reserve at locations to be agreed with Auckland Transport prior to installation on:
 - a. Mount Wellington Highway on the southbound approach to the Clemow Drive roundabout
 - b. Mount Wellington Highway / Clemow Drive roundabout (directional signage to guide motorists to the Clemow Drive exit from the roundabout)
93. Signage must be erected for no longer than 6 (six) months from the date of the opening of the IKEA store. The consent holder at their expense must be responsible for the erection, maintenance, and removal of all signage.
94. The road reserve must be reinstated to match surrounding areas on removal of signage, to the satisfaction of Auckland Council and at the cost of the consent holder.
95. The consent holder must undertake monitoring of the operation of the Mount Wellington Highway / Clemow Drive roundabout post removal of the directional signage. A report must be prepared no later than 3 (three) months after the removal of the directional signage. The monitoring must be undertaken by a qualified Traffic Engineer and a report must be prepared and provided to Auckland Council. The report must identify any significant operational or safety issues associated with the roundabout including the approach to the roundabout from Sylvia Park Road that are attributable to development traffic. The report must identify any remedial measures required. Remedial measures must be agreed with Auckland Transport.
96. The consent holder must be responsible for the implementation of any agreed remedial measures.

Advice Note:

In permitting the temporary provision of signage for the IKEA store on the local road network, it is noted that Auckland Transport's Transport Design Manual states that signage for specific private developments is not supported. However, it is recognised that the IKEA store could be considered a destination in itself and the Clemow Drive exit from the roundabout is not obvious to motorists, and without signage this could create safety issues at or in the immediate vicinity of the roundabout. It is further noted that the location of the site does not have a unique area name that could be referenced as an alternative to 'IKEA'. On this basis, this site is considered to be a special case. The use of 'IKEA' on signage, which would be temporary, and should not be taken as a precedence for other developers to have specific development name signage on the public road network

Engineering Approval - Transport

97. Prior to the commencement of any engineering works, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the

information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.

98. Vehicle tracking must be provided to demonstrate the appropriate alignment of road markings and kerblines for the safe operation of intersections; tracking will be required to be provided with the engineering plans for at least the following intersections and movements:
 - a. Carbine Road / Te Ahoterangi Drive intersection (right turn from Carbine Road to Te Ahoterangi Drive),
 - b. Access 2 / Clemow Drive (all turning movements),
 - c. Clemow Drive / Carbine Road (left turn movement where kerblines are to be amended),
 - d. Mount Wellington Highway / Clemow Drive roundabout (all vehicle tracking necessary to confirm design of revised roundabout layout),
 - e. Sylvia Park Road / Mount Wellington Highway intersection (right turns from Sylvia Park Road to Mount Wellington Highway)
99. The location and design of temporary directional signage as required by Condition 92 to be placed within the road reserve must be to the satisfaction of Auckland Council. Signage is required at the following locations to guide motorists to the site:
 - a. Mount Wellington Highway on the southbound approach to the Clemow Drive roundabout
 - b. Mount Wellington Highway / Clemow Drive roundabout (directional signage to guide motorists to the Clemow Drive exit from the roundabout)
100. The consent holder must carry out a road safety audit of the design of the Mount Wellington Highway / Clemow Drive roundabout (including all works on Mount Wellington Highway between Sylvia Park Road and Clemow Drive), and new traffic signal intersection at Access 2 / Clemow Drive in accordance with the New Zealand Transport Agency Procedure Manual by an independent and appropriately qualified safety auditor. The Road Safety Audit Report must be provided as part of the lodgement of the Engineering Plan Approval drawings. Any recommendations raised in the audit report must be implemented to the satisfaction of Auckland Transport.
101. The consent holder must carry out a Stage 4 post-construction road safety audit of the Mount Wellington Highway / Clemow Drive roundabout (including all works on Mount Wellington Highway between Sylvia Park Road and Clemow Drive), and new traffic signal intersection at Access 2 / Clemow Drive in accordance with the New Zealand Transport Agency Procedure Manual by an independent and appropriately qualified safety auditor.
102. A stage 3 Road Safety Audit Report must be provided as part of the lodgement of the Engineering Plan Approval drawings. Any recommendations raised in the audit report must be implemented to the satisfaction of Auckland Transport.
103. As part of the application for Engineering Plan Approval, a registered engineer must:

- a. Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's Transport Design Manual.
- b. Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.
- c. Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

Advice Notes

If the Engineering Plan Application (EPA) drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. A copy of the resolution from Traffic Control Committee must be submitted to Council prior to applying for a certificate under section 224(c) of the RMA.

The engineering plan application forms including fees can be found at the following Auckland Council website: <https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>

104. An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements must be provided prior to operation of the signals.

Resolutions

105. A copy of the Resolution from the Traffic Control Committee must be submitted to the Council prior to the commencement of the activity provided for by this consent approval.

Advice Note

Permanent traffic and parking controls required for the mitigation measures as per condition (97) above are subject to a Resolution approval from Auckland Transport. Changes to traffic / parking controls on the road reserve will require Auckland Transport Traffic Control Committee (TCC) resolutions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. No changes to the traffic and parking

controls will be allowed before the resolution is approved by the Auckland Transport Traffic Control Committee (TCC). All costs must be borne by the consent holder.

Application details and can be found from the following Auckland Transport website link:

<https://at.govt.nz/about-us/working-with-at/traffic-and-parking-controls>

Surveyor foundation check

106. No building works must proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Council that the works completed:

- a. have been completed in accordance with the approved plans as referred to in condition 1 of this consent; or
- b. do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

Advice Note:

The person providing the written certification should ensure that the finished floor level is clearly marked on the subject site before the foundations are put in place.

The purposes of certification at the foundation stage of construction are to:

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works continue.*
- *Written certification should include the following:*
- *the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

Written certification is to be provided directly to the officer specified in this condition.

Specific Conditions for LUC60388762 & DIS60388763

107. The consent holder must engage a suitably qualified and experienced practitioner to carry out additional soil/groundwater sampling and testing following removal of the onsite structures and hardstands in accordance with the Site Management Plan - Sylvia Park - Zone E - South, IKEA / LFR Site, Mount Wellington, Auckland (ENGEO, 3/02/2022) (SMP); At least 10 working days prior to commencement of any further earthworks, an addendum Detailed Site Investigation (Addendum DSI) and an updated

SMP (if additional controls are required) must be provided to the Council for certification;

108. The consent holder must carry out any remediation works and earthworks involving contaminated soil/groundwater/stormwater and implement control measures in accordance with the SMP or an updated SMP as required by Condition 107. Any variations to the plan must be approved in writing by the Council, at least 5 working days prior to commencement of any earthworks.
109. Appropriate asbestos controls should be in place for earthworks in the vicinity of CS01 (0.4-0.8m bgl), CS03 (0.3-0.5m bgl), CS06 (0-0.4m bgl), CS17 (0-0.25bgl) and CS23(0.3-0.4bgl), where asbestos are recorded to be present in soil.
110. All excavated soil, if for offsite disposal, must be disposed of to a disposal facility authorised to accept the levels of contamination. Copies of the disposal dockets for the material removed from the sites must be retained and included in the Site Validation Report as required by Condition 114.
111. The consent holder must not result in any airborne and deposited dust beyond the property boundary of the site that is determined to be noxious, objectionable or offensive. Good practice measures, such as those described the Good Practice Guide for Assessing and Managing Dust, Ministry for the Environment (2016) must always be adopted.
112. If evidence of contamination, which has not been previously identified, is discovered during any excavation at the site, the consent holder must immediately cease the works in the vicinity of the discovery, notify the Council, and agree on appropriate remediation and validation actions.
113. The consent holder must ensure that the contamination level of any imported soil complies with the definition of 'Cleanfill material', as per the Auckland Unitary Plan (Operative in Part). Any imported material must be solid material of an inert nature and must not contain hazardous substances or contaminants above natural background levels of the receiving site. Imported soils must be tested at a rate of 1 per 500m³ of material imported to site.
114. The consent holder must, within three months following completion of remediation works, provide to the acceptance of the Council a Site Validation Report. The Site Validation Report must include, but is not limited to:
 - a. confirmation of performance of any remediation work, and other earthworks being conducted in accordance with approved plans and consent conditions;
 - b. a summary of the tank removal and assessment of validation sample results
 - c. details and tabulated results of additional soil testing undertaken, and interpretation of the results in the context of the applicable health and environmental criteria;
 - d. any unexpected contamination identified during excavation and response actions;
 - e. volume of soil excavated from the site, disposed off-site and landfill receipts;

- f. any complaints received and response during remediation works; and
- g. any contamination remaining on the site, its location, and any long-term management plan.

Specific conditions – Discharge permit DIS60388763

- 115. Consent DIS60388763 expires 35 years from the date of commencement unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.
- 116. All land disturbance works must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters.
- 117. Any perched groundwater, or surface water encountered within the excavation area requiring removal must be considered potentially contaminated, and therefore, for the protection of the human health and the environment, the impacted water must either be:
 - a. disposed of by a licenced liquid waste contractor; or
 - b. pumped to sewer, providing the relevant permits are obtained; or
 - c. discharged to the site's stormwater system or surface waters provided testing demonstrates compliance with the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000) for protection of 80 percent of freshwater species, with the exception of benzene where the 95 percent protection level must apply, and the water is free from petroleum hydrocarbons.
 - d. All testing and analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis. For more details on how to confirm the suitability of the laboratory please refer to Part 4: Laboratory Analysis, of Contaminated Land Management Guidelines No.5;

Specific conditions – Streamworks consent LUS60388765

- 118. The consent holder must implement landscaping with regard to the riparian planting in accordance with the landscaping plans referenced in Condition 1.

Expiry Date

- 119. Resource consent LUS60388765 (streamworks) must expire 35 years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Native Fish Capture and Relocation Plan

- 120. Prior to the commencement of any streamworks activities authorised by the granting of this consent, a Native Fish Capture and Relocation Plan must be prepared by a

suitably qualified freshwater ecologist for written certification by the Council. The Native Fish Capture and Relocation Plan must include details of how any native fish will be captured and relocated ahead of any physical streamworks commencing. Streamworks must not commence until written comment from the Council provided confirming its suitability.

121. A suitably qualified freshwater ecologist must conduct the native fish capture and relocation as per the approved Native Fish Capture and Relocation Plan and be on site during the dewatering of any stream channels to rescue and relocate any fish present.
122. Stream diversion must only be carried out after native fish capture and relocation has been undertaken in accordance with the approved Native Fish Capture and Relocation Plan referred to under condition 120 above.
123. During any periods of flow greater than the capacity of the diversion(s) referred to under condition 15 above, a stabilised flow path, in accordance with GD05, must be provided. Any stabilised flow path must be designed and implemented to ensure:
 - a. No scour or erosion occurs.
 - b. No sediment is generated or discharged to any freshwater receiving environment.
124. That within 90 days of practical completion of streamworks at the site, As-Built Certification and Plans of the in-stream structure (box culvert, including widened stream), including confirmation of fish passage over / through the structures, prepared and signed by a suitably qualified person, must be provided for the written approval of the Council.

Mandatory requirements under the NES: Freshwater

125. Within twenty (20) working days following completion of the construction of the new culvert, the consent holder must submit to the council the information required by regulations 62 and 63 of the National Environmental Standard for Freshwater (2020), specifying the time and date of collection.
126. Within twenty (20) working days following completion the culvert structure, the consent holder must submit a Fish Passage Monitoring and Maintenance Plan (FPMMP) to the council for certification. The FPMMP must specify the ongoing monitoring and maintenance measures of the culvert structure to ensure fish passage is maintained and does not reduce over its lifetime, and include the following detail and processes:
 - a. Specific aspects of the structure to be monitored to ensure that the structure's provision for the passage of fish does not reduce over its lifetime.
 - b. Programme and frequency of routine monitoring and maintenance.
 - c. Method of visual inspection of the structure within 5 days following a significant natural hazard, or events that may otherwise affect the culvert's provision for fish passage.
 - d. Record keeping of monitoring results including photos.

- e. Follow up actions including the preparation of as-built plans and supporting information, further steps, and remediation measures.
127. If any of the routine monitoring or visual inspections identify that provision for fish passage has been reduced, or the culvert structure is damaged, the consent holder must undertake maintenance or remediation works as soon as practicable to remedy the issues identified.

Advice Note:

Prior to any remedial works being undertaken, the consent holder should assess whether the works meet the permitted activity regulations in the Resource Management (National Standards for Freshwater) Regulations 2020.

128. The consent holder must maintain a record of:
- a. All placement, alteration, extension and reconstruction works for the culvert structure, including when the works commence, how long they take, and when the works are completed; and
 - b. Details of all monitoring and maintenance works undertaken on the culvert structure in accordance with condition 126, including photos and evidence of any maintenance works undertaken.

If requested, the consent holder must provide this record to the Council within 10 working days of the date of request.

129. Within twenty (20) working days of any changes to the culvert structure or detail as submitted within condition 125 above, or as a result of routine monitoring and maintenance, or following a significant natural hazard or event that may otherwise affect the culvert structure's provision for fish passage, the consent holder must provide:
- a. Updated as-built information of the structure and associated fish passage, and
 - b. Further steps to be taken to ensure that the structure's provision for the passage of fish does not reduce over its lifetime.
130. Fish passage must be maintained through the culvert structure in perpetuity, and monitoring, maintenance and remediation measures must be undertaken in accordance with the FPMMP throughout the lifetime of the culvert structure.

Advice notes

Underlying subdivision to be completed first

1. *The underlying subdivision referenced as (Council reference SUB60387808) should be completed before operation of any approved land uses on site.*

Corridor Access Requests

2. *It will be the responsibility of the consent holder to determine the presence of any underground services that may be affected by the applicants work in the road*

reserve. Should any services exist, the applicant must contact the owners of those and agree on the service owners' future access for maintenance and upgrades. Services information may be obtained from <https://www.beforeudig.co.nz/>.

- 3. All work in the road reserve must be carried out in accordance with the general requirements of The National Code of Practice for Utility Operators' Access to Transport Corridors <http://nzuag.org.nz/national-code/ApprovedNationalCodeFeb13.pdf> and Auckland Transport Design Manual <https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/>*
- 4. Prior to carrying out any work in the road corridor, the consent holder must submit to Auckland Transport a Corridor Access Request (CAR) and temporary traffic management plan (TMP), the latter prepared by an NZ Transport Agency qualified person and work must not commence until such time as the applicant has approval in the form of a Works Access Permit (WAP). The application may be made at <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/apply-for-a-car/> and 15 working days should be allowed for approval.*
- 5. The consent holder is responsible for obtaining all other necessary approvals, consents, permits, and licences, including those under the Building Act 2004. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
- 6. Certification of the Construction Management/Construction Traffic Management Plan by Auckland Council relates only to those aspects of the management plan that are relevant under the Resource Management Act 1991. The certification does not amount to an approval or acceptance of suitability by Auckland Council of any elements of the management plan that relate to other legislation, for example, but not limited to, the Building Act 2004, the Heritage New Zealand Pouhere Taonga Act 2014, or the Health and Safety in Employment Act 1992.*
- 7. Engineering Plan Approval (EPA stage): Detailed design of all proposed intersection improvements, vehicle accesses, pedestrian footpaths, cycling infrastructure and associated gradients will be reviewed and approved by Auckland Transport, at the Engineering Plan Approval stage, prior to any construction works.*
- 8. Where any vehicle crossings or accessways from public roads are to be modified or removed or where any new vehicle crossings or accessways from public roads are proposed or where road widening works are proposed approval must be obtained from Auckland Transport.*
- 9. If any public wastewater or stormwater pipe lines require relaying or diversion due to additional road widening works or access upgrading works, additional Engineering Approval Applications will be required to be lodged with Auckland Council.*
- 10. All work in the road reserve must be carried out in accordance with the general requirements of The National Code of Practice for Utility Operators' Access to*

Transport Corridors

<http://nzuag.org.nz/nationalcode/ApprovedNationalCodeFeb13.pdf> and Auckland Transport Design Manual <https://at.govt.nz/aboutus/manuals-guidelines/transport-design-manual/>

11. *Prior to the construction of any road signage, road markings or traffic control devices within the legal road the consent holder is required to submit a Resolution report for approval by Auckland Transport Traffic Control Committee to legalise the proposed traffic control devices (e.g. traffic signs, road marking and traffic calming devices).*
12. *The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process may require public consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport for review and approval. It is recommended that the resolution process be initiated at least 8 weeks prior to the installation permanent traffic and parking controls. No installation of any road markings will be permitted before the resolution is approved by the Auckland Transport Traffic Control Committee (TCC).*
13. *The consent holder will be responsible for ensuring any road encroachment licence(s) or lease(s) for any private structure that projects into legal road are obtained from Auckland Transport. Encroachment licenses are not a Resource Management Act matter, and acceptance or rejection of any application is at Auckland Transport's sole discretion. See Auckland Transport's website for more information <https://at.govt.nz/about-us/working-on-the-road/road-processes-for-property-owners/road-encroachment-licences-or-leases/>*
14. *Engineering Plan Approval (EPA stage): Detailed design of all proposed vehicle accesses, pedestrian footpaths, cycling infrastructure and associated gradients will be reviewed and approved by Auckland Transport, at the Engineering Plan Approval stage, prior to any construction works.*
15. *The provision of traffic control devices require a resolution under s330 of LGA1974 from Auckland Transport and a minimum of 45 working days should be allowed for approval.*

Street Tree Removal

16. *Written approval from Auckland Council's Community Facilities arborist will be required before any works affecting any publicly owned trees or any tree planting on public land may be carried out.*

Asbestos Containing Material

17. *If you are demolishing any building that may have asbestos containing materials (ACM) in it:*
 - *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*

- *Work may have to be carried out under the control of a person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
- *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*
- *Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.*
- *If ACM is found on site following the demolition or removal of the existing buildings you may be required to remediate the site and carry out validation sampling.*

Private wastewater connections

18. *The FFL of the buildings has to comply with 1.2 m head requirement of Watercare standards for wastewater connection. If this is not complying, private wastewater pump may be required at building consent stage.*

Services

19. *All water supply connections for all the lots to the Watercare supply main and must be designed in accordance with Watercare Ltd's "Standards" and be made by a Watercare Services Ltd approved contractor. For details, please contact Watercare Services.*
20. *The FFL of the house has to comply with 1.2 m head requirement of Watercare standards for wastewater connection. If this is not complying, private wastewater pump may be required at building consent stage.*

Services

21. *All water supply connections for all the lots to the Water Care supply main and must be designed in accordance with Water Care Ltd's "Standards" and be made by a Watercare Services Ltd approved contractor. For details, please contact Water Care Services.*
22. *Any provision being made for telecommunications, power or gas to this subdivision are to be underground and are to be to the requirements of the respective utility services.*

General Advice Notes

23. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
24. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
25. *For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent*

conditions can be found on the Ministry for the Environment's website:

www.mfe.govt.nz.

26. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
27. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*



Nicki Williams

Duty Commissioner

29 March 2023

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to **work starting** on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
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Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

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