

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



Restricted discretionary activity

Application number(s):	BUN60453058 (Council Reference) LUC60453059 (s.9 land use consent) DIS60453140 (s.15 discharge consent) WAT60453141 (s.14 water permit)
Applicant:	Watercare Services Limited
Site address:	Mayoral Drive, Greys Avenue, Vincent Street, Cook Street, 34-38 Greys Avenue, 329 Queen Street, Auckland Central
Legal description:	Mayoral Drive, Greys Avenue, Vincent Street and Cook Street: N/A (road) 34-38 Greys Avenue and 329 Queen Street: Lot 1 DP 84867, Lot 1 DP 81645, Part Allot 55 Sec 29 Auckland City
Lodgement date:	30 June 2025
Proposal:	To construct, and undertake associated site works for, a new wastewater pipeline and associated connections.

Resource consents are required for the following reasons:

Land use consent (s.9) – LUC60453059

Auckland Unitary Plan (Operative in part)

Noise and vibration

- To generate construction noise that does not comply with the permitted activity standards is a **restricted discretionary activity** under Rule E25.4.1(A2). Day time constructed noise generated by works outside the road corridor will exceed the permitted activity noise limits under Standard E25.6.28 in relation to receptors that adjoin the existing Greys Avenue construction support area: 321 Queen Street (7 dB exceedance), 323-327 Queen Street (11 dB exceedance) and 329 Queen Street (4 dB exceedance).

Infrastructure

- To undertake works within the protected root zone of notable trees that is not otherwise provided for is a **restricted discretionary activity** under Rule E26.4.3.1(A88). The proposed excavation of two Mayoral Drive construction shafts and storage of machinery will be within the protected root zones of five notable Tulip trees.

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

- The proposal is to disturb contaminated soil that exceeds the permitted soil disturbance volumes and where the presence of contaminants exceeds background levels. As detailed in the Detailed Site Investigation Report, asbestos concentrations at three testing sites exceed the commercial / industrial land use criteria. The soil disturbance is a **restricted discretionary activity** under regulation 10.

Discharge consent (s.15) – DIS60453140

Auckland Unitary Plan (Operative in part)

Contaminated land

- To discharge contaminants into air, or into water, or onto or into land not meeting permitted activity Standard E30.6.1.1; E30.6.1.2; E30.6.1.3; E30.6.1.4; or E30.6.1.5 is a **controlled activity** under Rule E30.4.1(A6). As detailed in the Detailed Site Investigation Report, three samples reported concentrations of nickel, lead and zinc above the permitted activity soil acceptance criteria under Standard E30.6.1.4. The total soil disturbance is expected to exceed the permitted activity criteria for the project of 200 m³.

Water permit (s.15) – WAT60453141

Auckland Unitary Plan (Operative in part)

Taking, using, damming and diversion of water and drilling

- To undertake dewatering or groundwater level control associated with a groundwater diversion authorised as a restricted discretionary activity that does not meet the permitted activity standards or is not otherwise listed is a **restricted discretionary activity** under Rule E7.4.1(A20). Standard E7.6.1.6(2) requires that water takes not in peat soils must not occur for more than 30 days. The proposal involves dewatering for construction shafts P4MH3, P4MH2, P4MH1, P5MH2 and P1MH2 that will occur for up to 240 days.
- To divert groundwater caused by any excavation that does not meet the permitted activity standards or is not otherwise listed is a **restricted discretionary activity** under Rule E7.4.1(A28). The proposal involves groundwater diversion associated with the construction shafts that does not meet the following standards:
 - Standard E7.6.1.10(3) requires the natural groundwater level to not be reduced by more than 2 m on the boundary of any adjoining site. The proposed excavation for construction shafts P4MH3, P4MH2 and P5MH2 will result in a groundwater reduction of more than 2 m at adjoining site boundaries.
 - Standard E7.6.1.10(5)(a) requires the distance to any existing building or structure (excluding timber fences and small structures on the boundary) on an adjoining site from the edge of any trench or open excavation that extends below natural groundwater level to be at least equal to the depth of the excavation. Construction shafts P4MH3 (6.5 m

depth) and P5MH2 (8.5 m depth) are located within 1 m of the Myers Park overbridge crib wall and 5 m of the Millennium Hotel underpass, respectively.

Decision

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

Public notification

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

1. Under step 1, public notification is not mandatory as:
 - a. the applicant has not requested it;
 - b. there are no outstanding or refused requests for further information; and
 - c. the application does not involve any exchange of recreation reserve land under s.15AA of the Reserves Act 1977.
2. Under step 2, public notification is not precluded as:
 - a. there is no plan rule or regulation in an NES that specifically precludes public notification of the application; and
 - b. the application is for activities other than those specified in s.95A(5)(b).
3. Under step 3, public notification is not required as:
 - a. the application is for activities that are not subject to a plan rule or regulation in an NES that specifically requires it; and
 - b. the activities will have or are likely to have adverse effects on the environment that are no more than minor because:
 - The Applicant has provided an arboricultural assessment of effects on the five notable Tulip trees. The assessment concludes that although excavation, materials storage, and machinery operation will occur within the protected root zones (PRZ) of the trees, the ongoing health and safety of these trees can be maintained. This conclusion is based on the distance of the works from the trees, the requirement for monitoring and/or supervision by the appointed works arborist during activities near the trees, and the implementation of appropriate tree protection measures. The Council's Heritage Arboriculture Specialist has reviewed the submitted information and supports the proposed works, subject to the implementation of the recommended controls. The Applicant has proposed a suite of consent conditions to manage works in proximity to the trees, including those recommended by the Council's Specialist. Based on the specialist assessments and the proposed consent conditions, the effects on the notable trees will be appropriately managed through the tree protection measures and consent conditions.

- The Applicant has provided a Preliminary and Detailed Site Investigation Report (PSI/DSI) which confirms the presence of asbestos and/or heavy metal contaminants in works areas that are above the relevant NES-CS¹ and/or AUP(OP) contaminant thresholds. A Site Management Plan (SMP) has been prepared which sets out the range of measures to manage human health and environmental risks from soil disturbance, including protocols for the unexpected discovery of contamination. The PSI/DSI and SMP have been reviewed by the Council's Contaminated Land Specialist, who is supportive of the proposal, and considers that the assessments and management framework are appropriate to determine contamination levels and guide works management. The Applicant's proposed consent conditions will ensure the implementation of the SMP and measures. Overall, the proposed management approach and conditions will effectively address contamination risks to human health and the environment.
 - The proposed dewatering and groundwater diversion activities for the construction shafts have been assessed by Watercare's consultants and the Council's Groundwater Specialist. The Council's Groundwater Specialist considers that the supplied investigations and assessments are adequate and concurs with the conclusions on potential effects on buildings, structures, infrastructure and public services. No adverse effects on the underlying Waitematā Aquifer and neighbouring bores are expected. The Council's Groundwater Specialist supports the application subject to the implementation of the proposed groundwater controls and the Applicant's proposed consent conditions. The conditions establish a robust monitoring regime, including the certification of a final Groundwater and Settlement Monitoring and Contingency Plan (GSCMP) by the Council as well as Alert and Alarm Levels for the dewatering and groundwater diversion to ensure settlement effects are no worse than predicted. The conditions also specify contingency procedures in the unlikely event that unforeseen settlement risks or damage occurs.
 - The Applicant has engaged with mana whenua groups prior to and since the lodgement of the application. The Applicant states that periodic updates on this project are provided to mana whenua partners, and the application documents are available for review and comment on the Applicant's website. The Applicant has not advised of any concerns, objections or determinations as to the preparation and submission of a Cultural Impact Assessment (CIA) from any group that has expressed interest in the overall project. The Council has not received separate correspondence or concerns from mana whenua groups about the proposal. As the Applicant's proposed consent conditions will manage the potential adverse effects of the proposal, including the adverse effects of the proposed contaminated soil disturbance, dewatering and groundwater diversion activities, the conditions will also manage the potential adverse cultural effects.
4. Under step 4, the proposal is for the installation of an underground sewer line and associated infrastructure within the road reserve, as well as associated construction works within the project area. The proposal is by Watercare, a network utility operator that manages water

¹ Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS).

and wastewater services in Auckland. There is nothing exceptional or unusual about the proposal, and the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

Limited notification

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

1. Under step 1, limited notification is not mandatory as:
 - a. there are no protected customary rights groups or customary marine title groups affected by this proposal; and
 - b. no person to whom a statutory acknowledgement is made is adversely affected by this proposal.
2. Under step 2, limited notification is not precluded as:
 - a. there is no plan rule or regulation in an NES that specifically precludes limited notification of the application; and
 - b. the application is for activities other than that specified in s.95B(6)(b).
3. Under step 3, limited notification is not required as:
 - a. this application is not for a boundary activity; and
 - b. there are no adversely affected persons because:
 - The Applicant has provided a specialist Construction Noise and Vibration Assessment (CNVA). The CNVA identifies that daytime construction noise generated outside the road corridor within the Greys Avenue parking Construction Support Area (CSA) will exceed the relevant permitted noise limits for receivers at adjoining Queen Street properties; however, it notes that the predicted levels are conservative worst-case 30-minute values and that actual noise levels are expected to be lower. The assessment outlines that construction noise can be appropriately managed through the proposed mitigation measures, including acoustic hoardings, appropriate plant selection and placement, restrictions on high-noise activities, noise monitoring, communication with affected building occupants, and implementation of a council-certified Construction Noise and Vibration Management Plan (CNVMP), all of which are secured through the proposed consent conditions. The Council's Acoustics Specialist has reviewed the submitted information and confirms that the CNVA is comprehensive, that the proposed works and affected receivers have been correctly identified, and that the proposed mitigation measures and framework CNVMP reflect best-practice approaches to reducing construction noise and associated disturbance. Based on the specialist assessments and the proposed conditions of consent, construction noise effects can be appropriately managed. No persons will be adversely affected to a minor or more than minor degree.
 - As discussed under Step 3 of the public notification assessment, these activities will be undertaken in accordance with a certified SMP and under the supervision

of a Suitably Qualified and Experienced Contaminated Land Practitioner. Proposed consent conditions will ensure that all works are carried out safely, with appropriate measures to prevent off-site migration of contaminants through dust, runoff, or other pathways. No persons will be adversely affected to a minor or more than minor degree.

- The proposed dewatering and groundwater diversion have been assessed by the Applicant's and Council's groundwater specialists. The Council's Groundwater Specialist considers that the investigations and groundwater assessments are adequate and concurs with its conclusion on groundwater effects. Overall, the Council's Groundwater Specialist considers that the adverse effects on nearby buildings and structures will be less than minor, subject to the implementation of the groundwater controls and the Applicant's proposed conditions. The conditions establish what he considers to be a robust monitoring regime as well as contingency procedures in the unlikely event that unforeseen settlement risks or damage occur. No persons will be adversely affected to a minor or more than minor degree.
 - As discussed under Step 3 of the public notification assessment, the Applicant has informed the Council's recognised mana whenua groups about the proposal and undertook engagement with the groups that expressed interest. The Applicant has not advised of any concerns, objections or determinations from any group as to the preparation and submission of a CIA. Based on the assessments by the Applicant's and Council's specialists, and the proposed consent conditions, the adverse effects of the proposed activities will be appropriately managed and no persons will be adversely affected to a minor or more than minor degree.
4. Under step 4, the proposal is for the installation of an underground sewer line and associated infrastructure within the road reserve, as well as associated construction works within the project area. The proposal is by Watercare, a network utility operator that manages water and wastewater services in Auckland. There is nothing exceptional or unusual about the proposal, and the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

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



Dr Lee Beattie

Duty Commissioner

19 March 2026

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 - Standard E7.6.1.10(3) requires the natural groundwater level to not be reduced by more than 2 m on the boundary of any adjoining site. The proposed excavation for construction shafts P4MH3, P4MH2 and P5MH2 will result in a groundwater reduction of more than 2 m at adjoining site boundaries.
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depth) and P5MH2 (8.5 m depth) are located within 1 m of the Myers Park overbridge crib wall and 5 m of the Millennium Hotel underpass, respectively.

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, 104C, 105, and Part 2 of the RMA, that these resource consents are **GRANTED**.

Reasons

The reasons for this decision are:

- a. The application is for restricted discretionary resource consent, and as such under s.104C only those matters over which council has reserved control or discretion under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) and Auckland Unitary Plan (Operative in Part) (AUP(OP)) have been considered. Those matters are:
 - NES-CS regulation 10(3) and AUP(OP) Section E30.7.1 for the contaminated soil disturbance;
 - AUP(OP) E7.9.1 (1), (4) and (6) for the dewatering and groundwater diversion;
 - AUP(OP) E25.8.1(2) for the construction noise; and
 - AUP(OP) E26.4.7.1(2) for the works within the PRZ of notable trees.
- b. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be avoided, remedied or mitigated as:
 - The Applicant has provided an arboricultural assessment of effects on the five notable Tulip trees. The assessment concludes that although excavation, materials storage, and machinery operation will occur within the protected root zones (PRZ) of the trees, the ongoing health and safety of these trees can be maintained. This conclusion is based on the distance of the works from the trees, the requirement for monitoring and/or supervision by the appointed works arborist during activities near the trees, and the implementation of appropriate tree protection measures. The Council's Heritage Arboriculture Specialist has reviewed the submitted information and supports the proposed works, subject to the implementation of the recommended controls. The Applicant has proposed a suite of consent conditions to manage works in proximity to the trees, including those recommended by the Council's Specialist. Based on the specialist assessments and the proposed consent conditions, the effects on the notable trees will be appropriately managed through the tree protection measures and consent conditions.
 - The Applicant has provided a Preliminary and Detailed Site Investigation Report (PSI/DSI) which confirms the presence of asbestos and/or heavy metal contaminants in

works areas that are above the relevant NES-CS and/or AUP(OP) contaminant thresholds. A Site Management Plan (SMP) has been prepared which sets out the range of measures to manage human health and environmental risks from soil disturbance, including protocols for the unexpected discovery of contamination. The PSI/DSI and SMP have been reviewed by the Council's Contaminated Land Specialist, who is supportive of the proposal, and considers that the assessments and management framework are appropriate to determine contamination levels and guide works management. The Applicant's proposed consent conditions will ensure the implementation of the SMP and measures. Overall, the proposed management approach and conditions will effectively address contamination risks to human health and the environment.

- The Applicant has provided a specialist Construction Noise and Vibration Assessment (CNVA). The CNVA identifies that daytime construction noise generated outside the road corridor within the Greys Avenue parking Construction Support Area (CSA) will exceed the relevant permitted noise limits for receivers at adjoining Queen Street properties; however, it notes that the predicted levels are conservative worst-case 30-minute values and that actual noise levels are expected to be lower. The assessment outlines that construction noise can be appropriately managed through the proposed mitigation measures, including acoustic hoardings, appropriate plant selection and placement, restrictions on high-noise activities, noise monitoring, communication with affected building occupants, and implementation of a council-certified Construction Noise and Vibration Management Plan (CNVMP), all of which are secured through the proposed consent conditions. The Council's Acoustics Specialist has reviewed the submitted information and confirms that the CNVA is comprehensive, that the proposed works and affected receivers have been correctly identified, and that the proposed mitigation measures and framework CNVMP reflect best-practice approaches to reducing construction noise and associated disturbance. Based on the specialist assessments and the proposed conditions of consent, construction noise effects can be appropriately managed.
- The proposed dewatering and groundwater diversion activities for the construction shafts have been assessed by Watercare's consultants and the Council's Groundwater Specialist. The Council's Specialist considers that the supplied investigations and assessments are adequate and concurs with the conclusions on potential effects on buildings, structures, infrastructure and public services. No adverse effects on the underlying Waitematā Aquifer and neighbouring bores are expected. The Council's Specialist supports the application subject to the implementation of the proposed groundwater controls and the Applicant's proposed consent conditions. The conditions establish a robust monitoring regime, including the certification of a final Groundwater and Settlement Monitoring and Contingency Plan (GSCMP) by the Council as well as Alert and Alarm Levels for the dewatering and groundwater diversion to ensure settlement effects are no worse than predicted. The conditions also specify contingency procedures in the unlikely event that unforeseen settlement risks or damage occurs.
- The Applicant states that it has an established mana whenua engagement process via a project list to the mana whenua groups recognised by the Council. The Applicant states that periodic updates on this project are provided to mana whenua partners, and the application documents are available for review and comment on the Applicant's

website. The Applicant has not advised of any concerns, objections or determinations from any group that has expressed interest in the overall project as to the preparation and submission of a Cultural Impact Assessment. As the Applicant's proposed consent conditions will manage the potential adverse effects of the proposal, including the adverse effects of the proposed contaminated soil disturbance, dewatering and groundwater diversion activities, the conditions will also help manage the potential adverse cultural effects.

- In terms of positive effects, per Section 9.2 of the AEE, it is concurred that the proposal will enable the Applicant to provide for the safe and efficient collection and conveyance of wastewater which is key to supporting the existing and future wellbeing of communities. The proposal will contribute to the increased capacity and resilience of the wastewater network for the upper City Centre catchment and support increased development capacity in the area. Additionally, the increased capacity will decrease the occurrence of wastewater overflows into the stormwater network during wet weather. This will accordingly reduce the quantity of contaminants flowing into coastal waters during overflow events, thus improving the quality of receiving water bodies.
 - With reference to s.104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment and/or within the relevant matters of discretion.
- c. In accordance with an assessment under s.104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular:
- a. The NES-CS establishes a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or the contaminants contained to make the land safe for human use. The proposal is consistent with the intent of the NES-CS (noting that the NES-CS does not contain objectives or policies) given the assessed adequacy of the submitted site investigation, soil management measures and SMP.
 - b. The relevant provisions of the National Policy Statement on Urban Development are Objectives 1 and 4, and Policies 1, 6 and 10. The proposal is consistent with these provisions as it will improve the capacity and resilience of wastewater infrastructure which is essential to enable future development and intensification in the City Centre, thereby contributing to Auckland being a well-functioning Tier 1 urban environment.
 - c. The assessments in AEE Appendix D of AUP(OP) provisions are concurred with and summarised below:
 - i. The proposal is consistent with the relevant contaminated land provisions, including Chapter E30 Objectives 1 and Policies 2, as extensive investigation has been undertaken to ensure that no unexpected discharge of contaminants will adversely affect human or environmental health during the construction works. In addition, an SMP has been developed and submitted with this application, outlining the procedures and processes for managing soil disturbance and disposal throughout construction, as well as the measures to address any unexpected contamination that may be encountered.

- ii. The proposal is consistent with the relevant notable trees provisions, including Chapter D13 Objectives 1 and Policy 2, as the trees will be retained, no physical works or pruning are proposed directly on the trees, and activities within the PRZ of the trees will be monitored and/or supervised by the appointed works arborist and appropriate tree protection measures will be in place, as ensured by the consent conditions.
 - iii. The proposal is consistent with the relevant construction noise provisions, including Chapter E25 Objectives 1, 3 and 4 and Policies 2 and 10, as a comprehensive management plan for construction noise and vibration has been prepared. This plan outlines a range of physical and managerial mitigation measures to ensure that people are protected from unreasonable levels of construction noise. These include adopting the CNVMP and maintaining clear communication with neighbouring properties, implementing physical mitigation measures, careful selection and location of equipment, and managerial practices including site-specific training, restricting the operating periods of high-noise equipment, and undertaking acoustic testing and monitoring. Construction noise will be minimised through the use of the best practicable option for the works.
- d. The proposal is consistent with the relevant AUP(OP) provisions for water quality and integrated management (Chapter E1) and water quantity, allocation and use (Chapter E2):
- i. The proposal will accordingly reduce the quantity of contaminants flowing into coastal waters during overflow events, thus improving the quality and values of receiving water bodies and minimising the potential adverse effects on human health and the environment (Chapter E1 Objectives 2 and 3; Chapter E1 Policies 19 and 21; Chapter E2 Objective 5).
 - ii. No adverse effects on the underlying Waitematā Aquifer and neighbouring are expected (Chapter E2 Objectives 1 and 3).
 - iii. The proposed dewatering and groundwater diversion, and associate controls and consent conditions to manage potential adverse effects, are assessed to be appropriate. The controls include a robust monitoring regime of the activities and the effects on buildings, structures, infrastructure and public services, and contingency procedures in the unlikely event that unforeseen settlement risks or damage occurs (Chapter E2 Policies 9 and 23).
- d. As a restricted discretionary activity, the other matters that can be considered under s.104(1)(c) of the RMA must relate to the matters of discretion restricted under the plan. In this case, there are no other matters to consider under s104(1)(c).
- e. In accordance with ss 105 and 107 of the RMA, the works are considered to satisfy the relevant matters for a discharge permit as there will be no significant adverse effects on the receiving environment due to the appropriate site management measures proposed that are managed through the consent conditions.
- f. In accordance with s125 of the RMA, a 10 year consent lapse period is appropriate for the scale of the works and the need to cater for existing and planned activities, specifically other City Centre network utility and transportation projects, that are being undertaken or are planned in the vicinity of the proposed works. For the same reasons, in accordance with s 123 of the RMA, a 15 year consent duration period is considered appropriate.

- g. In the context of this restricted discretionary activity application for land use consent, water permit and discharge consent, where the relevant objectives and policies and other relevant provisions in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
- h. Overall, the proposal will have actual and potential effects on the environment that are acceptable, and it is consistent with the objectives and policies of the AUP(OP) and intent of the NES-CS. For the same reasons, the proposal is consistent with Part 2 of the RMA. Therefore, resource consents can be granted subject to the conditions below.

Conditions

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

General conditions

These conditions apply to all resource consents.

- 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 LUC60453059, DIS60453140 and WAT60453141 (BUN60453058).
 - Application form and Assessment of Environmental Effects Report prepared by WSP New Zealand (WSP) and dated 27 June 2025.

Report title and reference	Author	Rev	Dated
Construction Methodology	Fulton Hogan	05	28 May 2025
Statutory Assessment	WSP	V3	June 2025
Preliminary Site Investigation and Detailed Site Investigation	WSP	3	24 June 2025
Site Management Plan	WSP	A	23 June 2025
Construction Noise and Vibration Assessment	WSP	3	21 May 2025
Construction Noise and Vibration Management Plan	WSP	4	5 June 2025
Archaeological Assessment	Clough & Associates	-	April 2025
Arboricultural Assessment	WSP	B	19 June 2025
Dewatering and Settlement Assessment	WSP	R2	21 November 2025

Dewatering and Settlement Assessment Addendum – Further Assessment of P4MH1 and P4MH2	WSP	R2	17 December 2025
GSMCP	WSP	R2	17 December 2025
Interim Summary of Static Settlement and Deflection Analysis	ENGEO	-	1 August 2025
Flood Hazard Assessment	WSP	3	10 June 2025
Erosion and Sediment Control Plan	WSP	3	8 May 2025

Drawing title and reference	Author	Rev	Dated
Queen Street Wastewater Diversions Project – Mayoral Alignment and Cross Sections - General Arrangement Plans, Appendix B	Watercare	1	26 March 2025

Other additional information	Author	Rev	Dated
Section 92 Response Letter to Auckland Council	WSP	-	15 September 2025
Section 92 Response Email to Auckland Council	WSP	-	6 October 2025
Section 92 Response Email to Auckland Council	WSP	-	16 October 2025
Section 92 Response Email to Auckland Council	WSP	-	26 November 2025
Section 92 Response Email to Auckland Council	WSP	-	19 December 2025

Advice Note:

The engineering assessment of this resource consent is limited to an effects-based assessment allowed by the Unitary Plan. Plans approved under Resource Consent do not constitute an Engineering Plan Approval. A separate engineering approval will be required for the design of any infrastructure that is to vest in council.

2. Under section 125 of the RMA, these consents lapse ten 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.
3. The consent holder must pay the council an initial consent compliance monitoring charge of \$1,188 (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, should 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.

Modifications approval

4. In the event that any modifications to the preliminary design are required, that will not result in an application under section 127 of the RMA, the following information must be provided at least five working days prior to implementation:
 - a. Plans and drawings outlining the details of the modifications; and
 - b. any necessary supporting information.

All information must be submitted to and certified by the Council (within five working days) prior to implementation.

Advice note:

All proposed changes must be discussed with council, prior to implementation.

Specific conditions - land use consent LUC60453059 and discharge consent DIS60453140**Pre-commencement conditions****Construction Management Plan**

5. The Consent Holder must prepare a Construction Management Plan (CMP) for the Project or for each stage of the Project (e.g., tunnelling works, shaft construction). The purpose of the CMP is to set out the detailed management procedures and construction methods to be undertaken in order to avoid, remedy or mitigate potential adverse effects arising from construction activities and to achieve compliance with the specific conditions of this consent that relate to the matters referred to in Condition 7 (a) to (l) below.
6. The CMP required by Condition 5 must be submitted to the Council no less than twenty (20) working days prior to works commencing on the Project or stage of the Project (as relevant) for certification that the CMP complies with the requirements of Condition 7 as applicable.
7. The CMP required by Condition 5 must include specific details relating to the management of all construction activities associated with the relevant Project stage, including:
 - a. Details of the site or project manager including their contact details (phone, postal address, email address);

- b. An outline construction programme;
 - c. The proposed hours of work;
 - d. Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal / storage of rubbish, storage and unloading of construction materials and similar construction activities;
 - e. Location of site infrastructure including site offices, site amenities, contractor's yards site access, equipment unloading and storage areas, contractor car parking, and security;
 - f. Procedures for controlling sediment run-off, dust and the removal of soil, debris, demolition and construction materials (if any) from public roads and / or other places adjacent to the work site;
 - g. Procedures for ensuring that residents in the immediate vicinity of construction areas are given prior notice of the commencement of construction activities and are informed about the expected duration and effects of the works;
 - h. Means of providing for the health and safety of the general public and for pedestrian management;
 - i. Procedures for the management of works which directly affect or are located in close proximity to existing network utility services (note: this requirement does not apply to the Consent Holder's infrastructure or where written approval has been obtained from the relevant network utility operator);
 - j. A mechanism and nominated stakeholder manager responsible for receiving, addressing and monitoring queries and responding to complaints in relation to the construction works;
 - k. Procedures for the refuelling of plant and equipment;
 - l. Spill management procedures for the storage of hazardous substances.
8. The CMP required by Condition 5 must be implemented and maintained by the consent holder throughout the entire construction period for the Project or relevant Project stage to manage potential adverse effects arising from construction activities. The CMP or any specific component of the CMP must be updated as necessary and provided to the Council for certification prior to being implemented.

Tree works

9. Prior to any works commencing in the vicinity of protected trees within the works area, a prestart meeting must be held to discuss all issues pertaining to the protection of those trees. Present at the meeting should be:
- a. The site foreman or project manager
 - b. The worksite supervisory arborist
 - c. Any other relevant personnel
10. The extent and technical specifications of all new elements to be constructed within the root zones of protected trees are to be provided to and approved by the works arborist

prior to construction, in order to confirm that these works are in line with accepted arboricultural practice. Confirmation is to be provided by way of a written memo from the works arborist to the consent holder. All detailed design elements are to be designed in such a way as to minimise potential disturbance in and around the root zones of those trees to be retained and worked around as part of the project.

Construction Noise and Vibration Management Plan

11. The consent holder must prepare a Construction Noise and Vibration Management Plan (CNVMP) for the project, or each stage of the project, that addresses the management of construction noise and vibration from the works. The CNVMP must be in accordance with the requirements set out in the Construction Noise and Vibration Impact Assessment Report and Framework Construction Noise and Vibration Management Plan referenced in Condition 1. The CNVMP must be submitted to the Council no less than 20 working days prior to works on that stage commencing for certification by the Council that the CNVMP complies with the requirements below, as applicable. Construction works must not commence until certification has been received in writing from the Council, unless no response is received within 20 working days.

The objectives of the CNVMP are to:

- a. Identify the Best Practicable Option (BPO) for the management and mitigation of construction noise and vibration effects.
- b. Identify how Project noise and vibration limits will be met and set out the methods for scheduling and undertaking works to manage disruption.
- c. Ensure engagement with affected receivers and timely management of complaints.

The CNVMP must be prepared by a suitably qualified and experienced practitioner and must set out, as a minimum:

- a. The relevant construction noise and vibration criteria;
- b. Description and duration of the works, predicted construction noise and vibration levels, anticipated equipment and hours of operation (including specific times, frequency and days when construction activities causing noise/vibration would occur);
- c. The processes to be undertaken including general acoustic management and mitigation measures proposed to be implemented throughout the course of the project consistent with best practice and the triggers or thresholds for implementing them (if relevant);
- d. Physical noise mitigation measures, including reducing the use of tonal reverse alarms where possible, plant selection and maintenance procedures, orientation of plant and machinery, and site layout. Physical noise mitigation measures must also include the following, as required to ensure a BPO approach to the management of noise: setting minimum setback distances from sensitive receivers (dwellings); acoustic screening of the shaft site construction areas; and/or open trenching;

- e. Identification of any buildings particularly sensitive to vibration and noise in the vicinity of the proposed works along with the details of consultation with the land owner(s) of the sites where the sensitive activities are located and any management measures that will be adopted, where practicable, based on this consultation;
- f. Details of noise and vibration monitoring to be undertaken and reporting requirements;
- g. The process for changing, updating, and certifying any changes to the CNVMP; and
- h. Training procedures for construction personnel.

The CNVMP must be implemented and maintained by the consent holder throughout the construction period for the project or relevant Project stage to manage potential adverse noise and vibration effects arising from construction activities. The CNVMP or any specific component of the CNVMP must be updated as necessary and provided to the Council for certification prior to being implemented.

Notice to neighbours

12. For buildings that are to receive noise or vibration levels greater than the required criteria in Table E25.6.28.2 and E25.6.30.1 of the AUP(OP) from works outside the road reserve, the following procedure to notify these properties is to be undertaken:
 - a. Identification of buildings that would receive levels greater than the AUP noise and vibration criteria for the specific equipment being used; and
 - b. A minimum of 10 working days prior to any noise or vibration equipment being used that would lead to potential exceedances, communication will be undertaken to the buildings identified in (a) to notify them of upcoming high noise and/or vibration works.
 - c. Confirmation of the BPO mitigation that will be implemented to reduce the impacts of any potential exceedances.

During works requirements

Notice of works commencement

13. The Council must be informed in writing, at least ten working days prior to the start date of the works authorised by this consent.

Advice Note:

For the purpose of compliance with the conditions of consent, "the Council" refers to the council's monitoring inspector unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.

Tree works

14. There must be no heavy machinery, equipment or materials stored or deposited within the root zone area of any tree within the works area, unless discussed with the works arborist prior to installation.

15. When machinery is to be used beneath the root zone of any retained tree, track movement must be kept to a minimum, with materials preferably installed progressively from the previously metalled/hard surface. Any movement on open ground must be undertaken on track mats or plywood where the ground is not to be excavated.
16. Protective fencing must be installed wherever practicable at the protected root zone (dripline) edge of trees being retained in the vicinity of any physical works or excavations. Where practical, the pedestrian facility adjacent to the shaft must be fenced off and a delineation provided. This fencing must remain in place for the duration of the project in order to best protect the subject trees. The fencing must be rent-o-style 1.8 metre steel mesh sections. The location of this fencing must be confirmed and approved prior to any works being undertaken in the vicinity of the tree.
17. Any required pruning works must be undertaken by a suitably qualified arborist (Auckland Council Approved) under the direct supervision of the works arborist. The extent of pruning must be assessed and discussed at the pre-start meeting to determine the exact requirements, if any. All pruning works must be undertaken in accordance with permitted standards of the AUP(OP) in accordance with best practice.
18. All works must be distanced from notable trees (identified in Schedule 10: Notable Trees Schedule of the AUP(OP)) to the greatest extent practicable.
19. Changes to work methodologies, issues or unforeseen damage to notable trees (identified in Schedule 10: Notable Trees Schedule of the AUP(OP)) must be reported to the Council's Senior Heritage Arborist.
20. The consent holder must ensure that all contractors, sub-contractors, and workers engaged in all activities covered by this consent are advised of the tree protection measures in the conditions of consent and operate in accordance with them.
21. Compliance with the conditions of this consent relating to tree protection must be monitored by the appointed works arborist with the detail of each visit and communication being logged. The completed log would be provided to the consent holder at the completion of the project to serve as a compliance report.
22. A completion report prepared by a suitably qualified and experienced arborist must be supplied to the Council within one month of completion of all site works. The completion report must confirm (or otherwise) that: the works have been undertaken in accordance with the tree protection measures contained in the conditions of consent, the works were completed under the direction of a suitably qualified and experienced arborist, and the impact of the works on the protected trees has been no greater than that authorised by the consent.

Construction hours and noise and vibration

23. Construction noise must be measured and assessed in accordance with NZS6803:1999 Acoustics - Construction Noise.
24. Construction works must be restricted to between 7.00am and 6.00pm from Monday to Saturday, apart from where provided in the resource consent application, where outlined in the certified CNVMP, or operationally required to occur outside of these hours. Direct drilling works are permitted to occur between 7.00am and 7.00pm from Monday to

Saturday. The restriction on hours of works does not apply to low noise generating activities or activities that meet permitted activity standards of the AUP(OP), which may occur outside of these hours.

Advice Note:

Notification of works outside of hours will be advised to Council prior to the works commencing, if possible (i.e. if not an emergency or unforeseen). Approval is not required from Council if the works can be undertaken as a permitted activity in relation to noise or vibration.

Construction noise limits

25. Noise arising from the construction work activities outside the road corridor must not exceed limits of 75 dB LAeq and 90dB LMax measured 1m from the façade of any occupied building in accordance with the requirements Auckland Unitary Plan as far as reasonably practicable. Where predicted noise levels exceed these noise limits, the specific measures that are to be put in place to ensure adverse noise effects at these properties are minimised as far as practicable must be detailed in the certified CNVMP.

Construction vibration - structural

26. All tunnelling and construction works must be designed and undertaken to ensure that vibration from the Project does not exceed the guideline vibration limits as set out in the DIN 4150-3:1999 Standard: Structural vibration - Part 3 Effects of vibration.
27. Specific vibration management measures must be followed to reduce the likelihood of high vibration levels impacting heritage buildings:
- a. Not operating vibratory rollers within 15 metres of any building within the Historic Heritage Overlay in the AUP (323-327 Queen Street);
 - b. Providing excavator operator training on specific measures to reduce vibration (such as slowly lowering the bucket onto the ground).

Noise and vibration monitoring

28. The consent holder must engage a suitably qualified and experienced acoustic expert or have suitably trained personnel to carry out noise and vibration monitoring:
- a. When a complaint is received, or monitoring is requested by Auckland Council; and
 - b. In accordance with New Zealand Standard NZS6803:1999 Acoustics - Construction noise for noise monitoring and German Industrial Standard DIN 4150-3 (1999) Structural Vibration - Part 3 Effects of Vibration on Structures for vibration.

Any noise and/or vibration monitoring must be undertaken during activities where practicable to confirm the received levels and to determine future mitigation for the equipment.

Contamination

29. Earthworks must be undertaken in accordance with the Site Management Plan: Queen Street Wastewater Diversion Programme: Mayoral Drive Alignment Project, prepared by WSP Limited and dated 23 June 2025 (SMP). Any variations to the SMP must be

submitted to the Council for certification that it appropriately manages actual and potential soil contamination effects and is within the scope of this consent, prior to implementation.

Advice Note:

The Council acknowledges that the SMP is intended to provide flexibility of the management of the works. Accordingly, the SMP may need to be updated. Any updates should be limited to the scope of this consent and conditions of this consent.

30. Any excess cut soils requiring offsite disposal must be disposed of to an appropriately licensed disposal facility that is consented to accept waste containing contaminants at the concentrations measured along the pipeline alignment, as recorded in the WSP report Queen Street Wastewater Diversion Programme: Mayoral Drive Alignment Project - Preliminary and Detailed Site Investigation, dated 24 June 2025. Evidence of the locations where excavated material has been disposed of must be retained by the consent holder during the works and made available to the Council on request.
31. In the event of the accidental discovery of contamination during earthworks that has not been previously identified, including asbestos material, the consent holder must immediately cease the works in the vicinity of the contamination, notify the Council, and engage a Suitably Qualified and Experienced contaminated land Practitioner (SQEP) to assess the situation (including possible sampling) and decide on the best option for managing the material.
32. During earthworks all necessary action must be taken to prevent dust generation and sufficient water must be available to dampen exposed soil, and/or other dust suppressing measures must be available to avoid dust formation. The consent holder must ensure that dust management during the excavation works generally complies with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).
33. The disturbance of soils where asbestos has been found to be present must avoid discharges of dust beyond the boundary of the site and be undertaken in accordance with the NZ Guidelines for Assessing and Managing Asbestos in Soil, Building Research Association of New Zealand, published October 2024.
34. During soil disturbance, the asbestos controls as specified in section 4.6 of the SMP must be adhered to.
35. The contamination level of any soil imported to the site must comply with the definition of 'Cleanfill material' as set out in the AUP(OP). Evidence of the locations where imported material has been sourced from must be retained by the consent holder during the works and made available to the council on request.
36. All sampling and testing of contamination on the site must be overseen by a SQEP. All sampling must be undertaken in accordance with the Contaminated Land Management Guidelines, No.5: Site Investigation and Analysis of Soils (Ministry for the Environment, 2021).

Avoid Damaging Assets

37. 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 must 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.

Advice Notes:

1. *Trench reinstatement review is only required if the cover / clearance between the underground service and finished surface is less than 1m. Generally, reinstatement of trenching to be done properly compacting a thin layer of hardfill materials up to 200mm each checking compaction and finally reinstating the road pavement top 400mm to 600mm matching to existing layers and finished surface.*
2. *The Consent Holder / their designer should carry out a joint pre-construction inspection of the existing pavement/ footpath, vehicle crossings berms etc. with representative of asset management team and record the condition of the pavement prior to commencement of works on site. Post inspection will be carried out by asset acceptance team or nominated Council engineer with the Contractor before under asset hand-over / vesting process.*
3. *The Consent Holder and their Contractor should protect and maintain all affected public roads, footpath and all other assets in the road corridor including any privately own assets at their own cost until the project is finished.*

Specific conditions – discharge consent DIS60453140

38. All excavation in the work areas must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from the subject site to either land, stormwater drainage systems, watercourses or receiving waters.
39. Stockpiling of the excavated material must be avoided. If required, temporary stockpiles of material free from separate phase hydrocarbons or odorous petroleum hydrocarbons must be located on an impermeable surface within an area protected by erosion and sediment controls and be covered with tarpaulins anchored at the edges outside working hours and during periods of heavy rain.
40. Any perched groundwater, or surface run-off water encountered within the excavation area requiring removal must be considered potentially contaminated, and must either:
 - a. Be disposed of by a licenced liquid waste contractor; or
 - b. Pumped to sewer, providing the relevant permits are obtained; or
 - c. Allowed to soak into the ground, provided it is free of petroleum hydrocarbons; or
 - d. Discharged to the 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 the protection of 80 percent of freshwater species, except for benzene where the 95 percent protection level applies, and that it is free from separate phase hydrocarbons and hydrocarbon sheen

41. This discharge permit (DIS60453140) expires 15 years after the date it is issued unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Specific conditions – water permit WAT60453141

General conditions

42. This water permit (WAT60453141) expires 15 years after the date it is issued unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Definitions

Alarm level	Specific levels at which actions are required as described in the relevant conditions
Alert level	Specific levels at which actions are required as described in the relevant conditions
Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5m in diameter
Commencement of Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes
Completion of Dewatering	Means, in the case of tunnels and shafts, when the tunnel and shafts have been constructed and effectively no further groundwater is being taken/diverted for the construction of the tunnel and shafts in accordance with the design
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create shafts
Completion of Excavation	Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 meters of the perimeter retaining wall have been completed.
Condition Survey	Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions)
Damage	Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described in the table below
External visual inspection	A condition survey undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the exterior and a dated photographic record of all observable exterior Damage
GSMCP	Means Groundwater and Settlement Monitoring and Contingency Plan
Monitoring Station	Means any monitoring instrument including a ground or building deformation station, groundwater monitoring bore, retaining wall deflection station, or other monitoring device required by this consent
RL	Means Reduced Level – referenced to NZVD2016 datum
Season Low Groundwater Level	Means the annual lowest groundwater level – which typically occurs in summer
Services	Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture
SQEP	Means Suitably Qualified Engineering Professional
SQBS	Means Suitably Qualified Building Surveyor

Building Damage Classification

Note: In the table below, the column headed "Description of Typical Damage" applies to masonry buildings only and the column headed "General Category" applies to all buildings.

Category of Damage	Normal Degree of Severity	Description of Typical Damage (Building Damage Classification after Burland (1995), and Mair et al (1996))	General Category (after Burland – 1995)
0	Negligible	Hairline Cracks	Aesthetic Damage
1	Very Slight	Fine cracks easily treated during normal redecoration. Damage Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1mm.	
2	Slight	Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weather-tightness. Doors and windows may stick slightly. Typically crack widths up to 5mm.	
3	Moderate	Cracks may require cutting out and patching. Recurrent cracks can be masked by suitable linings. Brick pointing and possible replacement of a small amount of exterior brickwork may be required. Doors and windows sticking. Utility services may be interrupted. Weather tightness often impaired. Typical crack widths are 5mm to 15mm or several greater than 3mm.	Serviceability Damage
4	Severe	Extensive repair involving removal and replacement of walls especially over door and windows required. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm to 25mm but also depend on the number of cracks.	Stability Damage
5	Very Severe	Major repair required involving partial or complete reconstruction. Beams lose bearing, walls lean badly and require shoring. Windows broken by distortion. Danger of instability. Typical crack widths are greater than 25mm but depend on the number of cracks.	

Ground dewatering (take) and groundwater diversion conditions

Notice of Commencement of Dewatering

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

Design of Dewatering and Retention Systems

44. The design and construction of the dewatering and retention systems for the shafts must be undertaken in accordance with the specifications contained in the reports referenced in Condition 1.

Excavation Limit

45. The Bulk Excavation must not extend below 13.4 m RL for the P4MH3 Shaft, 13.9 m RL for the P4MH2 Shaft, 14.9 m RL for the P4MH1 Shaft, 18 m RL for the P5MH2 Shaft and 27.7 m RL for the P1MH2 Shaft.

Groundwater and Settlement Monitoring and Contingency Plan

46. At least 20 days prior to the Commencement of Dewatering, a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a SQEP, must be submitted to the Council for certification. Any later proposed amendment of the GSMCP must also be submitted to the Council for certification.

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

- a. A monitoring location plan, showing the location and type of all Monitoring Stations. The monitoring plan must be based on the plans titled "Monitoring Site Plans" contained in Appendix B of the approved GSMCP referenced in Condition 1, or in the certified GSMCP. In any case where the location of a Monitoring Station differs substantively from that shown on the plans referenced above, a written explanation for the difference must be provided at the same time that the GSMCP is provided.
 - b. Final completed schedules C to E (as per the conditions below) for monitoring of groundwater, ground surface and building settlement (including any proposed changes to the monitoring frequency) as required by conditions below.
 - c. All monitoring data, the identification of Services susceptible to Damage and all building/Service condition surveys undertaken to date and required by conditions below.
 - d. A bar chart or a schedule, showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and a sample report template for the required two-monthly monitoring.
 - e. All Alert and Alarm Level Triggers included in schedule A (including reasons if changes to such are proposed).
 - f. Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.
47. All construction, dewatering, monitoring and contingency actions must be carried out in accordance with the certified GSMCP. No Bulk Excavation (that may affect groundwater levels) or other dewatering activities must commence until the GSMCP is certified in writing by the Council.

Performance Standards

Damage Avoidance

48. All dewatering systems, retention measures and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid damage to buildings, structures and services on the site or adjacent properties.

Alert and Alarm Level Actions

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

Schedule A: Alarm and Alert Levels				
Movement		Trigger Thresholds (+/-)		
		Marker/Pairing Marker	Alert	Alarm
a)	<i>Differential vertical settlement between any two Ground Surface Deformation Stations (the Differential Ground Surface Settlement Alarm or Alert Level)</i>	G1 to G2	1/1000	1/700
		G3 to G4	1/1000	1/700
		G3 to G6	1/1000	1/700
		G11 to G12	1/1000	1/700
		G17 to G18	1/300	1/200
		G19 to G20	1/300	1/200
b)	<i>Total vertical settlement (mm) from the pre-excavation baseline level at any Ground Surface Deformation Station (the Total Ground Surface Settlement Alarm or Alert Level):</i>	G1	8	11
		G2	7	10
		G3	23	33
		G4	17	24
		G5	19	27
		G6	15	22
		G7	13	18
		G8	28	40
		G9	15	21
		G10	9	13
		G11	7	10
		G12	9	13
		G13	7	10
		G14	7	10
		G15	7	10
G16	7	10		
G17	50	70		
G18	50	70		
G19	50	70		
G20	50	70		

Schedule A: Alarm and Alert Levels				
Movement		Trigger Thresholds (+/-)		
		Marker/Pairing Marker	Alert	Alarm
c)	<i>Differential vertical settlement between any two adjacent Crib wall Stations (the Differential Crib wall Settlement Alarm or Alert Level)</i>	CW1 to CW2	1/700	1/400
		CW1 to CW3	1/700	1/400
d)	<i>Total vertical settlement (mm) from the pre-excavation baseline level at any Crib wall Station (the Total Crib wall Settlement Alarm or Alert Level)</i>	CW1	16	23
		CW2	9	13
		CW3	13	18
		CW4	7	10
		CW5	16	23
		CW6	9	13
		CW7	13	18
		CW8	7	10
		CW9	20	29
		CW10	20	29
e)	<i>Differential vertical settlement between any two adjacent Overbridge Stations (the Differential Overbridge Settlement Alarm or Alert Level)</i>	OB1 to OB2	1/700	1/400
		OB1 to OB3	1/700	1/400
f)	<i>Total vertical settlement (mm) from the pre-excavation baseline level at any Overbridge Station (the Total Overbridge Settlement Alarm or Alert Level)</i>	OB1	16	23
		OB2	8	12
		OB3	13	18
		OB4	8	11
		OB5	8	11
g)	<i>Differential vertical settlement between any two adjacent Building Deformation Stations (the Differential Building Deformation Settlement Alarm or Alert Level)</i>	B1 to B2	1/1000	1/700
		B3 to B4	1/1000	1/700
		B8 to B9	1/1000	1/700
		B13 to B14	1/1000	1/700
		B5 to B10	1/1000	1/700
		B6 to B11	1/1000	1/700
		B7 to B12	1/1000	1/700
h)	<i>Total vertical settlement (mm) from the pre-excavation baseline level at any</i>	B1	7	10

Schedule A: Alarm and Alert Levels				
Movement		Trigger Thresholds (+/-)		
		Marker/Pairing Marker	Alert	Alarm
	<i>Building Deformation Station (the Total Building Deformation Settlement Alarm or Alert Level)</i>	B2	7	10
		B3	14	20
		B4	13	18
		B5	11	15
		B6	8	12
		B7	7	10
		B8	13	19
		B9	11	15
		B10	9	13
		B11	7	10
		B12	7	10
		B13	11	16
		B14	11	15
i)	<i>Total lateral deflection (mm) from the pre-excavation baseline level at any retaining wall deflection station (the Retaining Wall Deflection Alarm or Alert Level):</i>	RW1-RW4	16	23
		RW5-RW8	7	10
		RW9-RW12	7	10
		RW13-RW16	7	10
		RW17-RW20	7	10
j)	<i>Differential vertical settlement between any two adjacent Millennium Underpass Stations (the Differential Millennium Underpass Deformation Settlement Alarm or Alert Level)</i>	MU1-MU2	1/1000	1/700
k)	<i>Total vertical settlement (mm) from the pre-excavation baseline level at any Millennium Underpass and retaining wall Deformation Stations (the Differential Millennium Underpass Deformation Settlement Alarm or Alert Level)</i>	MU1	9	13
		MU2	7	10
l)	<i>Differential vertical settlement between any two adjacent Millennium Retaining Wall Stations (the Differential Millennium Retaining Wall Deformation Settlement Alarm or Alert Level)</i>	MRW1-MRW2	1/1000	1/700

Schedule A: Alarm and Alert Levels				
Movement		Trigger Thresholds (+/-)		
		Marker/Pairing Marker	Alert	Alarm
	<i>Total vertical settlement (mm) from the pre-excavation baseline level at any Millennium Retaining Wall Deformation Stations (the Differential Millennium Underpass Deformation Settlement Alarm or Alert Level)</i>	MRW1	7	10
		MRW2	7	10

Distance below the pre-dewatering Seasonal Low Groundwater Level and any subsequent groundwater reading at any groundwater monitoring bore (the Groundwater Alert Levels 1 & 2):

Piezometer (ground elevation m RL)	Seasonal low groundwater level		Alert level 1 (estimated drawn down groundwater level)		Alert level 2 (0.5 m below estimated drawn down groundwater level)	
	<i>Level (m RL NZVD2016)</i>	<i>Depth (m bgl)</i>	<i>Level (m RL, NZVD2016)</i>	<i>Depth (m bgl)</i>	<i>Level (m RL NZVD2016)</i>	<i>Depth (m bgl)</i>
PZE2 (20.03)	16.45	3.6	15.8	4.2	15.3	4.75
PZE1 (is within the excavation footprint and must be replaced)	TBC	TBC	TBC	TBC	TBC	TBC
PZD1 (25.32)	19.22	6.1	16.6	8.7	16.1	9.2
PZC1 (27.23)	23.30	3.9	20.30	6.9	19.80	7.4
PZ-P1MH2	TBC	TBC	TBC	TBC	TBC	TBC

Note: The locations of the Monitoring Stations listed in Schedule A are in Appendix B (Monitoring Site Plans) of the approved GSMCP referenced in Condition 1, or in the certified GSMCP.

Note: These levels may be amended subject to approval by the Council as part of the GSMCP approval process, and, after the receipt of pre-dewatering monitoring data,

building condition surveys and recommendations from a suitably qualified engineering professional (SQEP), but only to the extent that avoidance of Damage to building, structures and Services can still be achieved.

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

Alert Level Actions

50. In the event of any Alert Level being exceeded at any ground, structure or building deformation Monitoring Stations or retaining wall deflection Monitoring Stations the consent holder must:
- a. Notify the Council within 24 hours of the exceedance.
 - b. Re-measure all Monitoring Stations within 20 metres of the affected monitoring location(s) to confirm the extent of apparent movement
 - c. Ensure the data is reviewed, and advice provided, by a SQEP on the need for mitigation measures or other actions necessary to avoid further deformation. Where mitigation measures or other actions are recommended those measures must be implemented.
 - d. Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council within 5 working days of Alert Level exceedance. The report must provide an analysis of all monitoring data (including wall deflection) relating to the exceedance, actions taken to date to address the issue, recommendations for additional monitoring (i.e., the need for increased frequency or repeat condition survey(s) of building or structures) and recommendations for future remedial actions necessary to prevent Alarm Levels being exceeded.
 - e. Measure and record all Monitoring Stations within 20 metres of the location of any Alert Level exceedance every two days until such time the written report referred to above has been submitted to the Council.

Alarm Level Actions

51. In the event of any Alarm Level being exceeded at any ground, structure or building deformation Monitoring Station, the consent holder must:
- a. Immediately halt construction activity, including excavation, dewatering or any other works that may result in increased deformation, unless halting the activity is considered by a SQEP to likely be more harmful (in terms of effects on the environment) than continuing to carry out the activity.
 - b. Notify the Council within 24 hours of the Alarm Level exceedance being detected and provide details of the measurements taken.
 - c. Take advice from the author of the Alert Level exceedance report (if there was one) on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.

- d. Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures (recommended in accordance with paragraphs (d) above) have been implemented to the satisfaction of a SQEP.
- e. Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council, on the results of the visual inspections, the mitigation measures implemented and any remedial works and/or agreements with affected parties within 5 working days of recommencement of works.

Pre-dewatering Building and Structure Survey

52. No more than 6 months prior to the Commencement of Dewatering, a detailed condition survey of buildings and structures as specified in Schedule B must be undertaken by a SQEP or SQBS and a written report must be prepared and reviewed by the SQEP responsible for overseeing the monitoring. The report must be submitted for certification by the Council.

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

- a. The detailed condition survey must include:
- b. Confirmation of the installation of building deformation stations as required in the locations shown on the plans titled "Monitoring Site Plans" contained in Appendix B of the approved GSMCP referenced in Condition 1, or in the certified GSMCP.
- c. A description of the type and arrangement of foundations.
- d. A description of existing levels of Damage considered to be of an aesthetic or superficial nature.
- e. A description of existing levels of Damage considered to affect the serviceability of the building where visually apparent without recourse to intrusive or destructive investigation.
- f. Photographic evidence of existing observable Damage.
- g. An assessment as to whether existing Damage may or may not be associated with actual structural Damage and an assessment of the susceptibility of buildings/structures to further movement and Damage.
- h. A review of proposed Alarm and Alert Levels to confirm they are appropriately set and confirmation that any ground settlement less than the Alarm Level will not cause Damage.
- i. An assessment of whether the monitoring frequency is appropriate.
- j. An assessment of whether the locations and density of existing building deformation stations are adequate and appropriate for the effective detection of change to building and structure condition.

Schedule B: Buildings that Require Detailed Condition Survey and Installation of Deformation Stations External building fronts facing the excavation, as indicated in Appendix B

(Monitoring Site Plans) of the approved GSMCP referenced in Condition 1, or in the certified GSMCP			
Address	Legal Description	Detailed Condition Survey	Number of building /structure deformation stations required
323-327 Queen Street	PT ALLOT 6 Section 29 Town of Auckland and PT ALLOT 6-7 Section 29 Town of Auckland	Yes	2 No. (B1 & B2)
100 Mayoral Drive	Lot 6 DP 86062, PT ALLOT 50 SEC 28 Town of Auckland	Yes	4 No. (B3, B4, B5 & B10)
Grand Millennium Auckland, 71 Mayoral Drive	Lot 5 DP 86062	Yes	2 No. (B6 & B11)
67 – 101 Vincent Street (Specifically the stone wall that encloses the basement carpark).	Lot 2 DP 190295	Yes	2 No. (B7 & B12)
48 Greys Avenue	Lot 1 DP72634	Yes	2 No. (B8 & B9)
22 Greys Avenue	PT ALLOT 56 Section 29 Town of Auckland	Yes	2 No. (B13 & B14)

Pre-dewatering services condition survey

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

External Visual Inspections

54. Unless otherwise amended as part of the GSMCP approval process, visual inspections of the external building fronts facing the excavation, 20 m on either side of the excavation, must be undertaken for the purpose of detecting any existing external Damage or new external Damage or deterioration of building fronts. The sites to be inspected must include:
- a. Crib wall underneath the Myers Park overpass
 - b. Small retaining wall at 100 Mayoral Drive
 - c. Millenium Hotel Underpass

Inspections are to be carried out prior to and then monthly from the Commencement to Completion of Dewatering. A photographic record is to be kept, including time and date of each inspection and all observations made during the inspection, and must be of a quality that is fit for purpose.

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

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

Completion of dewatering - building, structure and service condition surveys

55. Between six (6) and twelve (12) months after Completion of Dewatering, a detailed condition survey of all previously surveyed buildings, structures and stormwater pipes must be undertaken and a written report must be prepared. The report is to be reviewed by the SQEP responsible for overseeing the monitoring and then submitted to the Council, within 1 month of completion of the survey.

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

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

Additional surveys

56. Additional condition surveys of any building, structure or service within the area defined by the extent of groundwater drawdown or ground movement (as defined in the WSP New Zealand Limited reports referenced in Condition 1), must be undertaken, if requested by the Council, for the purpose of investigating any Damage potentially caused by ground movement resulting from dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by the SQEP responsible for overseeing the monitoring. The report must be submitted to the Council.

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

Groundwater monitoring

57. Groundwater monitoring must be undertaken at the groundwater monitoring bore location shown on the plans titled "Monitoring Site Plans" contained in Appendix B of the

approved GSMCP referenced in Condition 1, or in the certified GSMCP. Groundwater level monitoring is to be undertaken in accordance with Schedule C below.

Schedule C: Groundwater Monitoring Frequency					
Bore name	Location (NZTM)		Groundwater level reporting frequency (to an accuracy of 10mm)		
	Easting	Northing	From bore construction until before Commencement of Dewatering	Commencement of Dewatering to Completion of Dewatering	From Completion of Dewatering until 3 months later
PZE2	1757140	5919887	At least 4 weeks prior to dewatering commencing	Every two weeks	Once a month
PZE1 (is within the excavation footprint and must be replaced)	TBC	TBC	At least 4 weeks prior to dewatering commencing	Every two weeks	Once a month
PZD1	1757029	5919969	At least 4 weeks prior to dewatering commencing	Every two weeks	Once a month
PZC1	1757027	5920017	At least 4 weeks prior to dewatering commencing	Every two weeks	Once a month
PZ-P1MH2	TBC	TBC	At least 4 weeks prior to dewatering commencing	Every two weeks	Once a month

The monitoring frequency may be changed if approved by the Council. Any change must be specified in the GSMCP. The consent holder must request termination of groundwater level monitoring from Council, supported with a letter of justification for the termination, prepared by a SQEP.

Advice Note:

If groundwater level measurements show an inconsistent pattern immediately prior to the Commencement of Dewatering (for example varying more than +/-200mm during a month), then further readings may be required to ensure that an accurate groundwater level baseline is established before dewatering commences.

Ground surface, Building, Crib wall, Millenium underpass/retaining wall and Mayoral Drive Overbridge deformation monitoring

58. Ground Surface, Building, Crib wall, Millenium underpass/retaining wall and Mayoral Drive Overbridge Monitoring Stations must be established and maintained at the locations shown on the plan titled "Monitoring Site Plans" contained in Appendix B of the certified or approved GSMCP referenced in Condition 1. The Monitoring Stations must be monitored at the frequency set out in Schedule D. The purpose of the Monitoring Stations is to record any vertical or horizontal movement. Benchmark positions must be established no less than 20 metres away from the excavated area.

Schedule D: Ground surface, Building, Crib wall, Millenium underpass/retaining wall and Mayoral Drive Overbridge deformation monitoring			
Monitoring Station and Type:	Frequency		
	Pre Commencement of Dewatering	Commencement to Completion of Dewatering	Post- Completion of Dewatering
Ground surface, Building, Crib wall, Millenium underpass/retaining wall and Mayoral Drive Overbridge deformation monitoring	Three times to a horizontal and vertical accuracy of +/-2 mm (achieved by precise levelling)	Weekly	Monthly for 6 months

The monitoring frequency may be changed, if approved by the Council. The consent holder must request termination of ground surface settlement and building settlement monitoring from Council, supported with a letter of justification for the termination, prepared by a SQEP.

Retaining wall monitoring

59. Four retaining wall deflection stations per shaft (RW1 to RW20), for the measurement of lateral wall movement, must be installed along the top of the retaining walls, as shown on the plans titled "Monitoring Site Plans" contained in Appendix B of the approved GSMCP referenced in Condition 1. Monitoring of the retaining wall deflection stations must be undertaken and recorded in accordance with Schedule E below, and must be carried out using precise levelling.

Schedule E: Retaining Wall Monitoring		
Pre-Commencement of Construction Phase Dewatering	Frequency	
	Commencement of Construction Phase Dewatering to one month after Completion of Excavation	One month after Completion of Excavation to Completion of Construction Phase Dewatering
Retaining Wall	Retaining Wall Deflection	Retaining Wall Deflection

Deflection Stations		
Twice to a horizontal and vertical accuracy of +/- 2mm	Once for every 2 metres depth (on average) of excavation, and, in any case, at a minimum of once weekly.	Fortnightly

The monitoring frequency may be changed, if approved by the Council, through the GSMCP. The consent holder must request termination of retaining wall monitoring from Council, supported with a letter of justification for the termination, prepared by a SQEP.

Access to third-party property

60. Where any monitoring, inspection or condition survey in this consent requires access to property(ies) owned by a third party, and access is declined or subject to what the consent holder considers to be unreasonable terms, the consent holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to enable measures to be implemented to prevent Damage to buildings, structures or Services. Written certification from the Council must be obtained before an alternative monitoring option is implemented.

Contingency actions

61. If the consent holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the consent holder must:
- a. Notify the Council and the asset owner within 24 hours of the consent holder becoming aware of the Damage.
 - b. Provide a report prepared by a SQEP (engaged by the consent holder at their cost) that describes the Damage; identifies the cause of the Damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur and describes actions that must be taken to avoid further Damage.
 - c. Provide a copy of the report prepared under (b) above, to the Council and the asset owner within 10 working days of notification under (a) above.

Advice Note:

It is anticipated the Consent Holder will seek the permission of the damaged asset owner to access the property and asset to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.

Building, Structure, and Services Surveys and Inspections

62. A copy of all pre-dewatering building and structure condition surveys, service condition surveys and photographic records of external visual inspections required by this consent, must be submitted to the Council prior to the commencement of dewatering. All other condition surveys and photographic records required by this consent must be provided to the Council upon request.

Reporting of monitoring data

63. At two monthly intervals, a report containing all monitoring data required by conditions of this consent must be submitted to the Council. This report must include a construction progress timeline, the monitoring data (including the results of condition surveys) recorded in that period, and a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.
64. Upon Completion of Construction, one electronic data file (excel workbook) containing digital data for the groundwater monitoring bores listed in schedule C (or any replacement bore) must be provided to the Council. Data should include the monitoring bore name, type (monitoring piezometer), location, (NZTM) elevation (m RL), screened depth (m RL) and absolute and relative readings (and their units of measure) and the date/time of each reading. The worksheets should contain data values only (no formulas, circular references or links to other sheets).

Requirement for close-out report

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

Notice of Completion

66. The Council must be advised in writing within 10 working days of when dewatering has been completed.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, “the council” or “the Council” refers to the council’s monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent*

does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

6. *The consent holder's application for this resource consent states that the general earthworks activity for the proposal will be undertaken to be a permitted activity under Rules E26.5.3.1 (A95) and (A96) of the AUP(OP) and comply with the relevant permitted activity standards. Accordingly, the consent holder did not apply for nor does the resource consent apply to earthworks activity for this proposal. The consent holder will require resource consent if the earthworks activity is not able to comply with the standards of the AUP(OP).*
7. *The consent holder is advised that the Auckland Council Community Facilities Urban Forest Specialist has delegated authority to issue a tree owner approval for removal and works to trees growing in the Council Reserve and Road Reserve. A Tree Owner Approval (TOA) from the Community Facilities Senior Urban Forest Specialist will be required prior to works commencing.*

Accidental Discovery

8. *If, at any time during site works, sensitive materials (koiwi/human remains, an archaeology site, a Māori cultural artefact, a protected NZ object, contamination 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 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.*
 - 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.*
9. *Should the proposed enabling works result in the identification of any previously unknown sensitive materials (i.e., archaeological sites), the requirements of the Accidental Discovery rule [E26.5.5.1.] set out in the Auckland Unitary Plan Operative in part (updated 10 December 2021)) must be complied with.*
10. *Unrecorded Archaeological Sites within the Cultural Heritage Inventory If any unrecorded archaeological sites are exposed because of the consented work, then these sites should be recorded by the consent holder for inclusion within the Auckland Council Cultural Heritage Inventory. The consent holder must prepare documentation suitable for inclusion in the Cultural Heritage Inventory and forward the information to the Council within one (1) calendar month of the completion of work on the site.*

Heritage New Zealand Pouhere Taonga Act 2014

11. *The Heritage New Zealand Pouhere Taonga Act 2014 (hereafter referred to as the Act) provides for the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand. All archaeological sites are protected by the provisions of the Act (section 42). It is unlawful to modify, damage or destroy an archaeological site without prior authority from Heritage New Zealand Pouhere Taonga. An Authority is required whether or not the land on which an archaeological site may be present is designated, a resource or building consent has been granted, or the activity is permitted under Unitary, District or Regional Plans.*

According to the Act (section 6), archaeological site means, subject to section 42(3) – any place in New Zealand, including any building or structure (or part of a building or structure), that –

- 1. was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and*
 - 2. provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and*
 - 3. includes a site for which a declaration is made under section 43(1).*
12. *It is the responsibility of the consent holder to consult with Heritage New Zealand Pouhere Taonga about the requirements of the Act and obtain the necessary Authorities under the Act should these become necessary because of any activity associated with the consented works. Contact Heritage New Zealand Pouhere Taonga – 09 307 0413 / protected-objects@mch.govt.nz.*

Protected Objects Act 1975

13. *Māori artefacts such as carvings, stone adzes, and greenstone objects are considered to be tāonga (treasures). These are taonga tūturu within the meaning of the Protected Objects Act 1975 (hereafter referred to as the Act).*

According to the Act (section 2), taonga tūturu means an object that –

- a. relates to Māori culture, history, or society; and*
- b. was, or appears to have been –*
 - i. manufactured or modified in New Zealand by Māori; or*
 - ii. brought into New Zealand by Māori; or*
 - iii. used by Māori; and*
- c. is more than 50 years old.*

The Ministry of Culture and Heritage administers the Act. Tāonga may be discovered in isolated contexts but is generally found in archaeological sites. The provisions of the Heritage New Zealand Pouhere Taonga Act 2014 about modifying an archaeological site should be considered by the consent holder if tāonga are found within an archaeological site, as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

It is the responsibility of the consent holder to notify either the chief executive of the Ministry of Culture and Heritage or the nearest public museum, which must notify the chief executive, of the finding of the taonga tūturu, within 28 days of finding the taonga tūturu; alternatively provided that in the case of any taonga tūturu found during an archaeological investigation authorised by Heritage New Zealand Pouhere Taonga under section 48 of the Heritage New Zealand Pouhere Taonga Act 2014, the notification must be made within 28 days of the completion of the fieldwork undertaken in connection with the investigation.

Under section 11 of the Act, newly found taonga tūturu are Crown-owned in the first instance until the Māori Land Court determines ownership. Contact the Ministry of Culture and Heritage – 04 499 4229 / protected-objects@mch.govt.nz.

14. *The consent holder will be responsible for ensuring all necessary permits, such as Corridor Access Requests (CAR) permits for establishing the construction area, are obtained from Auckland Transport. See Auckland Transport's website www.aucklandtransport.govt.nz for more information.*
15. *The consent holder is responsible for ensuring that all development and associated works (including mobile plant and scaffolding) complies with the minimum safe distances from overhead electric lines in compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (NZECP34). Resource consent does not confirm compliance with NZECP34. The consent holder should ensure that minimum safe distances are achieved before commencing construction where there are overhead electrical lines nearby.*



Dr Lee Beattie

Duty Commissioner

19 March 2026

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.