



AUT.008280.06.02
AUT.008280.07.02
AUT.008280.08.02
AUT.008280.09.01
AUT.008280.10.01

Resource Consent

*Pursuant to the Resource Management Act 1991, the Northland Regional Council
(hereinafter called "the Council") does hereby grant a Resource Consent to:*

~~EDGEWATER DEVELOPERS LIMITED, MATAI BAY ROAD, RD 3, KAITAIA 0483~~

**CARRINTON ESTATE JADE LP, C/- CHAPMAN TRIPP, PO BOX 2206,
AUCKLAND 1140**

To carry out the following activities associated with the development of Stages 3 and 4 of a proposed 140 lot subdivision located at Doubtless Drive and Matai Bay Road, Whatuwhiwhi, within the catchments of Te Kopuaorangiriri and Waitamatau (Whatuwhiwhi) Creeks, and the unnamed tributary of Parakerake Bay on Part Lot 1 DP 67692 and Part Lot 1 DP 202051 at or about location co-ordinates 1635538E 6141347N (Stage 3) and 1635171E 6141624N (Stage 4).

*Note: All location co-ordinates in this document refer to Geodetic Datum 2000,
New Zealand Transverse Mercator Projection.*

AUT.008280.06.02	Land Use Consent: To carry out earthworks for the development of subdivision roading and associated activities
AUT.008280.07.02	Discharge Permit: To discharge stormwater from land disturbance activities to land.
AUT.008280.08.02	Water Permit: To divert stormwater
AUT.008280.09.01	Discharge Permit: To divert and discharge stormwater from impervious surfaces following subdivision development.
AUT.008280.10.01	Land Use Consent: To clear vegetation from erosion prone land for subdivision development.

Subject to the following conditions:

Earthworks, Vegetation Clearance and Stormwater During Construction (06-08 and 10)

- 1 The Consent Holder shall ensure that the works relating to earthworks and roading are constructed generally in accordance with the following **attached** plans:

- (a) Duffill Watts & King Ltd plan entitled "Stage 3, 36 Lot De Surville Road Subdivision, Cut Fill Plan"; Job Number: 101465-7, Sheet R13, Revision C,; dated 02/07;
- (b) Brown & Thomson plan entitled: "Edgewater Developers Bay Village Subdivisions, Stages 2 & 3 – Location of Earthworks Cut & Fill Areas", undated.

Advice Note: Stage 2 and Stage 3 referred to in the Brown & Thomson plan are now renamed as Stage 3 and Stage 4 respectively.

- 2 The Consent Holder shall, at least four weeks prior to the commencement of any earthworks for both Stage 3 and Stage 4 areas, prepare and submit an Erosion and Sediment Control Plan(s) (ESCP) which sets out the practices and procedures to be adopted in order that compliance with the conditions of these consents are achieved. No earthworks shall commence until the ESCP has been approved in writing by the Council's Monitoring Manager.

As a minimum the ESCP(s) shall include the following:

- (a) The expected duration (timing and staging) of the major cut and fill operations, drainage works, disposal sites for unsuitable materials/overburden, and clean water diversions.
- (b) Diagrams and/or plans, of a scale suitable for on-site reference, showing the locations of the major cut and fill operations, disposal sites for unsuitable materials, erosion and silt control structures/measures, and water quality sampling sites;
- (c) Details of erosion and sediment controls including specific pond design and calculations;
- (d) Details of sediment controls at all cesspits and stormwater inlets within the reticulated downslope stormwater system;
- (e) Supporting calculations and catchment boundaries for the erosion and sediment controls;
- (f) The commencement and completion dates for the implementation of the proposed erosion and sediment controls;
- (g) Methods to be used to ensure stability of batter faces;
- (h) Measures to control the effects of dust during construction and operation;
- (i) Details of surface revegetation of disturbed sites and other surface covering measures to minimise erosion and sediment runoff following construction;
- (j) Measures to minimise sediment being deposited on public roads;
- (k) Measures to ensure dust discharge from the earthworks activity does not create a nuisance on neighbouring properties;
- (l) Monitoring procedures to ensure adverse effects on water quality in the downstream water bodies are minimised;

- (m) A monitoring programme which identifies discharge points, sampling sites, sampling methodology, and analyses that show how the Monitoring Programme will be complied with;
- (n) Measures to prevent spillage of fuel, oil and similar contaminants;
- (o) Contingency containment and clean-up provisions in the event of accidental spillage of hazardous substances;
- (p) Means of ensuring contractor compliance with the ESCP;
- (q) The name and contact telephone number of the person responsible for monitoring and maintaining all erosion and sediment control measures;
- (r) Contingency provisions for the potential effects of large/high intensity rain storm events.

The Consent Holder shall undertake the activities authorised by these consents in accordance with the approved ESCP.

Advice Note: *The Council's Monitoring Manager's certification of the ESCP is to ensure compliance with the conditions of this consent. The Consent Holder is encouraged to discuss its proposed ESCP with Council staff prior to finalising this plan.*

- 3 The Consent Holder may review and amend the ESCP in consultation with the Council's Monitoring Manager at any time during the period of the consent. The Consent Holder shall undertake the activities authorised by these consents in accordance with the ESCP or the approved amendment.
- 4 The Consent Holder shall notify the Council in writing of the date construction work are to commence at least two weeks beforehand for each stage of development.
- 5 Sediment control measures shall be constructed and maintained in accordance with the principles and practices contained within the document entitled "Erosion and Sediment Control – Guidelines for Land Disturbing Activities", Auckland Regional Council Technical Publication No. 90, dated March 1999 (TP 90), including December 2007 updates. Where there are inconsistencies between any part of TP 90 and the conditions of these consents, then the conditions of these consents shall prevail.
- 6 No earthworks shall be carried out between 1 May and 30 September in any year unless the prior written agreement of the Council's Monitoring Manager has been obtained.
- 7 Erosion and sediment controls shall be installed prior to the commencement of any earthworks (other than those required for the erosion and sediment controls) within the works area. The installation of all erosion and sediment controls shall be supervised by an appropriately qualified and experienced person(s).
- 8 All offsite stormwater shall be directed away from earthworks areas and no drainage pathways shall be constructed or permitted to flow over fill areas in a manner that creates erosion of the fill material.

- 9 All earthworks operations shall be carried out in a manner that minimises the potential for slope instability and soil erosion. Effective mitigation measures shall be installed as required to mitigate and/or remedy any slope failures.
- 10 All fill areas shall be adequately compacted and all retaining walls shall be designed and constructed in accordance with sound engineering practice.
- 11 The Consent Holder shall submit a certificate to the Council, signed by an appropriately qualified and experienced person, stating that the erosion and sediment controls have been constructed in accordance with the Erosion and Sediment Control Plan (ESCP) and Conditions 5 & 8 of these consents, prior to the commencement of other works.

Information supplied shall include:

- (a) Contributing catchment area;
- (b) Retention volume of structures;
- (c) Shape of structures;
- (d) Position of inlets/outlets;
- (e) Stabilisation of the structures;
- (f) Size of diversions and method of stabilisation.

Advice Note: *An appropriately qualified and experienced person is one who has attended an 'Erosion and Sediment Control – Plan Preparers' course conducted by Auckland Council, or similar, and has at least two years experience in the field of erosion and sediment control works.*

- 12 The Consent Holder shall minimise contamination of surface water by ensuring that slash, soil, debris and detritus associated with the exercise of these consents, is not placed in a position where it may be washed into the downstream water body.
- 13 All discharges of sediment laden stormwater from areas of land disturbance, including any haul roads, shall be via sediment detention structures. The Consent Holder shall remove accumulated sediment from each sediment detention structure before the sediment level reaches 20% of its total volume (holding capacity). All sediment removed from the sediment detention structures shall be placed in a stable position where it will not enter any water body nor re-enter any sediment detention structure.
- 14 Prior to the commencement of earthworks operations for each stage, the Consent Holder shall provide a stabilised construction entrance, as specified in Section 1.8 of the document entitled "Erosion and Sediment Control – Guidelines for Land Disturbing Activities", Auckland Regional Council Technical Publication No. 90, dated March 1999 (TP 90), including the December 2007 update, to minimise the tracking of spoil or debris onto off-site public road surfaces. All material tracked onto off-site surfaces as a result of the Consent Holder's operations shall be removed as soon as possible, but at least daily. The stabilised construction entrance(s) shall be maintained throughout the duration of earthworks operations to the above standards.

- 15 The discharge from the land disturbance activities shall not cause any of the following effects on the water quality of the Te Kopuaorangiriri Creek (during Stage 4 earthworks), and Waitamatau (Whatuwhiwhi) Creek and the unnamed tributary of Parakerake Bay (during Stage 3 earthworks); at the culverts beneath Doubtless Bay Drive compared to sites upstream of all land disturbance activities during the same sampling event:
- (a) The production of any conspicuous oil or grease films, scums or foams, floatable or suspended materials, or emissions of objectionable odour;
 - (b) An increase in suspended solids concentration greater than 100 grams per cubic metre;
 - (c) pH outside the range 6.5 to 9.0 units;
 - (d) A reduction in visual clarity of more than 40%, as measured using black disc method or a council approved alternative method;
 - (e) A reduction in natural hue by more than 10 Munsell units.
- 16 All bare areas of land shall be covered with aggregate, or covered with not less than 50 mm of topsoil and established with a suitable grass/legume mixture to achieve an 80% groundcover by 31 May immediately following the works, or within three months of the completion of earthworks in each construction season, whichever is the sooner. Where cover cannot be achieved, other methods such as mulching shall be applied to achieve an 80% groundcover by 30 June immediately following construction.
- 17 In the event of archaeological sites or koiwi or waahi tapu being uncovered during construction, activities in the vicinity of the discovery shall cease. The Consent Holder shall then consult with local iwi and the New Zealand Historic Places Trust, and shall not recommence works in the area of the discovery until the necessary approvals from the New Zealand Historic Places Trust have been obtained.
- 18 Refuelling and servicing of machinery shall not be carried out in such a way that soil or water at the site is contaminated. Where an accidental spillage to land occurs all contaminated soil shall be collected and removed to a disposal site that is authorised to accept such material. Where an accidental spillage to water occurs, the Consent Holder shall:
- (a) Immediately take such action, or execute such work as may be necessary, to stop and/or contain such escape; and
 - (b) Immediately notify the Council by telephone of an escape of contaminant; and
 - (c) Take all reasonable steps to remedy or mitigate any adverse effects on the environment resulting from the escape; and
 - (d) Report to the Council's Monitoring Manager in writing within one week on the cause of the escape of the contaminant and the steps taken or being taken to effectively control or prevent such escape.

In regard to telephone notification during the Council's opening hours, the Council's assigned monitoring officer for these consents shall be contacted.

If that person cannot be spoken to directly, or it is outside of the Council's opening hours, then the Environmental Hotline shall be contacted.

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

- 19 The Consent Holder shall notify the Council's Monitoring Manager in writing as soon as the works are completed for each development stage.

Stormwater (09)

- 20 The Consent Holder shall ensure that the drainage works are constructed generally in accordance with the **attached** Duffill Watts & King Ltd plan entitled *Subdivision Stage 3, De Surville Road 36 Lots, Storm Water Plan*"; Job Number: 101465/07; Sheet S02, Revision B; dated 28-2-07.
- 21 All primary stormwater systems (piped and/or channelled systems) shall be constructed and maintained to effectively manage at least the 10 year ARI rainfall event and shall incorporate secondary flow paths that are designed to allow excess flows from the primary stormwater collection system up to and including the 50 year ARI rainfall event.
- 22 The outlets from the stormwater systems shall effectively dissipate the energy of the stormwater to prevent scouring of the downstream channels and watercourses.
- 23 The Consent Holder shall not allow the erection of structures that threaten the integrity of channels, drainage systems and watercourses or of flood overland flow paths unless measures approved by the Council are taken to compensate the effects such works may have on the functioning of the flow path. All flow paths within the proposed subdivision shall be defined on the Certificates of Title of those allotments and a copy of the relevant documents shall be forwarded to the Council as soon as the titles have issued.
- 24 The works associated with this consent, including the cesspits, manholes, dissipators and overflow channels, shall be maintained to the satisfaction of the Council.

General Conditions

- 25 The Consent Holder shall ensure that any spring flow and/or seepage flow from Lots 58, 59 and 61 in Stage 1 of the subdivision is maintained to downstream properties to the satisfaction of the Council.
- 26 The Council may, in accordance with Section 128 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions annually during the month of May for any one or more of the following purposes:
- (a) To deal with any adverse effects on the environment that may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
 - (b) To require the adoption of the best practicable option to remove or reduce any adverse effect on the environment; or

- (c) To deal with any adverse effects on Waitamatau (Whatuwhiwhi) Creek or the unnamed tributary of Parakerake Bay resulting from additional stormwater discharges.

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

Advice Note: *The Council may, in accordance with Section 128 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions any time for the following purposes:*

- (i) To provide for compliance with rules relating to minimum standards of water quality in any regional plan that has been made operative since the commencement of the consent; or*
- (ii) To provide for compliance with any relevant national environmental standards that have been made; or*
- (iii) Where there are inaccuracies in the information made available with the application that materially influenced the decision on the application and where the effects of the exercise of consent are such that it is necessary to apply more appropriate conditions.*

27 These consents shall not lapse until their expiry.

EXPIRY DATE: 30 NOVEMBER 2022

Please note that the date of commencement for these resource consents is 8 November 2012

Note: *The plans attached to this consent are reduced copies and therefore may not be to scale and may be difficult to read. In the event that compliance and/or enforcement action is to be based on compliance with the attached plans, it is important that the original plans, are sighted and used. Originals of the plans referred to are available for viewing at the Council's Whangarei office.*

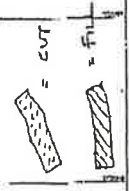
TRANSFERRED ON: 9 DECEMBER 2013
TRANSFERRED TO: CARRINGTON ESTATE JADE LP



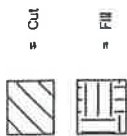
North and Regional Council
APPROVED
Ad - 8 NOV 2012
 Plan / Document
 Consent # 2012082800

BROWN & THORNTON
 CONSULTING ENGINEERS
 P.O. BOX 430 CLEVELAND, OH 44101

EDGEMONT DEVELOPERS
 BAY VILLAGE SUBDIVISIONS
 STAGES 2 & 3
 LOCATION OF EASEMENTS CUT & FILL AREAS.



LEGEND



Northland Regional Council
APPROVED

- 8 NOV 2012

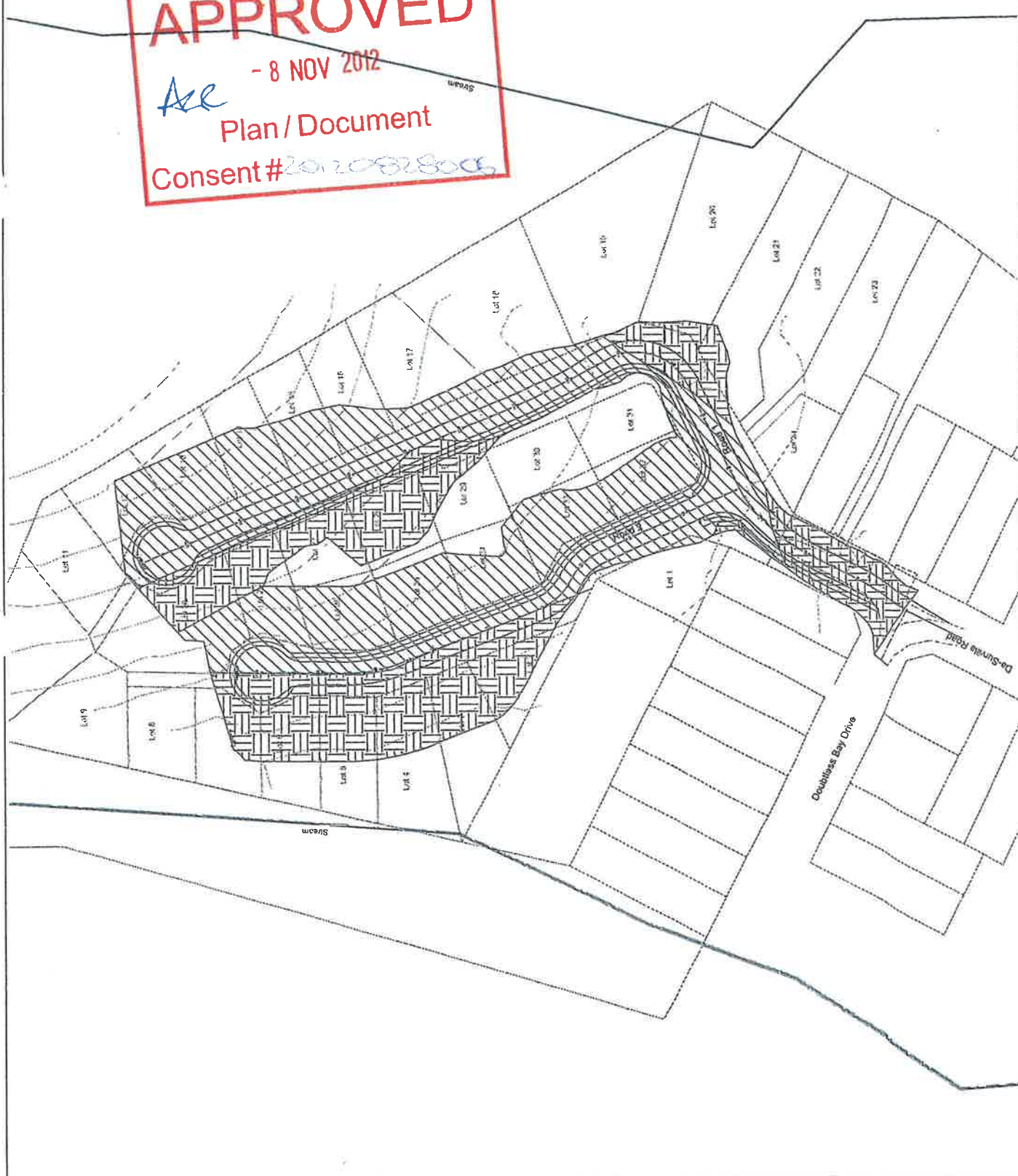
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Consent # *20120828000*

C Moved works away from boundary 01/03/07		Date		Issue
B Altered road levels 01/03/07		Date		Issue
No.	Revision	By	Date	Issue
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
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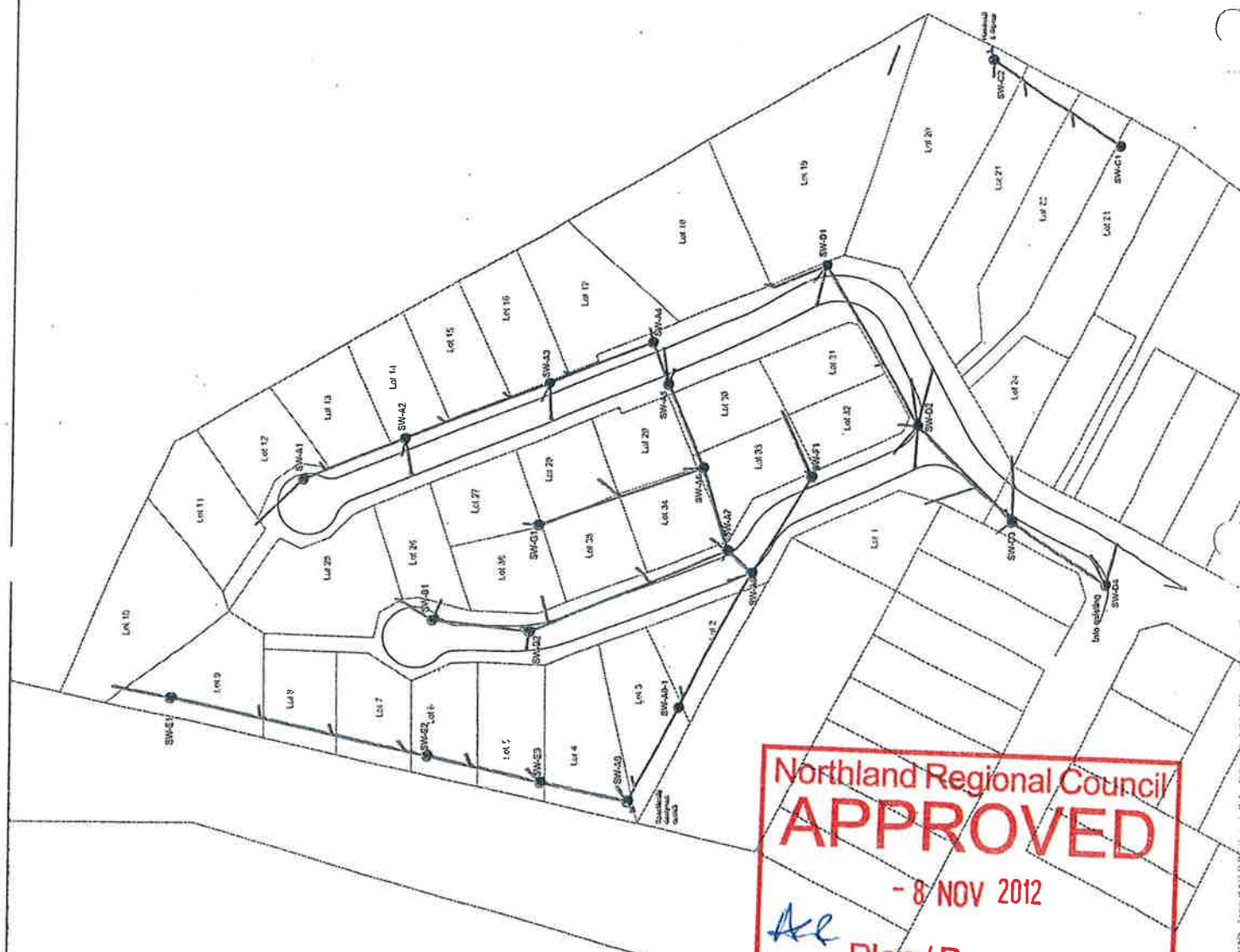
Edgewater Developers Limited	
Stage 3 36 Lot De-Surville Road Subdivision	
Cut Fill Plan	
Job No.	101465-7
Revision	R13
Drawn	C

Duffin Watts & King Ltd
CONSULTANTS



Notes:

- 1) Existing manhole inverts levels to be confirmed by the contractor prior to commencement of drainage.
- 2) Concrete bulkheads and/or trench slope in accordance with NZS 4404:2004 shall be installed on all pipelines with pipe diameter 150mm. Bulkheads to be spaced 100m maximum.
- 3) All lines under carriageways to be back filled with compacted hard fill.



B. Revised Line A	20-2-07
A. Contract Name	11-12-08
C. Date	
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Designed by	11-12-08
Checked by	11-12-08
Drawn by	11-12-08
Scale	1:1000

Client	Edgewater Developers Limited
Project	Subdivision Stage 3 De Surville Road 36 Lots
Sheet No.	Storm Water Plan
Job No.	101465/07
Scale	S02
Revision	B

Northland Regional Council
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 - 8 NOV 2012
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 Plan / Document
 Consent # 20120828006