

**BEFORE THE FAST-TRACK EXPERT PANEL**

**IN THE MATTER** of an application for approvals under section 42 of the  
Fast-track Approvals Act 2024 (“FTAA”)

**AND**

**IN THE MATTER** of the application for approvals by Fulton Hogan Land  
Development Ltd for Milldale – Stages 4C and 10 to  
13, a project listed in Schedule 2 of the FTAA

---

**JOINT STATEMENT OF EXPERT WITNESSES:**

**PLANNING**

---

**17 September 2025**

## **INTRODUCTION**

1. Expert conferencing on the topic of planning took place in person at the ChanceryGreen offices in Auckland on 17 September 2025.
2. The conference was attended by the following planning experts:
  - (a) Euan Williams ("EW") (Applicant); and
  - (b) Rachel Morgan ("RM") (Applicant);
  - (c) Dylan Pope ("DP") (Auckland Council); and
  - (d) Carly Hinde ("CH") (Auckland Council).
3. The following experts were available by phone / Microsoft Teams (as required) to support the planning experts:
  - (a) Pranil Wadan, Stormwater ("PW") (Applicant);
  - (b) Jamie Whyte, Engineering ("JW") (Applicant);
  - (c) Dali Suljic, Healthy Waters ("DS") (Auckland Council);
  - (d) Cas Hannink, Parks Planner ("Cas H") (Auckland Council).
4. In this Joint Witness Statement ("JWS"), where the term "all planners" is used, this refers to the planning experts only, unless otherwise stated.
5. Where input was provided by the additional technical experts, their initials are recorded as appropriate.
6. Steve Mutch (ChanceryGreen) acted as facilitator.
7. Caitlin Todd (ChanceryGreen) assisted the experts to draft the JWS.

## **CODE OF CONDUCT**

8. The experts confirm that they have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and agree to comply with it. The experts confirm that the issues addressed in this JWS are within their area of expertise, unless stated otherwise.

## **SCOPE OF STATEMENT**

9. In Expert Panel Minute 5 (8 September 2025), the Panel directed the planning experts to conference to seek to reach agreement or otherwise narrow points of disagreement in relation to proposed conditions, including potential drafting of conditions in relation to the Auckland Council's identified information gaps.

10. The scope of this statement is limited to planning matters, informed by relevant technical experts where explicitly stated.
11. The table accompanying Auckland Council's 5 September memorandum formed the basis of an agenda for conferencing.
12. In this JWS, we report the outcome of our discussions in relation to each item (below), including by reference to points of agreement and disagreement. We have noted where each of us is relying on the opinion or advice of other experts. Where we are not agreed in relation to any issue, we have set out the nature and basis of that disagreement.

## STRUCTURE OF JOINT WITNESS STATEMENT

13. This JWS attaches two appendices:
  - (a) Volume 9A (attached as **Appendix 1**) contains the Panel's draft conditions, marked up by the planners with amendments agreed between them, with associated explanation.
  - (b) Volume 9B (attached as **Appendix 2**) addresses areas of outstanding disagreements between the planners. Condition wording proposed by RM and EW is shown in red underline/strikethrough with yellow highlighting. Condition wording proposed by DP and CH is shown in red underline/strikethrough with green highlighting. The planners have provided their reasoning for proposed additional conditions / changes in wording and any disagreement.
14. The planners note that, following conferencing, they will need to amend the condition numbering and cross-referencing.
15. There was insufficient time to go through some of the draft conditions for Stage 4C, as outlined in the Volume 9A (**Appendix 1**) and accordingly Stage 4C conditions were not addressed in Volume 9B (**Appendix 2**). However, the planners note that the principles as between Stage 10 to 13 and Stage 4C are similar and for the purposes of this JWS, the planners agree that broadly the same changes will need to be made to Stage 4C conditions following conferencing. There may be some other refinements that also need to be made. The intention is to update the Panel of this as part of the parties' responses on conditions in the coming days.

16. There was also insufficient time for the experts to undertake a final detailed review of the conditions in the appendices and the experts note that further refinements may be needed. The intention is to update the Panel of any minor refinements as part of the parties' responses on conditions in the coming days.

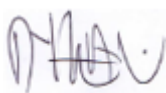
#### **SIGNATURES OF EXPERTS**

A handwritten signature in black ink, appearing to read 'Euan Williams', written above a horizontal line.

Euan Williams

A handwritten signature in black ink, appearing to read 'Rachel Morgan', written above a horizontal line.

Rachel Morgan

A handwritten signature in black ink, appearing to read 'Dylan Pope', written above a horizontal line.

Dylan Pope

A handwritten signature in black ink, appearing to read 'Carly Hinde', written above a horizontal line.

Carly Hinde

## **APPENDIX 1: VOLUME 9A**

**Volume 9A: Milldale  
Stages 10 – 13, 4C and  
WWTP  
Planners' JWS Conditions  
of Consent**

Milldale, Wainui

Fast-track Approvals Act 2024 Substantive Application

Revised 17 September 2025

## Contents

---

|            |                                                                                            |            |
|------------|--------------------------------------------------------------------------------------------|------------|
| <b>1.0</b> | <b>Introduction</b>                                                                        | <b>3</b>   |
| 1.1        | Acronyms table                                                                             | 3          |
| <b>2.0</b> | <b>Greenfield Stages 10 – 13 Conditions of Consent</b>                                     | <b>6</b>   |
| 2.1        | Stages 10-13 General Conditions of Consent BUN 200                                         | 6          |
| 2.2        | Stages 10-13 Land Use Conditions of Consent LUC 201                                        | 9          |
| 2.3        | Stages 10-13 Streamworks and Wetlands Conditions of Consent LUS 201, WAT 201 & WAT 2023    | 36         |
| 2.4        | Stages 10-13 Groundwater Conditions of Consent WAT 202                                     | 42         |
| 2.5        | Stages 10-13 Subdivision Conditions of Consent SUB 201                                     | 48         |
| 2.6        | Stages 10-13 List of Reports and Drawings                                                  | 80         |
| <b>3.0</b> | <b>Stage 4C Conditions of Consent</b>                                                      | <b>97</b>  |
| 3.1        | Phase 1: Civil Works Land Use - Conditions of Consent LUC 301                              | 97         |
| 3.2        | Phase 1: Civil Works Subdivision - Conditions of Consent SUB 301                           | 114        |
| 3.3        | Phase 1: Civil Works - List of Reports and Drawings                                        | 132        |
| 3.4        | Phase 2: Comprehensive Residential Development Land Use - Conditions of Consent LUC 302    | 136        |
| 3.5        | Phase 2: Comprehensive Residential Development Subdivision - Conditions of Consent SUB 302 | 153        |
| 3.6        | Phase 2: Comprehensive Residential Development Phase - List of Reports and Drawings        | 163        |
| <b>4.0</b> | <b>Temporary Wastewater Treatment Plant Conditions of Consent</b>                          | <b>188</b> |
| 4.1        | Temporary WWTP General Conditions of Consent BUN 400                                       | 188        |
| 4.2        | Temporary WWTP Land Use Conditions of Consent LUC 401                                      | 190        |
| 4.3        | Temporary WWTP Wastewater Discharge Conditions of Consent DIS 401                          | 214        |
| 4.4        | Temporary WWTP Air Discharge Conditions of Consent DIS 402                                 | 231        |
| 4.5        | Temporary WWTP List of Reports and Drawings                                                | 241        |
| <b>5.0</b> | <b>Archaeological Authority</b>                                                            | <b>245</b> |
| 5.1        | Authority Details                                                                          | 245        |
| 5.2        | Determination                                                                              | 245        |
| 5.3        | Conditions of Authority                                                                    | 246        |

## 1.0 Introduction

### 1.1 Acronyms table

Below is the acronyms table which defines key terms used across all conditions.

**Table 1: Conditions Acronyms Table**

| Acronym / Term | Definition                                       |
|----------------|--------------------------------------------------|
| AMP            | Adaptive Management Plan                         |
| ATTCC          | Auckland Transport Traffic Control Committee     |
| AT             | Auckland Transport                               |
| AUP(OP)        | Auckland Unitary Plan (Operative in Part)        |
| B&A            | Barker and Associates Limited                    |
| BUN            | Bundled Consent                                  |
| CAU            | Carbon Adsorber Unit                             |
| Council        | Auckland Council                                 |
| ChTMP          | Chemical Treatment Management Plan               |
| CMW            | CMW Geosciences                                  |
| CNVMP          | Construction Noise and Vibration Management Plan |
| CPTED          | Crime Prevention Through Environmental Design    |
| CTMP           | Construction Traffic Management Plan             |
| DIS            | Discharge Consent                                |
| DMP            | Dust Management Plan                             |
| DO             | Dissolved Oxygen                                 |
| DSI            | Detailed Site Investigation                      |
| EA             | Engineering Approval                             |

| Acronym / Term | Definition                                      |
|----------------|-------------------------------------------------|
| EMP            | Environmental Management Plan                   |
| EPA            | Environmental Protection Agency                 |
| ESCP           | Erosion and Sediment Control Plan               |
| FHLD           | Fulton Hogan Land Development Limited           |
| FPMMP          | Fish Passage Monitoring and Maintenance Plan    |
| GCR            | Geotechnical Completion Report                  |
| JOAL           | Jointly Owned Access Lot                        |
| LINZ           | Land Information New Zealand                    |
| LMP            | Landscape Maintenance Plan                      |
| LUC            | Land Use Consent                                |
| LUS            | Streamworks Consent                             |
| MHS            | Residential - Mixed Housing Suburban zone       |
| MHU            | Residential - Mixed Housing Urban zone          |
| NC             | Business - Neighbourhood Centre zone            |
| OCU            | Odour Control Unit                              |
| OMM            | Operation and Maintenance Manual                |
| OSC            | Open Space - Conservation zone                  |
| RDOC           | Residential Design Outcomes & Controls Document |
| RMA            | Resource Management Act 1991                    |
| SCADA          | Supervisory Control and Data Acquisition        |
| SMP            | Settlement Monitoring Plan                      |
| SMP/RAP        | Site Management & Remedial Action Plan          |
| SHZ            | Residential - Single House zone                 |

| Acronym / Term | Definition                                                  |
|----------------|-------------------------------------------------------------|
| SUB            | Subdivision Consent                                         |
| SVR            | Site Validation Report                                      |
| SWMP           | Stream and Wetland Management Plan                          |
| THAB           | Residential - Terraced Housing and Apartment Buildings Zone |
| WAT            | Groundwater Diversion Consent                               |
| WMP            | Waste Management Plan                                       |
| WWTP           | Wastewater Treatment Plant                                  |
| Woods          | Wood & Partners Consultants Limited                         |

The following is an update to the set of conditions issued by the Expert Panel on 5 September 2025 and the outcomes of conferencing between planning experts on 17 September 2025.

Changes to the set of conditions issued by the Expert Panel on 5 September 2025 are shown in track change ~~red strikethrough~~ and underline.

Note: Conditions cross referencing and condition numbering has not been completed.

## 2.0 Greenfield Stages 10 – 13 Conditions of Consent

### 2.1 Stages 10-13 General Conditions of Consent BUN 200

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Planners Position and Reasons (where necessary)<br>17 September 2025 |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
|               | <i>General Condition applicable to all consents</i>                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                      |
| 1.            | <p>The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 200]:</p> <ul style="list-style-type: none"> <li>(a) Application Form and Assessment of Environmental Effects prepared by Woods and B&amp;A, dated 28 February 2025; and</li> <li>(b) Reports and Drawings as listed in <b>Section 2.6</b>.</li> </ul> | All planners agree.                                                  |
|               | <i>Lapse &amp; Expiry Dates</i>                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                      |

2.

Under section 125 and 123 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows:

| Consent Reference and Activity                                                                       | Lapse Date | Expiry Date     |
|------------------------------------------------------------------------------------------------------|------------|-----------------|
| LUC (s9 Bulk Earthworks and Land Use) *see (b) and (c) below                                         | 5 years    | 5 years         |
| LUS (s13 Streamworks)                                                                                | 5 years    | -               |
| WAT (s14 Permanent Stream Diversion)                                                                 | 5 years    | -               |
| WAT (s14 Groundwater Diversion)                                                                      | 5 years    | 5 years         |
| DIS (s14 Discharge of sediment laden water associated with earthworks within proximity to a wetland) | 5 years    | <u>35 years</u> |
| DIS (s14 Diversion of sediment laden water associated with earthworks within proximity to a wetland) | 5 years    | -               |
| DIS (S14 discharge of contaminants)                                                                  | 5 years    | -               |
| SUB (s11 Subdivision)                                                                                | 5 years    | -               |

(a) Under section 125 of the RMA, the consents above lapse after the stated date unless:

- (i) The consent is given effect to; or
- (ii) The Council extends the period after which the consent lapses.

(b) In the case of approved consent LUC 001 (Bulk Earthworks), under s123 this consent expires 5 years from the date of commencement of earthworks.

All planners agree.

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                   |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|    | <p>(c) In the case of Resource consent LUC 001 relating to the blanket land use for development core standards, this <del>shall</del><u>must</u> lapse 7 years from the date of issue unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.</p> <p>(d) In the case of approved subdivision SUB 001, under section 125 of the RMA this consent lapses five years after the date it is granted unless:</p> <p>(i) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in general accordance with section 224 of the RMA; or</p> <p>(ii) An application under section 125 of the RMA is made to the Council before the consent lapses to extend the period after which the consent lapses and the Council grants an extension.</p> |                                                                                   |
| 3. | <p><b>Compliance and Monitoring Charge</b></p> <p>The Consent Holder must pay the Council an initial consent compliance monitoring charge of <u>\$1170</u> \$1,788 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>All planners agree. Updated to reflect current monitoring charge.</p> <p>.</p> |

## 2.2 Stages 10-13 Land Use Conditions of Consent LUC 201

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Planner's Position and Reasons (where necessary)<br><u>17 September 2025</u> |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|               | <p><b><i>Explanatory Note</i></b></p> <p><i>In relation to bulk earthworks, the Consent Holder may undertake earthworks in more than one area of the site simultaneously within the same earthworks season, but within the 30 hectare threshold referred to in Condition 15 below. At the beginning of each earthworks season, the Consent Holder will provide Council with details regarding which areas will be open on the site.</i></p>                                                                                                                                                                                                                                                                                                                                      | All planners agree.                                                          |
|               | <b><i>Siteworks Pre-Construction Conditions</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                              |
| 4.            | <p><b>Pre-commencement Meeting</b></p> <p>Prior to the commencement of each earthworks construction season and each sub-stage of civil construction, the Consent Holder must hold a pre-start meeting that:</p> <ul style="list-style-type: none"> <li>(a) is located on the subject site;</li> <li>(b) is scheduled not less than 5 days before the anticipated commencement of construction and earthworks;</li> <li>(c) includes Monitoring Inspector officer[s], Development Engineer, Consent Holder and Consent Holder's Engineer; and</li> <li>(d) includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions e.g. the appointed Arborist].</li> </ul> <p><b>Advice Note</b></p> | All planners agree.                                                          |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                       |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
|    | <i>To arrange the pre-start meeting please contact the <del>Team Leader Compliance Monitoring North Council</del> to arrange this meeting or email <a href="mailto:monitoring@aucklandCouncil.govt.nz">monitoring@aucklandCouncil.govt.nz</a>. The conditions of consent should be discussed at this meeting. All information required by the Council and listed in that condition should be provided 2 days prior to the meeting.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                       |
| 5. | <p><b>Construction Management Plan</b></p> <p>A Construction Management Plan (CMP) must <del>be made available</del> <u>be provided to the Council at least two working days prior to each pre-commencement meeting. The CMP must be reviewed</u> at the pre-start meeting and must include the following:</p> <ul style="list-style-type: none"> <li>(a) Timeframes for key stages of the works authorised under this consent;</li> <li>(b) Resource consent conditions;</li> <li>(c) Erosion and Sediment Control Plan for the scope of works proposed;</li> <li>(d) Chemical Treatment Management Plan;</li> <li>(e) A copy of the updated and approved Adaptive Management Plan which is applicable to earthworks operations;</li> <li>(f) Construction Traffic Management Plan, <u>including details of contractor vehicle parking locations;</u></li> <li>(g) Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site; and</li> <li>(h) Dust Management Plan.</li> </ul> | All planners agree. Amended to refer to working days. |
| 6. | <p><b>Dust Management Plan</b></p> <p>Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Dust Management Plan (DMP) to Council <u>for approval</u>. The purpose of the DMP is to outline the potential causes and effects of dust that could be generated during the earthworks phase of the development, and to outline the mitigation measures that could be incorporated by the nominated contractor <u>to avoid objectionable or nuisance emission of dust</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | All planners agree. Additional text added.            |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|    | <p><u>beyond the site boundary including monitoring frequencies and responses to complaints.</u> The final DMP must be prepared in general accordance with the application documents referenced in condition 1 <u>and the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| 7. | <p><b>Construction Traffic Management Plan</b></p> <p>Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Construction Traffic Management Plan (CTMP) to Council <u>for approval.</u> This must be prepared in general accordance with the application documents referenced in condition 1 and in general accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic.</p> <p>The CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council.</p> <p><b>Advice Note:</b></p> <p><i>The CTMP should include the following:</i></p> <ul style="list-style-type: none"> <li>a) <i>Provide a parking management plan for construction traffic, <u>including details of contractor vehicle parking locations.</u></i></li> <li>b) <i>Address the transportation and parking of oversize vehicles (if any).</i></li> <li>c) <i>Provide appropriate loading / working areas to minimise disruption to traffic.</i></li> <li>d) <i>Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.</i></li> <li>e) <i>Provide traffic management plans in compliance with the latest edition of the NZTA "Code of Practice for Temporary Traffic Management" (COPTTM) document.</i></li> </ul> | All planners agree. |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|    | <p>f) Ensure the site access point <del>shall</del> <u>must</u> be clearly signposted.</p> <p>g) Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.</p> <p>h) Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.</p> <p>i) Identify proposed numbers and timing of heavy vehicle movements throughout the day.</p> <p>j) Identify the location of vehicle and construction machinery access during the period of site works.</p> <p>k) Identify the storage and loading areas for materials and vehicles.</p> <p>l) For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the Auckland Transport Road network of any road closures and a plan to mitigate these effects.</p> <p>m) Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.</p> <p>n) Identify the relevant Auckland Transport approvals.</p> <p><i>It is the responsibility of the applicant to apply for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review <a href="http://www.beforeudig.co.nz">www.beforeudig.co.nz</a> before you begin works.</i></p> |                     |
| 8. | <p><b>Erosion and Sediment Controls</b></p> <p><u>At least five working days prior</u> to the commencement of each earthworks construction season and each sub-stage of civil construction on the subject site, finalised Erosion and Sediment Control Plans must be prepared in general accordance with the application documents referenced in condition 1 and in general accordance with Auckland Council Erosion and Sediment Control Guide for Land</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | All planners agree. |

Disturbing Activities in the Auckland Region, June 2016, Incorporating ~~Amendment 2~~ (GD05) including any amendments, and submitted to the Council for approval. No earthworks activity on the subject site must commence until the Council has confirmed that the ESCP(s) satisfactorily meets the requirements of GD05. The plans must contain sufficient details to address the following matters:

- (a) specific erosion and sediment control measures for the earthworks stages (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in general accordance with GD05;
- (b) reference to any specific erosion and sediment control measures for any temporary stream diversions necessary to install in-stream structures;
- (c) supporting calculations and design drawings as necessary;
- (d) details of construction methods;
- (e) monitoring and maintenance requirements;
- (f) catchment boundaries and contour information as necessary;
- (g) confirmation of any erosion and sediment control measures associated with construction of pedestrian bridges and culvert installation; and
- (h) details relating to the management of exposed areas (e.g. grassing, mulching).

All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately and the discharge must be mitigated and/or rectified to the satisfaction of Council.

**Advice Note:**

*In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in general accordance with section 127 of the RMA. Any minor*

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|    | <i>amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
| 9. | <p><b>Chemical Treatment Management Plan</b></p> <p>Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2 (GD05)</del> <u>including any amendments</u>, and submitted to the Council <u>for approval</u>. No earthwork activities must commence until confirmation is provided by the Council that the ChTMP, meets the requirements of GD05, and the measures referred to in that plan for the sediment retention ponds and / or decanting earth bunds have been put in place. The plan must include as a minimum:</p> <ul style="list-style-type: none"> <li>(a) Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds, decanting earth bunds or any other approved impoundment devices;</li> <li>(b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);</li> <li>(c) Details of optimum dosage (including assumptions);</li> <li>(d) Results of initial chemical treatment trial;</li> <li>(e) A spill contingency plan; and</li> <li>(f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.</li> </ul> <p><b>Advice Note:</b></p> <p><i>In the event that minor amendments to the ChTMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the CTMP may require an application to be made in general accordance with section 127 of the RMA. Any minor</i></p> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <i>amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |
| 10. | <b>Activity in General accordance with Approved ChTMP</b><br>The sediment retention ponds, decanting earth bunds and any other approved impoundment devices utilised as part of the earthworks must be chemically treated in general accordance with the <u>approved</u> ChTMP(s).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | All planners agree. |
| 11. | <b>Certification of Works</b><br>Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referenced in condition 8, and prior to the commencement of earthworks activity on the subject site, a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed and completed in general accordance with the plan required by condition 8. Written certification must be in the form of a report or any other form acceptable to the Council.<br><b>Advice Note:</b><br><i>Suitable documentation for certification of erosion and sediment control devices can be obtained in Appendix C of Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2 (GD05)</del> <u>including any amendments</u>: Erosion and Sediment Control construction quality checklists.</i> | All planners agree. |
| 12. | <b>Settlement Monitoring Plan</b><br>A Settlement Monitoring Plan (SMP) for consolidation settlement due to placement of fill must be submitted to the Council prior to commencement of earthworks onsite. The SMP <del>shall</del> <u>must</u> be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SMP <del>shall</del> <u>must</u> also be submitted to the Council <u>for approval</u> . The SMP <del>shall</del> <u>must</u> include, as a minimum, the following information:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <ul style="list-style-type: none"> <li>(a) A monitoring location plan showing the layout and type of all settlement monitoring stations within the fill areas;</li> <li>(b) Timing and frequency of survey of the settlement monitoring stations; and</li> <li>(c) Define the settlement criteria to be met on completion of earthworks.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
| 13. | <p><b>Construction Noise Notification</b></p> <p>The Consent Holder must advise the occupants of all dwellings located within 100m of a stage boundary of the earthworks/ construction works at least five days before earthworks begin on each sub-stage. The advice must be provided in writing and include the following information:</p> <ul style="list-style-type: none"> <li>(a) An overview of the construction works including the duration of the project and the working hours on site.</li> <li>(b) The approximate dates and duration of the activities that will generate the highest levels of construction noise and vibration for them.</li> <li>(c) A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project.</li> </ul> <p><b>Advice Note:</b></p> <p><i>The purpose of notification of all dwellings within 100m of the site is considered appropriate for scale of earthworks operation proposed. This is provided for information purposes and to inform residents of upcoming construction works.</i></p> | All planners agree. |
|     | <b>Adaptive Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
| 14. | <p><b>Adaptive Management Plan</b></p> <p>The earthworks authorised by consent LUC201 must be undertaken in general accordance with the approved Adaptive Management Plan (AMP) referenced in condition 1, a copy of which must be provided at the pre-construction meeting referred to under condition 4 above. This includes but is not limited to:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                      |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
|     | <p><i>Adaptive Management Response Report (AMRR)</i></p> <p>Following every rainfall trigger event (as defined in the approved AMP), an AMRR must be prepared to summarise the conditions during and after the rainfall event. If any turbidity triggers are exceeded, then an exceedance notification will be generated. This will outline what exceedance occurred, the extent of the exceedance, any actions taken to mitigate the effects of the event, and a proposed management response if required. The Council (<del>Team Leader Northern Monitoring</del>) will be notified by email within one working day of any threshold breach. A report must be provided to Council within 10 days of the threshold breach.</p> |                                                      |
| 15. | <p><b>Stream 21 Monitoring Report</b></p> <p>Throughout the duration of bulk earthworks, an updated Stream 21 Monitoring Report must be prepared on an annual basis, and once earthworks are completed within the catchment area of Stream 21. (Note: The original stream monitoring report refers to Stream P9, which has been renamed to Stream 21). Annual monitoring must be undertaken in October each year during earthworks phase. The updated monitoring report and results must be provided to Auckland Council by 1 December of each year of earthworks.</p>                                                                                                                                                          | Planners disagree. Refer to Volume 9B for reasoning. |
| 16. | An earthworks catchment, which has been stabilised as a result of a trigger level exceedance as defined and required by the updated AMP, may only be re-opened upon confirmation from the Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | All planners agree.                                  |
| 17. | Any proposed revisions to the AMP must be submitted to the Council prior to formalising and implementing the revised AMP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree.                                  |
|     | <b><i>Siteworks During Construction</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                      |
| 18. | <b>Progressive Stabilisation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | All planners agree.                                  |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>The site must be progressively stabilised against erosion throughout the earthworks phase of the project and must be sequenced to minimise the discharge of contaminants to surface water in general accordance with the Erosion and Sediment Control Plan(s).</p> <p><b>Advice Note:</b></p> <p><i>Stabilisation measures may include:</i></p> <ul style="list-style-type: none"> <li>• the use of waterproof covers, geotextiles, or mulching;</li> <li>• top-soiling and grassing of otherwise bare areas of earth; and</li> <li>• aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</li> </ul> <p><i>It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2 (GD05)</del> including any amendments.</i></p> |                     |
| 19. | <p><b>Operational Effectiveness to be Maintained</b></p> <p>The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the <u>approved</u> Erosion and Sediment Control Plan(s) referenced Condition <del>18</del>, must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | All planners agree. |
| 20. | <p><b>Avoid Deposition on Public Roads</b></p> <p>Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p><b>Advice Note:</b></p> <p><i>In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:</i></p> <ul style="list-style-type: none"> <li>• <i>provision of a stabilised entry and exit(s) point for vehicles;</i></li> <li>• <i>provision of wheel wash facilities;</i></li> <li>• <i>ceasing of vehicle movement until materials are removed;</i></li> <li>• <i>cleaning of road surfaces using street-sweepers;</i></li> <li>• <i>silt and sediment traps; and</i></li> <li>• <i>catchpit protection.</i></li> </ul> <p><i>In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2 (GD05)</del> <u>including any amendments</u>.</i></p> |                     |
| 21. | <p><b>Completion or Abandonment of Earthworks</b></p> <p>Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the Council.</p> <p><b>Advice Note:</b></p> <p><i>Stabilisation Measures may include:</i></p> <ul style="list-style-type: none"> <li>• <i>The use of mulching or natural fibre matting;</i></li> <li>• <i>Top-soiling, grassing and mulching of otherwise bare areas of earth; and</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <ul style="list-style-type: none"> <li>Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</li> </ul> <p>The on-going monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2 (GD05)</del> <u>including any amendments</u>.</p> |                     |
| 22. | <p>The maximum area of earth exposed at any one time associated with bulk earthworks within the Wainui Precinct (identified as I544 Wainui Precinct in chapter I of the Auckland Unitary Plan) when exercising this consent must be no greater than 30 hectares.</p> <p><b>Advice note:</b></p> <p><i>The 30ha limit applies to bulk earthworks only and not to subdivision/civil construction earthworks, that occurs following the completion of bulk earthworks.</i></p>                                                                                                                                                                                                          | All planners agree. |
| 23. | <p><b>Seasonal Restriction</b></p> <p>No earthworks on the subject site must be undertaken between 01 May and 30 September in any year without the submission of a 'Request for winter works' to the Council. All requests must be renewed prior to the 1 May and no works must occur until written confirmation has been received from the Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and may be revoked by Council upon written notice to the Consent Holder.</p>                                                                                                          | All planners agree. |
| 24. | <p><b>Public Assets</b></p> <p>There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the Consent Holder.</p>                                                                                                                                                                                                                         | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 25. | <p><b>Stability of the Site/Neighbouring Sites.</b></p> <p>All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree. |
| 26. | <p><b>Geotechnical Works - Supervision <del>and Certification</del></b></p> <p>All earthworks including the construction of retaining walls, building foundations and the placement and compaction of fill material must be supervised by a suitably qualified geo-professional. In supervising the works, the suitably qualified geo-professional must ensure that they are constructed and otherwise completed in general accordance with the <u>“Geotechnical Investigation Report”</u>, <del>ref: AKL2024-0257AB, Rev. 2, prepared by CMW Geosciences, dated 25 February 2025</del> <u>referenced in Condition 1</u> including the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer’s contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing on site.</p> | All planners agree. |
| 27. | <p><b>Contamination Remediation</b></p> <p>Earthworks must be undertaken in accordance the following documents:</p> <ul style="list-style-type: none"> <li>(a) “Detailed Site Investigation Milldale Stages 10-13 Wainui, Rev A, prepared by Groundwater and Environmental Services, dated 24 February 2025”. (DSI)</li> <li>(b) “Site Management &amp; Remedial Action Plan Milldale Stages 10-13 Wainui, prepared by Groundwater &amp; Environmental Services, dated 24 January 2025”. (SMP/RAP).</li> </ul> <p>Any variations to the SMP/RAP must be submitted to the Council confirming that it appropriately manages actual and potential soil contamination effects and is within the scope of this consent, prior to implementation.</p> <p><b>Advice Note:</b></p>                                                                                                                                                                 | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p><i>The Council acknowledges that the SMP/RAP is intended to provide flexibility of the management of the works. Accordingly, the SMP/ RAP may need to be updated. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the Team Leader. The Council's acceptance of the RAP relates only to those aspects of the plans that are relevant under the RMA. The acceptance does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, for example, the Building Act 2004 or the Health and Safety at Work Act 2015.</i></p>                                                 |                     |
| 28. | <p>In the event of the accidental discovery of contamination during earthworks which 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 revision of the SMP/RAP) and decide on the best option for managing the material.</p> <p><b>Advice Note:</b></p> <p><i>Where unanticipated contamination is discovered during the works, a revision of the SMP/RAP may be required to ensure that the contamination is appropriately managed. Any revision of the SMP/RAP is required to be submitted to Council prior to its implementation.</i></p> | All planners agree. |
| 29. | <p>All soil disturbance undertaken where asbestos in soils has been found to be present must be undertaken in accordance with the NZ Guidelines for Assessing and Managing Asbestos in Soil (BRANZ, 2017) or any updates to this document and the RAP.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | All planners agree. |
| 30. | <p>Any excavated material that is not re-used on site must be disposed of at an appropriate facility licensed to accept the levels of contamination identified. 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | All planners agree. |
| 31. | <p><b>Construction Noise</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | All planners agree. |

All construction works authorised by this consent must only take place between 7.00am and 6.00pm, Monday to Saturday, with no works undertaken at any time on Sundays, or on public holidays. Heavy plant must not be operated within 130m of any occupied building before 7.30am. This condition does not prevent quiet activities from taking place on site outside of standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site).

**Advice Note:**

*All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be assessed at 1m from the facade of any building that is occupied when the works are undertaken and in general accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.*

32.

Temporary construction noise barriers must be used to screen any construction work undertaken within the unmitigated compliance distances displayed in the following table. The barriers must be at least 2.4 m high. They must have a surface mass of at least 7 kg/m<sup>2</sup> or be constructed from proprietary construction noise panels.

| Construction Activity                     | Unmitigated compliance distance from an occupied dwelling |
|-------------------------------------------|-----------------------------------------------------------|
| Bored piling with a 20-t excavator or rig | 38m                                                       |
| Demolition with a 20-t excavator          | 34m                                                       |
| Bulldozer                                 | 27m                                                       |
| 15 – 20-t vibratory compactor             |                                                           |
| Drilling with a 12-t excavator or rig     | 24m                                                       |
| Plate compactor                           | 22m                                                       |
| 40 –50-t excavator                        | 17m                                                       |
| 30-t static compactor                     |                                                           |

All planners agree.

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | Drilling with a 6-t – 10-t excavator or rig                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
| 33. | <p><b>Dust and Odour</b></p> <p>There must be no dust and odour beyond the subject sites as a result of the activities that in the opinion of the Council, is noxious, offensive, or objectionable. All necessary measures must be taken to prevent a dust and odour nuisance to neighbouring properties and public roads, including, but not limited to:</p> <ul style="list-style-type: none"> <li>(a) The staging of areas of the works;</li> <li>(b) The retention of any existing vegetation;</li> <li>(c) Watering of all access roads, manoeuvring areas, and stockpile during dry periods;</li> <li>(d) Top-soiling and grassing stockpiles (or other similar techniques) if they are not worked for more than 1 month; and</li> <li>(e) Suspension of all operations if necessitated by the prevailing conditions.</li> </ul> | All planners agree. |
| 34. | <p><b>Construction Park and Loading</b></p> <p>All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | All planners agree. |
| 35. | <p><b><u>Construction Storage</u></b></p> <p>All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | All planners agree. |
| 36. | <p><b>Construction and Earthworks Activities not to Obstruct Access</b></p> <p>There must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity. All materials and equipment must be stored within the subject site's boundaries.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                             |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| 37. | <b>Vegetation Removal in Riparian Margins</b><br><br>The Consent Holder must engage the services of a qualified and competent arborist to direct, supervise and monitor the tree removals in riparian margins in general accordance with the Arboricultural Impact Assessment, <del>itled “Arboricultural Impact Assessment – Milldale Stages 10-13, prepared by Arborlab Ltd, Job. Ref. 40445, dated February 2025”</del> <u>referenced in Condition 1.</u>                                                                                                       | All planners agree.                         |
| 38. | All tree removal work must be carried out using accepted arboricultural standards and practice, including tree dismantling procedures which control the fall of stems and branches by approved lowering techniques, in recognition of the need to avoid damage to any vegetation proposed to be retained.                                                                                                                                                                                                                                                          | All planners agree.                         |
| 39. | The Consent Holder must ensure that all contractors, sub-contractors and workers engaged in all activities covered by this consent are advised of the protection and retention of any remaining vegetation in riparian margins and wetland buffers as detailed in the Arboricultural Impact Assessment, titled “Arboricultural Impact Assessment – Milldale Stages 10-13, <del>prepared by Arborlab Ltd, Job. Ref. 40445, dated February 2025”</del> <u>referenced in Condition 1.</u> A copy of the conditions of consent must be available at all times on site. | All planners agree.                         |
| 40. | For those works in the rootzone of retained vegetation, an auditing report must be prepared by the appointed arborist detailing the works monitored, frequency of monitoring, any effects on vegetation, and any remedial actions required. The auditing report must be prepared at the completion of works and made available to Council upon request.                                                                                                                                                                                                            | All planners agree.                         |
| 41. | <b>Fauna Management Plan</b><br><br>Prior to the commencement of vegetation removal, an Indigenous Fauna Management Plan (FMP) must be submitted to the Council <u>for approval. The FMP must be prepared in accordance with the draft FMP prepared by Viridis Environmental Consultants referenced in condition 1.</u> The purpose of the FMP is to inform management options relating to birds, lizards and bats, during the development                                                                                                                         | All planners agree. Reference to FMP added. |

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                         |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
|                                           | <p>of the site. The FMP must be prepared by a suitably qualified and experienced Ecologist and include the following details:</p> <ul style="list-style-type: none"> <li>(a) Bird Management;</li> <li>(b) Lizard Management; and</li> <li>(c) Bat Management.</li> </ul>                                                                                                                                                                                                                                                                                                                                                       |                                                                                         |
| 42.                                       | <p><b><u>Lizard Management Reporting</u></b></p> <p>Within five days of completion of vegetation clearance, all findings resulting from the search and rescue during vegetation removal must be recorded by the supervising ecologist on an Amphibian/Reptile Distribution Scheme (ARDS) Card (or similar form that provides the same information) and sent to Council <u>for certification The information provided must detail the number of lizards captured and the locations they were captured from, and whether any post-release monitoring (and timing) is recommended based on the number of lizards salvaged.</u></p> | All planners agree. Additional text to reference recommendations of the ecology report. |
| <b><i>Siteworks Post-Construction</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                         |
|                                           | <p><b><u>Geotechnical Supervision and Certification</u></b></p> <p><del>Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in general accordance with the “Geotechnical Investigation Report, ref: AKL2024-0257AB, Rev. 2, prepared by CMW Geosciences, dated 25 February 2025”, within twenty (20) working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the Council.</del></p>                     | All planners agree to delete this condition.                                            |
| 43.                                       | <p><b>Geotechnical Completion Report</b></p> <p><u>Within 20 working days from the completion of each stage of earthworks</u> <del>At the completion of each stage of earthworks,</del> a Geotechnical Completion Report (GCR) prepared by suitably qualified</p>                                                                                                                                                                                                                                                                                                                                                               | All planners agree.                                                                     |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>engineering professional must be provided to the <u>satisfaction of</u> Council to confirm the suitability of the site for the intended development. The GCR must include (but not to be limited to):</p> <ul style="list-style-type: none"> <li>(a) Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials etc);</li> <li>(b) Retaining wall and reinforced earth slope construction;</li> <li>(c) Settlement monitoring;</li> <li>(d) Testing; <del>and</del></li> <li>(e) Inspections.;</li> <li>(f) <u>Statement of professional opinion;</u></li> <li>(g) <u>Certified as-built plans;</u></li> <li>(h) <u>Details and plan showing development restriction zones.</u></li> </ul> <p>The GCR must also provide justification on soil expansivity, foundation design parameters, and settlement criteria defined in the SMP (as per condition 10) have been met. The GCR must be provided to the satisfaction of the Council.</p> <p><b>Advice Notes</b></p> <ul style="list-style-type: none"> <li>• <i>Further investigation/testing may be required to determine soil expansivity.</i></li> <li>• <i>A building consent may be required for the construction of retaining walls and reinforced earth slope.</i></li> <li>• <i>Please send documents required as a condition of consent for the Council to: <a href="mailto:monitoring@aucklandCouncil.govt.nz">monitoring@aucklandCouncil.govt.nz</a></i></li> </ul> |                     |
| 44. | <p><b>Contamination – Site Validation Report (SVR)</b></p> <p>Within three months of the completion of earthworks on the site, a Site Validation Report (SVR) must be submitted to the Council <u>for certification</u>. The SVR must be prepared by a suitably qualified and experienced practitioner, in accordance with the Contaminated Land Management Guidelines No. 1:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | All planners agree. |

Reporting on Contaminated Sites in New Zealand, Ministry for the Environment (revised 2021) and must contain sufficient detail to address the following matters:

- (a) A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated.
- (b) Details and results of any testing undertaken (including validation testing and/or asbestos air monitoring) and interpretation of the results in the context of the NESCS and the AUP(OP) for each proposed lot.
- (c) Records/evidence of the appropriate disposal for any material removed from the site.
- (d) Records of any unexpected contamination encountered during the works and response actions, if applicable.
- (e) Conditions of the final site ground surface and details of any sampling undertaken on materials re-used on site or imported to site.
- (f) Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and
- (g) A statement certifying that all works have been carried out in accordance with the requirements of the SMP/RAP and consent, otherwise providing details of relevant breaches, if applicable.

**Advice Note:**

*The SVR ~~shall~~must enable the Council to update the property file information relating to soil contamination, including the files of any newly created lots. If newly created lots are to contain differing levels of soil contamination, the SVR should specifically detail this. Until an SVR is submitted to the Council, the Land Information Memorandum for the property ~~shall~~must not be updated to reflect any soil contamination remediation work undertaken.*

*If any contamination exceeding the Permitted Activity soil acceptance criteria, set out in Chapter E30 of the AUP(OP), is retained within the site upon the completion of the proposed land-disturbance*

|                                      | activity, a long-term contaminant discharge consent under Chapter E30 of the AUP(OP) may be required for the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                        |                                                         |                    |                                                         |          |                         |                     |               |                                      |                     |  |  |                       |                         |                        |               |            |                        |  |  |                     |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------|--------------------|---------------------------------------------------------|----------|-------------------------|---------------------|---------------|--------------------------------------|---------------------|--|--|-----------------------|-------------------------|------------------------|---------------|------------|------------------------|--|--|---------------------|
|                                      | <u>NES Requirements</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Heading added in response to Auckland Council feedback |                                                         |                    |                                                         |          |                         |                     |               |                                      |                     |  |  |                       |                         |                        |               |            |                        |  |  |                     |
| 45.                                  | <b>Culvert Information Requirements</b><br><br>Within twenty (20) working days following completion of works associated with the new road culvert crossings, the Consent Holder must submit to Council the information required by regulations 62 and 63 of the National Environmental Standard for Freshwater (2020).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree.                                    |                                                         |                    |                                                         |          |                         |                     |               |                                      |                     |  |  |                       |                         |                        |               |            |                        |  |  |                     |
|                                      | <i>Site-wide Residential Land Use Activities</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                        |                                                         |                    |                                                         |          |                         |                     |               |                                      |                     |  |  |                       |                         |                        |               |            |                        |  |  |                     |
| 46.                                  | <b>Development on lots with split zoning and approved alternative zoning</b><br><br>All dwellings and associated buildings constructed on the lots identified in the table below must be designed in general accordance with the specified zone and associated AUP(OP) activity table and standards of that zone, or seek resource consent to infringe the aforementioned zone standard(s). <table><tr><th>Lot Number</th><th>Current Zone</th><th>Zone to be Applied</th><th>AUP(OP) Activity Table and Zone Standards to be Applied</th></tr><tr><td>Lot 1025</td><td>Open Space Conservation</td><td>Mixed Housing Urban</td><td>H5.4 and H5.6</td></tr><tr><td>Lots 281, 455-457, 478-479 &amp; 483-486</td><td>Mixed Housing Urban</td><td></td><td></td></tr><tr><td>Lots 1001-1003 &amp; 1006</td><td>Open Space Conservation</td><td>Mixed Housing Suburban</td><td>H4.4 and H4.6</td></tr><tr><td>Lots 1 &amp; 8</td><td>Mixed Housing Suburban</td><td></td><td></td></tr></table> | Lot Number                                             | Current Zone                                            | Zone to be Applied | AUP(OP) Activity Table and Zone Standards to be Applied | Lot 1025 | Open Space Conservation | Mixed Housing Urban | H5.4 and H5.6 | Lots 281, 455-457, 478-479 & 483-486 | Mixed Housing Urban |  |  | Lots 1001-1003 & 1006 | Open Space Conservation | Mixed Housing Suburban | H4.4 and H4.6 | Lots 1 & 8 | Mixed Housing Suburban |  |  | All planners agree. |
| Lot Number                           | Current Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Zone to be Applied                                     | AUP(OP) Activity Table and Zone Standards to be Applied |                    |                                                         |          |                         |                     |               |                                      |                     |  |  |                       |                         |                        |               |            |                        |  |  |                     |
| Lot 1025                             | Open Space Conservation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Mixed Housing Urban                                    | H5.4 and H5.6                                           |                    |                                                         |          |                         |                     |               |                                      |                     |  |  |                       |                         |                        |               |            |                        |  |  |                     |
| Lots 281, 455-457, 478-479 & 483-486 | Mixed Housing Urban                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                        |                                                         |                    |                                                         |          |                         |                     |               |                                      |                     |  |  |                       |                         |                        |               |            |                        |  |  |                     |
| Lots 1001-1003 & 1006                | Open Space Conservation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Mixed Housing Suburban                                 | H4.4 and H4.6                                           |                    |                                                         |          |                         |                     |               |                                      |                     |  |  |                       |                         |                        |               |            |                        |  |  |                     |
| Lots 1 & 8                           | Mixed Housing Suburban                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                        |                                                         |                    |                                                         |          |                         |                     |               |                                      |                     |  |  |                       |                         |                        |               |            |                        |  |  |                     |

|  |                                                                                                                                                         |                                               |                                               |                                               |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|
|  | Lot 1026<br>Lots 486-492                                                                                                                                | Mixed Housing Urban<br>Neighbourhood Centre   | Mixed Housing Urban                           | H5.4 and H5.6                                 |
|  | Lots 40-44, 69-76, 101-105, 118-123, 136-138, 158, 172, 186-187, 191-192, 209-213, 215-216, 240, 242-248, 292-294, 302-305, 383-399, 570-573 & 580-582. | Single House<br>Mixed Housing Suburban        | Mixed Housing Suburban                        | H4.4 and H4.6                                 |
|  | Lots 1017 & 1018                                                                                                                                        |                                               | Residential Design Outcomes & Controls (RDOC) | Residential Design Outcomes & Controls (RDOC) |
|  | Lots 275, 306-309, 315-316, 424-430, 448, 468-470, 533-539 & 555-560                                                                                    | Mixed Housing Suburban<br>Mixed Housing Urban | Mixed Housing Urban                           | H5.4 and H5.6                                 |
|  | Lots 263-265 & 462                                                                                                                                      |                                               | Mixed Housing Suburban                        | H4.4 and H4.6                                 |
|  | Lots 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1019, 1020, 1021, 1027                                                                                   | Single House Zone                             | Residential Design Outcomes & Controls (RDOC) | Residential Design Outcomes & Controls (RDOC) |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                    |                                                                                                       |                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------|
|     | <div>Lots 37-39, 100, 139-141, 173-185, 189-190, 214, 217-220, 249-250, 295-298, 357-375, 574-579 &amp; 583-588.</div> <div>Lot 1050</div> <div>Lots 310-311, 431</div> <div>Lot 1024<br/>Lots 480-482</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | <div>Mixed Housing Suburban</div> <div>Neighbourhood Centre</div> <div>Mixed Housing Suburban</div> <div>Mixed Housing Urban</div> | <div>H4.4 and H4.6</div> <div>H12.4 and H12.6</div> <div>H5.4 and H5.6</div> <div>H5.4 and H5.6</div> |                     |
| 47. | <b>Vehicle Crossing Widths</b><br><br>All lots fronting <u>local</u> roads with a front boundary width of less than 14m may construct a vehicle crossing in general accordance with the <u>Type A</u> details (3.0m at boundary and 4.5m at kerb) as shown on Woods drawing P24-128-00-2070-RD <del>Rev 1, dated Feb 2025</del> <u>referenced in Condition 1</u> unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design.                                                                                                                                                                                             |  |                                                                                                                                    |                                                                                                       | All planners agree. |
| 48. | All lots that front <u>local</u> roads with a front boundary of 14m or greater in width can choose either to: <ul style="list-style-type: none"> <li>(a) construct a vehicle crossing in general accordance with the <u>Type A</u> vehicle crossing (3.0m at boundary and 4.5m at kerb) Woods drawing P24-128-00-2070-RD <u>referenced in Condition 1</u> <del>Rev 1, dated Feb 2025</del>; OR</li> <li>(b) construct a vehicle crossing in general accordance with the <u>Type B</u> vehicle crossing (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P24-128-00-2071-RD <u>referenced in Condition 1</u> <del>Rev 1, dated Feb 2025</del>.</li> </ul> |  |                                                                                                                                    |                                                                                                       | All planners agree. |

|                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                               |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|                                                                                   | Unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                               |
| 49.                                                                               | All lots fronting <u>collector</u> roads <del>with a front boundary of 14m or greater in width</del> may construct a vehicle crossing in general accordance with the Collector Road <u>Type C</u> details (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P24-128-00-2072-RD <del>referenced in Condition 1 Rev 1, dated Feb 2025</del> unless approval from Council is obtained to permit deviation from this design.                                                                                                                                                                                  | All planners agree. Note: The deletion of 14m width aligns with the Departure from Standards. |
| 50.                                                                               | <p><b>Driveway Gradients</b></p> <p>All private driveways on standalone residential dwellings on single house lots that grade up from the road boundary to the lot must be designed and constructed have a maximum 12.5% grade as shown on Woods drawing P24-128-00-2075-RD <del>referenced in Condition 1 Rev 1, dated Feb 2025</del> unless approval from Council is obtained to deviate from this design. The crossfall gradient of non-standard vehicle accesses for which a blanket consent has been approved must not exceed 2%.</p>                                                                            | All planners agree..                                                                          |
| <b><i>Design Conditions for SHZ Superlots 1007-1013, 1017-2021 &amp; 1027</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                               |
|                                                                                   | <p><b><i>Explanatory Note</i></b></p> <p><i>Blanket land use consent has been approved for more than one dwelling per site (superlot) and to infringe the Residential - Single House Zone standards. As part of this consent approval, Residential Design Outcomes &amp; Controls (RDOC) have been approved to guide the design and implementation of all residential developments on Lots 1007-1013, 1017-2021 &amp; 1027. The RDOC details design outcomes to inform dwelling design, style and layout within each superlot. Design Controls specify the applicable built form standards for the dwellings.</i></p> | All planners agree.                                                                           |
| 51.                                                                               | All residential dwellings on Lots 1007-1013, 1017-2021 & 1027 <del>shall</del> <b>must</b> be designed and constructed in accordance with the Residential Design Outcomes & Controls (RDOC). Prior to application for building consent for any dwelling(s) on Lots 1007-1013, 1017-2021 & 1027 the consent holder must submit documentation to Council to certify compliance with this condition. This documentation must include:                                                                                                                                                                                    | All planners agree.                                                                           |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>a) Architectural plans including details of the façade treatment / architectural features;</p> <p>b) Materials schedule and specifications;</p> <p>c) Landscaping plan;</p> <p>d) A completed checklist from Appendix A of the RDOC demonstrating compliance.</p> <p><b>Advice Note:</b></p> <p><i>This condition will also be imposed as a condition of consent on the subdivision consent for Stages 10-13 in the form of a consent notice on Lots 1007-1013, 1017-2021 &amp; 1027. The consent notice specifies that an application for a discretionary activity to vary a consent notice under Section 221 of the RMA will be required in the following circumstances:</i></p> <p><i>(a) if the design deviates from the built form controls in the RDOC; and/or</i></p> <p><i>(b) the maximum residential yield on any lot detailed in the RDOC is exceeded.</i></p> |                     |
|     | <b>Land Use Activities on Lot 1050</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
| 52. | <p><b>Development on Superlot 1050 (Business - Neighbourhood Centre Activities)</b></p> <p>All buildings and activities on Superlot 1050 must be compliant with the activity table and standards of the Business – Neighbourhood Centre zone that are listed under Standard H12.4 and H12.6 respectively of the AUP(OP), or seek resource consent to infringe the aforementioned zone standard(s).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree. |
|     | <b>Development Capacity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |
| 53. | <p><b>Development Capacity until O Mahurangi - Penlink is Constructed and Operational</b></p> <p>No more than a total of 3,800 residential dwellings may be occupied in Milldale (Wainui Precinct) until the O Mahurangi - Penlink link between Whangaparāoa Road and State Highway 1 is constructed and operational.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | All planners agree. |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                   |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 54.                                                   | <p><u><b>Pine Valley Road/dairy Flat Highway Upgrade</b></u></p> <p><u>No more than a total of 2,800 residential dwellings may be occupied in Milldale (Wainui Precinct) until the Pine Valley Road / Dairy Flat Highway give-way control is upgraded to a signalised intersection, in general accordance with the approved Resource Consent BUN60366520 and DRP-0142 Argent Lane Detailed Design.</u></p>                                                                                                                                                                                                  | Planners agree to additional condition. However EW/RM disagree with the additional advice note sought by Council. Refer to Volume 9B for reasons. |
| 55.                                                   | <p><u><b>Wainui Road Upgrade</b></u></p> <p><u>Prior to the occupation of any residential dwellings in Stages 11C or 10D whichever comes first, the Wainui Road upgrades approved under LUC60393114 must be constructed and operational.</u></p>                                                                                                                                                                                                                                                                                                                                                            | All planners agree to additional condition.                                                                                                       |
| <b><i>Temporary Booster Pump Station Building</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                   |
| 56.                                                   | The temporary water supply booster pump station building on Lot 474 must be constructed in accordance with the approved plans and information referenced in condition 1. Prior to the commencement of the construction of the Booster Pump Station (other than preparatory earthworks and civil infrastructure works), if there are any significant changes to the design of the building from what is shown on the approved plans referenced in condition 1, the Consent Holder must provide the Council with an updated set of design drawings.                                                           | All planners agree.                                                                                                                               |
| 57.                                                   | <p>The temporary water supply booster pump station building on Lot 474 must be designed and constructed to achieve composite sound level reductions of at least 35 dB through the western façade, 30 dB through the northern and southern façades, 25 dB through the eastern façade, and 30 dB through the roof.</p> <p>Compliance with the minimum specifications must be confirmed by a suitably qualified and experienced person at the detailed design stage of the project. The final design and the input of an appropriately qualified person must be provided to Council in writing on request.</p> | All planners agree.                                                                                                                               |
| 58.                                                   | The consent holder must construct an acoustically effective fence along the western boundary of Lot 474 that adjoins Lots 472 and 473. The fence must be solid and have a minimum surface mass of 10                                                                                                                                                                                                                                                                                                                                                                                                        | All planners agree.                                                                                                                               |

|  |                                                                                                                                                                                                                       |  |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | kg/m <sup>2</sup> . The fence must be no less than 1.8 m high above the retaining wall, and must be maintained as an acoustically effective barrier for as long as the water boosting pumping station is operational. |  |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

## 2.3 Stages 10-13 Streamworks and Wetlands Conditions of Consent LUS 201, WAT 201 & WAT 2023

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Planner's Position and Reasons (where necessary)<br><u>17 September 2025</u> |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|               | <i>General</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                              |
| 59.           | <p><b>Native Fish Capture and Relocation Plan</b></p> <p>Prior to the commencement of any works relating to stream reclamation, stream diversion, culvert removal, or construction of culverts, a Native Fish Capture and Relocation Plan must be submitted to the Council <a href="#">for approval</a>. The purpose of the Native Fish Capture and Relocation Plan is to ensure fish will be appropriately removed prior to commencement of works from an area subject to the streamworks, to avoid fish mortality. The Native Fish Capture and Relocation Plan must be prepared by a suitably qualified and experienced Freshwater Ecologist and include the following details:</p> <ul style="list-style-type: none"> <li>(a) Methodologies to capture fish within the impact streams and wetland habitats, or justification there is no habitat for native fish present at the time of earthworks;</li> <li>(b) Fishing effort;</li> <li>(c) Details of the relocation site including habitat suitability for species being relocated and details of existing species present within the relocation site.</li> <li>(d) Storage and transport measures including prevention of predation and death during capture;</li> <li>(e) Euthanasia methods for diseased or pest species;</li> <li>(f) Requiring maps showing the salvage and release site;</li> </ul> | All planners agree.                                                          |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>(g) <u>Confirmation on the habitat availability of the relocation site to support fish at the time of streamworks;</u></p> <p>(h) Details of the salvage and relocation permit;</p> <p>(i) Details of the supervising ecologist, and</p> <p>(j) An accidental discovery protocol for aquatic fauna (including endangered species) which require specialised handling and relocation effort that is not otherwise covered in the standard methodologies (i.e. mudfish). This includes a protocol to implement the following actions:</p> <ul style="list-style-type: none"> <li>(i) Immediately cease streamworks (including dewatering) upon accidental discovery of any unexpected aquatic fauna and notify the Council.</li> <li>(ii) Ensure aquatic fauna are left in a suitable environment where they will be unharmed while the NFCRP is updated.</li> <li>(iii) Update the NFCRP to address handling and relocation of the unexpected aquatic fauna to be submitted to Council.</li> <li>(iv) Only re-commence the capture and relocation upon submission of the NFCRP.</li> </ul> |                     |
| 60. | Native fish capture and relocation must be undertaken in general accordance with the <u>approved</u> <del>certified</del> Native Fish Capture and Relocation Plan and must only be undertaken by a suitably qualified and experienced freshwater ecologist. The freshwater ecologist must also be onsite during the dewatering process to ensure that any remaining native fish that are not caught during de-fishing are salvaged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All planners agree. |
| 61. | The Consent Holder must provide a Fish Salvage Report detailing the relocation site, the species and number of freshwater fauna relocated prior to and during dewatering, to the Council within 10 days of completion of the native fish capture and relocation. These results must be uploaded into NIWA's New Zealand native freshwater Fish database.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | All planners agree. |

|     | <i><b>Wetland and Streams Conditions</b></i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                            |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 62. | <p><b>General Works</b></p> <p>Works within the wetlands and wetland setbacks must be undertaken in general accordance with the relevant application reports and drawings listed in Condition 1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | All planners agree.                                                                                                        |
| 63. | <p><b>Stream and Wetland Management Plan - Milldale North Offset and Compensation Site</b></p> <p>Prior to the stream enhancement and riparian planting works, along with the creation of the new wetland and associated enhancement planting, a Stream and Wetland Management Plan (SWMP) must be submitted to Council <u>for approval</u>. The SWMP <del>shall</del> <u>must</u> be prepared in consultation with Ngāti Manuhiri and Te Kawerau ā Maki.</p> <p>The SWMP must be prepared by a suitably qualified and experienced ecologist and give effect to the enhancement planting and wetland creation (totalling 2.81ha), culvert removals, and stream riparian planting detailed in the “Ecological Impact Assessment Milldale – Stages 10-13 <del>Rev Final 1</del>”, prepared by Viridis Environmental Consultants, <del>dated 26 February 2025</del>” and “Milldale Wetland Offset Planting Plans, prepared by Beca, <del>dated 26.02.25</del>”, both referenced in Condition 1.</p> <p>The SWMP must include, but not be limited to:</p> <ul style="list-style-type: none"> <li>(a) How the implementation of stream and wetland enhancement works at the Offset Site will be staged proportional with the extent of wetland and stream reclamation at each stage of earthworks within Milldale Stages 10-13 [<i>noting that the phases of compensation works will be completed within 24 months of reclamation</i>];</li> <li>(b) Extent of compensation required at the Milldale Stages 10-13 site, and timing of stream enhancement works and riparian planting in relation to subdivision stages [<i>noting that a portion of the compensation works required for stream <del>and wetland</del> reclamation will be undertaken within proposed local purpose (drainage) reserves that will be vested with Council as the subdivision stages progress</i>];</li> </ul> | Planners agree to additional wording shown. The 10 year monitoring period is not agreed. Refer to Volume 9B for reasoning. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>(c) Planting plan of stream and wetland and buffer planting detailing species diversity outcomes relative to historic site conditions, expected wetland ecosystem, and regional biodiversity targets. Planting plans <del>shall</del> <u>must</u> be in general accordance with the “Milldale Wetland Offset Planting Plans, drawing no. 4672100-AL-1000 and drawing no. 4672100-AL-1001 prepared by Beca, dated 26.02.25” referenced in Condition 1;</p> <p>(d) Site preparation details and approaches to weed suppression;</p> <p>(e) Implementation of planting, weed control and pest control; and</p> <p>(f) Detailed monitoring timeframes and outcomes spanning planting and vegetation establishment, <del>and hydrology creation</del> and to ensure the new <del>wetlands stream’s</del> predicted ecological values are achieved or maintained, with specific 2-year and 5-year outcomes.</p> <p>(g) <u>Detailed monitoring timeframes and outcomes spanning planting and vegetation establishment, and hydrology creation, and to ensure the new wetland is a stable, permanent aquatic habitat with specific 2-year and 5-year outcomes.</u></p> <p>(h) Protocols for corrective action should monitoring indicate that stream or wetland establishment is not achieved.</p> |                     |
| 64. | <p><b>Implementation of the SWMP</b></p> <p>The Consent Holder must complete the stream and wetland enhancement works (involving any disturbance, deposition, and / or associated diversion of water under this consent) in general accordance with the <u>approved</u> SWMP, to the stage of finalised re-vegetation / and or stabilisation of the new wetlands within 24 months of the wetland reclamation being completed [<i>noting that staging of stream and wetland reclamation may occur as the earthworks/subdivision progresses as detailed in the SWMP referred to above</i>].</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | All planners agree. |
| 65. | <p><b>Wetland Monitoring</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Planners agree      |

|                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|                                                                            | The Consent Holder must monitor the new wetland in general accordance with the Wetland Monitoring methodology detailed in the <u>approved</u> SWMP, and the monitoring results must be made available within five (5) working days following written request from the Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
| 66.                                                                        | In general accordance with the implementation staging detailed in the SWMP, written confirmation must be provided to the Council, within 30 days of the stream and wetland enhancement works being completed, confirming that all compensation works have been completed in general accordance with the <u>approved</u> SWMP at the Milldale North wetland offset site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Planners agree      |
| 67.                                                                        | The areas of stream and wetland enhancement works (including planting, buffers and fencing) illustrated within “Milldale Wetland Offset Planting Plans, drawing no. 4672100-AL-1000 prepared by Beca, <del>dated 26.02.25</del> ” referenced in Condition 1 must be protected and maintained in perpetuity by way of a land covenant prepared under section 108(2)(d) of the RMA on the Record of Title of Part Allot 74 Parish of Waiwera and Pt Allot 74 Parish Of Waiwera SO 1693B, Pt Allot 182 Parish Of Waiwera SO 836 to the satisfaction of Council. The land covenant <del>shall</del> <u>must</u> be registered within 6 months of the completion of the final extent of stream and wetland enhancement works at the Offset Site.                                                                                                  | Planners agree      |
| <b><i>Mandatory Conditions Required by Regulation 71 of the NES FW</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
| 68.                                                                        | <p>Within twenty (20) working days following completion of works associated with the new road culvert crossings, the Consent Holder must submit a Fish Passage Monitoring and Maintenance Plan (FPMMP) to the Council <u>for approval</u>. The FPMMP must specify the ongoing maintenance measures of the culvert structures to ensure fish passage is maintained.</p> <p>(a) Fish passage must be maintained through the culvert structure, and monitoring, maintenance and remediation measures must be undertaken in general accordance with the FPMMP;</p> <p>(b) If any monitoring or visual inspections identify that provision for fish passage has been reduced, or the culvert structure is damaged, the Consent Holder must undertake maintenance or remediation works as soon as practicable to remedy the issues identified.</p> | All planners agree. |

|  |                                                                                                                                                                                                                                                                                                                            |  |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | (c) The Consent Holder must maintain a record of all monitoring and maintenance works undertaken on the culvert structure including photos and evidence of any maintenance works undertaken. If requested, the Consent Holder must provide this record to the Council within ten (10) working days of the date of request. |  |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

## 2.4 Stages 10-13 Groundwater Conditions of Consent WAT 202

All planners agree with insertion of tables below to assist with interpretation of the conditions.

**Table 1 Definitions:**

| <u>Definitions:</u>                                                                                                                              |                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Words in the ground dewatering (take) and groundwater diversion consent conditions have specific meanings as outlined in the table below.</u> |                                                                                                                                                                                  |
| <u>Bulk Excavation</u>                                                                                                                           | <u>Includes all excavation that affects groundwater excluding localised undercuts, excavation for shear keys and minor enabling works and piling less than 1.5m in diameter.</u> |
| <u>Commencement of Construction Phase Dewatering</u>                                                                                             | <u>Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.</u>                |
| <u>Completion of Construction Phase Dewatering</u>                                                                                               | <u>Means when all drainage is in place and connected to the stormwater network.</u>                                                                                              |
| <u>Commencement of Excavation</u>                                                                                                                | <u>Means commencement of Bulk Excavation or excavation to create perimeter walls.</u>                                                                                            |
| <u>Completion of Construction</u>                                                                                                                | <u>Means when the s224 Certificate for subdivision works is issued by Auckland Council</u>                                                                                       |
| <u>Completion of Excavation</u>                                                                                                                  | <u>Means the stage when all Bulk Excavation has been completed.</u>                                                                                                              |

|                                   |                                                                                                                                                                                                                                                                      |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Condition Survey</u>           | <u>Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions).</u>                                                                                                                                                   |
| <u>Damage</u>                     | <u>Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described in Table 1.</u>                                                                                                                                        |
| <u>External visual inspection</u> | <u>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.</u> |
| <u>RL</u>                         | <u>Means Reduced Level.</u>                                                                                                                                                                                                                                          |
| <u>Services</u>                   | <u>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.</u>               |
| <u>SQEP</u>                       | <u>Means Suitably Qualified Engineering Professional</u>                                                                                                                                                                                                             |

**Table 2 - Building Damage Classification**

| <u>Category of Damage</u> | <u>Normal Degree of Severity</u> | <u>Description of Typical Damage</u><br><i>(Building Damage Classification after Burland (1995), and Mair et al (1996))</i> | <u>General Category</u><br><i>(after Burland – 1995)</i> |
|---------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <u>0</u>                  | <u>Negligible</u>                | <u>Hairline cracks.</u>                                                                                                     | <u>Aesthetic Damage</u>                                  |

|          |                    |                                                                                                                                                                                                                                                                                                                                                                                  |                                        |
|----------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <u>1</u> | <u>Very Slight</u> | <u>Fine cracks easily treated during normal redecoration. Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1 mm.</u>                                                                                                                                                                                   |                                        |
| <u>2</u> | <u>Slight</u>      | <u>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 5 mm.</u>                                                                                                                  |                                        |
| <u>3</u> | <u>Moderate</u>    | <u>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 5 mm to 15 mm or several greater than 3 mm.</u> | <u>Serviceability</u><br><u>Damage</u> |
| <u>4</u> | <u>Severe</u>      | <u>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 25 mm but also depend on the number of cracks.</u>                              |                                        |
| <u>5</u> | <u>Very Severe</u> | <u>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 25 mm but depend on the number of cracks.</u>                                                                                                        | <u>Stability</u><br><u>Damage</u>      |

Note: In the table above the column headed “Description of Typical Damage” applies to masonry buildings only and the column headed “General Category” applies to all buildings.

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Planner's Position and Reasons (where necessary) |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
|               | <b>Ground Dewatering and Groundwater Diversion Conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <u>17 September 2025</u>                         |
| 69.           | <b>Notice of Commencement of Construction Phase Dewatering</b><br><br>The Council must be advised in writing at least ten (10) working days prior to the date of the commencement of construction phase dewatering.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | All planners agree.                              |
| 70.           | <b>Design and Construction of Earthworks and Retaining Walls</b><br><br>The design and construction of the earthworks and retaining walls must be undertaken in general accordance with the specifications contained in the following documents: <ul style="list-style-type: none"> <li>(a) <del>A report titled "Geotechnical Investigation Report referenced in Condition 1, ref: AKL2024-0257AB, Rev. 2, prepared by CMW Geosciences, dated 25 February 2025" referenced in condition 1.</del></li> <li>(b) Engineering plans <del>"Milldale Fast track Stages 10 – 13", prepared by Woods, dated Feb 2025"</del> referenced in condition 1.</li> <li>(c) <del>A report titled "Earthworks Methodology Report – Milldale Earthworks 10 – 13, Version 1, prepared by Woods, dated 19 March 2025"</del> referenced in condition 1.</li> </ul> | All planners agree.                              |
| 71.           | <b>Excavation Limit</b><br><br>The Bulk Excavation must not exceed the depths shown on the Engineering drawing titled "Milldale Fast Track 10 – 13, Cut Fill Layout Plan, drawing No P24-138-00-1200-EW, <del>rev 1, prepared by Woods, dated February 2025</del> ", referenced in condition 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | All planners agree.                              |

|     | <i>Performance Standards</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 72. | <p><b>Damage Avoidance</b></p> <p>All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater must be designed, constructed and maintained so as to avoid damage to land, buildings, structures and services on the site or adjacent properties, unless otherwise agreed in writing with the asset owner.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | All planners agree. |
| 73. | <p><b>Additional Surveys</b></p> <p>Additional condition surveys of any building, structure or service must be undertaken, if requested by the Council, for the purpose of investigating any damage potentially caused by ground movement resulting from construction phase dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by a SQEP and the report must be submitted to the Council.</p> <p>The requirement for any such additional condition survey will cease six (6) months after the completion of construction phase dewatering unless ground settlement or building deformation 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 must 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.</p> | All planners agree. |
| 74. | <p><b>Access to Third Party Property</b></p> <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | damage to buildings, structures or services. Written confirmation from the Council must be obtained before an alternative monitoring option is implemented.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |
| 75. | <p><b>Contingency Actions</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) Notify the Council and the asset owner within two (2) working days of the Consent Holder becoming aware of the damage.</li> <li>(b) Provide a report prepared by a SQEP 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.</li> <li>(c) Provide a copy of the report prepared under (b) above, to the Council and the asset owner within ten (10) working days of notification under (a) above.</li> </ul> <p><b>Advice Note:</b></p> <p><i>It is anticipated the Consent Holder will seek the permission of the damaged asset 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.</i></p> | All planners agree. |
| 76. | <p><b>Notice of Completion</b></p> <p>The Council must be advised in writing within ten (10) working days of when construction phase dewatering has been completed.</p> <p><b>Advice Note:</b></p> <p><i>The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge rules that may apply.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | All planners agree. |

## 2.5 Stages 10-13 Subdivision Conditions of Consent SUB 201

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                               | Planner's Position and Reasons (where necessary)<br><u>17 September 2025</u> |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|               | <i>Survey plan approval (s223) conditions applicable to each stage</i>                                                                                                                                                                                                                                                                                  |                                                                              |
| 77.           | <b>Survey Plan</b><br><br>The Consent Holder must submit a survey plan for each respective stage in general accordance with the approved resource consent subdivision plans referenced in Condition 1.<br><br>Stages may be carried out in any sequence and in such a way that all lots will have legal road frontage at time of title issue.           | All planners agree.                                                          |
| 78.           | <b>Amalgamation Conditions</b><br><br>JOALs 4009 - 4011, 4015 & 4021 will be subject to Section 220(1)(b)(iv) of the RMA by their owners as tenants in common in the said shares as detailed in the Amalgamation Conditions detailed on the approved resource consent subdivision plans referenced in Condition 1 and must be shown on the survey plan. | All planners agree.                                                          |
| 79.           | JOALs 4001 - 4008, 4012 - 4014 & 4017 - 4020 will be subject to Section 220(1)(b)(ii) of the RMA and will be held in the same Record of Title as detailed on the approved resource consent subdivision plans referenced in Condition 1 and must be shown on the survey plan                                                                             | All planners agree.                                                          |
| 80.           | <b>Land Covenants</b>                                                                                                                                                                                                                                                                                                                                   | All planners agree.                                                          |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | Areas identified in green on the approved resource consent subdivision plans referenced in Condition 1 must be subject to land covenants for vegetation protection, vegetation maintenance and the protection of the earth batter slope or retaining wall and subsoil drainage protection. Areas identified in cyan will be subject to a land covenants for retaining wall and subsoil drain protection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                            |
| 81. | <p><b><u>Drainage Reserves</u> Land to Vest in Council</b></p> <p>Lots 6000-6022 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as a Local Purpose (Drainage) Reserve. The Consent Holder must meet all costs associated with the vesting of the Local Purpose (Drainage) Reserves.</p> <p><u>Where vesting of reserves is to occur, all reserves must vest free of easements, encumbrances and with no utility devices, transformers, structures or the like on the land or on any of its road frontages or berms except as follows:</u></p> <ul style="list-style-type: none"> <li>a) <u>Where agreed at EA stage.</u></li> <li>b) <u>Lots 6000-6022 will vest subject to Section 239(2) of the RMA for right to convey electricity in favour of Vector Limited where required for power supply and lighting in the reserve.</u></li> </ul> | <p>All planners agree with recommended changes shown in red underline.</p> <p>EW/RM disagree with further changes sought by Council. Refer to Volume 9B for reasoning.</p> |
| 82. | <p><b>Road to Vest</b></p> <p>The proposed roads shown as Lots 800-828 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as roads and must be shown on the survey plan. The Consent Holder must meet all costs associated with the vesting of the roads.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | All planners agree.                                                                                                                                                        |
| 83. | <p><b>Accessways to Vest</b></p> <p>The proposed public accessways shown as Lots 3001 -3009 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as accessways and become part of the road corridor. The Consent Holder must meet all costs associated with the vesting of the accessways.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | All planners agree.                                                                                                                                                        |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                            |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 84. | <p><b>Parks to Vest as Land in Lieu of Reserve</b></p> <p>Lots 7000 and 7002 must vest in Council as land in lieu of reserve to be held by Council as a park pursuant to Section 138 of the Local Government Act 2002 provided an unconditional agreement has been entered into (as outlined later in this condition).</p> <p>Lots 7000 and 7002 must be vested only if by the time of application for the survey plan to be approved under Section 223 of the RMA the applicant has entered into an agreement for sale and purchase of Lots 7000 and 7002.</p> <p>If no agreement is in place by the time of Section 223 application, the land will become a balance lot and any conditions relating to vesting, landscaping and ground conditions will become redundant.</p> <p><u>Where vesting of reserves is to occur, all reserves must vest free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms</u> unless otherwise agreed with Council Parks Department.</p> | <p>All planners agree with recommended changes shown in red underline.</p> <p>EW/RM disagree with further changes sought by Council. Refer to Volume 9B for reasoning.</p> |
|     | <i>Covenant condition</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                            |
| 85. | <p><b>Operation and Maintenance of Stormwater Management Devices within JOALs</b></p> <p>The Consent Holder must provide a copy of the draft land covenant document to the Council, Legal Team. The draft covenant document <del>shall</del><u>must</u> include provision for the following items:</p> <ul style="list-style-type: none"> <li>(a) specifies ownership, operation, and maintenance of the private stormwater systems for JOALs in each respective stage;</li> <li>(b) specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; and</li> </ul>                                                                                                                                                                                                                                                                                               | <p>All planners agree with addition of (d) and (e).</p> <p>EW/RM disagree with any additional wording proposed by Council. Refer to Volume 9B for reasoning.</p>           |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>(c) in relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in general accordance with relevant sections of the OMM supplied to Council and any other relevant consents (as detailed in Condition 93); and</p> <p>(d) <u>Specifies that evidence of maintenance (e.g. inspection reports, service logs) must be made available to Auckland Council on request; and</u></p> <p>(e) <u>Specifies that the device must continue to meet the hydrology mitigation requirements (retention and/or detention) set out in the Wainui East SMP (Version 4, dated 7 September 2016) in perpetuity; and</u></p> <p>(f) Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ.</p> |                     |
|     | <b><i>Section 224(c) compliance conditions</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
|     | <p><b><i>Explanatory Note:</i></b></p> <p><b><i>Unless stated otherwise or excluded from the respective stage, the following conditions apply as required to each independent stage.</i></b></p> <p>A certificate pursuant to section 224(c) of the Resource Management Act will not be issued until all conditions in relation to each independent stage have been met to the satisfaction of the Council and at the Consent Holder's expense.</p> <p>The s224(c) conditions below apply in general accordance with the subdivision scheme plans referenced in Condition 1.</p>                                                                                                                                                                                                                                | All planners agree. |
| 86. | The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the applicable conditions for each stage of subdivision consent SUB302 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | (a) a consent notice has been issued in relation to any conditions to which section 221 applies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |
| 87. | <p><b>Geotechnical</b></p> <p>The Consent Holder must construct retaining walls, construct reinforced earth slopes and place and compact material in general accordance with the recommendations of the Geotechnical Assessment Report <del>referenced in Condition 1, ref AKL2024-0257AD, Rev. 1 prepared by CMW Geosciences, dated 20 February 2025</del> and subsequent Council approved versions to ensure the site is stable and suitable for development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree. |
| 88. | <p><b>Geotechnical Completion Report</b></p> <p>A Geotechnical Completion Report prepared by suitably qualified and experienced geo-professional and signed by the chartered geo-professional to confirm that all lots are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | All planners agree. |
| 89. | <p><b>Contamination – Site Validation Report (SVR)</b></p> <p><del>Within three months of the completion of earthworks on the site,</del> Prior to s224(c) certificate, a Site Validation Report (SVR) must be submitted to the Council <u>for certification</u>. The SVR must be prepared by a suitably qualified and experienced practitioner in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand, Ministry for the Environment (revised 2021) and must contain sufficient detail to address the following matters:</p> <ul style="list-style-type: none"> <li>(a) A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated;</li> <li>(b) Details and results of any testing undertaken (including validation testing and/or asbestos air monitoring) and interpretation of the results in the context of the NESCS and the AUP(OP) for each proposed lot;</li> <li>(c) Records/evidence of the appropriate disposal for any material removed from the site;</li> <li>(d) Records of any unexpected contamination encountered during the works and response</li> </ul> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>actions, if applicable;</p> <p>(e) Conditions of the final site ground surface and details of any sampling undertaken on materials re-used on site or imported to site;</p> <p>(f) Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and</p> <p>(g) A statement certifying that all works have been carried out in accordance with the requirements of the SMP/RAP and consent, otherwise providing details of relevant breaches, if applicable.</p> <p><b>Advice Note:</b></p> <p><i>The SVR <del>shall</del><u>must</u> enable the Council to update the property file information relating to soil contamination, including the files of any newly created lots. If newly created lots are to contain differing levels of soil contamination, the SVR should specifically detail this. Until an SVR is submitted to the Council, the Land Information Memorandum for the property <del>shall</del><u>must</u> not be updated to reflect any soil contamination remediation work undertaken.</i></p> <p><i>If any contamination exceeding the Permitted Activity soil acceptance criteria, set out in Chapter E30 of the AUP(OP), is retained within the site upon the completion of the proposed land-disturbance activity, a long-term contaminant discharge consent under Chapter E30 of the AUP(OP) may be required for the site.</i></p> |                     |
| 90. | <p><b>Utilities</b></p> <p>The Consent Holder must make provision for telecommunications and electricity to all lots in general accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Confirmation from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <p><i>The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement and no</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <i>proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
|     | <b><i>Wastewater and Water Reticulation</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |
| 91. | <p>The Army Bay WWTP currently servicing this catchment has limited capacity for additional wastewater connections. A privately owned and operated temporary WWTP (approved as part of this consent package under BUN400) may need to be constructed in order to provide additional capacity for the proposed connections until the Army Bay WWTP is upgraded.</p> <p>At each respective stage of the subdivision, and prior to application for Engineering Approval for that stage, confirmation that adequate wastewater capacity is available in the network for the relevant number of lot connections (or in the case of superlots the likely number of Development Unit Equivalent (DUEs)) must be sought from the wastewater utility provider.</p> <p>If capacity is not available at the respective stage, Engineering Approval for the public wastewater reticulation network can be approved, however the s224 (c) for the respective stage must not be approved until the temporary WWTP is constructed, commissioned and fully operational.</p> | All planners agree. |
| 92. | <p><b>Connection to the Public Network</b></p> <p>The Consent Holder must design and construct connections to the public wastewater and water reticulation network (including the temporary water booster pump station building where required for the water supply pumped zone) to serve all lots in general accordance with the requirements of the wastewater and water utility provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <ul style="list-style-type: none"> <li>• <i>Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.</i></li> </ul>                                                                                                                                                                                                                     | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                             |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|     | <ul style="list-style-type: none"> <li>• Alterations to the public wastewater reticulation network require Engineering Approval. Additional approval may be required from Watercare as part of the Engineering Approval Process.</li> <li>• Public connections are to be constructed in general accordance with the Water and Wastewater Code of Practice.</li> <li>• Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</li> </ul>                                                                                 |                                                                                             |
|     | <b><i>Overland Flow Paths</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                             |
| 93. | <p><b><u>Overland Flow Path Management</u></b></p> <p><u>At Engineering Plan Approval the Consent Holder must prepare an overland flow path management report and submit to Council for review and approval. The overland flow path management report must demonstrate compliance with the overland flow path management requirements of the Auckland Transport Design Manual and the Auckland Council Stormwater Code of Practice unless otherwise approved by Council.</u></p>                                                                                                                                                                                    | All planners agree with insertion of additional conditions relating to management of OLFPs. |
| 94. | <p><b><u>Overland Flow Path Certification (As-built)</u></b></p> <p><u>The consent holder must provide an Overland Flow Path As-built Plan prepared by an appropriately suitably qualified professional to the satisfaction of the Council including:</u></p> <ul style="list-style-type: none"> <li>(a) <u>Layout plan of the overland flow paths for the site in accordance with the approved Resource Consent/Engineering Plan;</u></li> <li>(b) <u>Long-section and cross section plans for all overland flow paths within roads; and</u></li> <li>(c) <u>Long-section and cross section plans for all overland flow paths at road spill points.</u></li> </ul> | All planners agree with insertion of additional conditions relating to management of OLFPs. |

|     | <i><b>Stormwater Reticulation</b></i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 95. | <p><b>Connection to the Public Network</b></p> <p>The Consent Holder must design and construct connections to the public stormwater reticulation network to serve all Lots in general accordance with the requirements of the stormwater utility service provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <ul style="list-style-type: none"> <li>• <i>Acceptable forms of evidence include Engineering Approval (EA) Completion Certificates.</i></li> <li>• <i>Stormwater utility provider is the Auckland Council Healthy Waters Department.</i></li> <li>• <i>Public connections are to be constructed in general accordance with the Stormwater Code of Practice.</i></li> <li>• <i>Alterations to the public stormwater reticulation network require Engineering Approval.</i></li> <li>• <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</i></li> </ul> | All planners agree. |
| 96. | <p><b>Public Stormwater Outfalls</b></p> <p>The Consent Holder must design and construct stormwater outfall structures in general accordance with the requirements of the utility service provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                       |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <ul style="list-style-type: none"> <li>Stormwater outfalls <del>shall</del><u>must</u> be designed in general accordance with “Auckland Council publication Technical Report 2013/018”.</li> <li>Acceptable forms of evidence include Engineering Approval Completion Certificates.</li> <li>Utility service provider is the Auckland Council Healthy Waters Department</li> <li>Construction of public outfall structures require Engineering Approval.</li> <li>Engineering Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</li> <li>Please be aware of any other conditions and requirements pertaining to outfalls, including regional consenting conditions and requirements.</li> </ul>                                                                                                                                                                                             |                                                                                                                                                                                                                                       |
| 97. | <p><b>Stormwater Devices</b></p> <p>All public stormwater treatment and/or attenuation devices <del>(dry basins and rain gardens)</del> and the private stormwater detention tanks within JOALs must be designed and constructed in general accordance with the Infrastructure Report Milldale Stages 10-13 <del>ref P24-128, rev 1, prepared by Woods, dated 28/03/2025</del> and “Stormwater Management Devices in the Auckland Region, December 2017, Guideline Document 2017/001” referenced in Condition 1, and in general accordance with the approved plans referenced in Condition 1.</p> <p><b>Advice Notes</b></p> <p><i>Safety in design documents will need to be reviewed by Healthy Waters and the residual risks will need to be agreed prior to issuing approvals.</i></p> <p><u><i>Design must remain consistent with the overarching stormwater management strategy set out in the Wainui East SMP (V4, September 2016) and be approved by Auckland Council Healthy Waters prior to Engineering Plan Approval.</i></u></p> | <p>All planners agree to insertion of additional condition/advice note wording as shown in red underline.</p> <p>DP/CH consider additional advice notes are required, but EW/RM disagree. Refer to Volume 9B for EW/RM reasoning.</p> |

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                           |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 98.                                    | <p><b><u>Stream Erosion and Stabilisation Works</u></b></p> <p><u>The Consent Holder must design and construct new stream channel alignments in accordance with the recommendations of the Stream Erosion Assessment referenced in Condition 1. Confirmation from Council that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</u></p> <p><b>Advice Notes:</b></p> <ul style="list-style-type: none"> <li><u>Construction of any required stream erosion and stabilisation works requires Engineering Approval.</u></li> </ul>                                         | All planners agree. Inserted in response to Stream Erosion Assessment.                    |
| 99.                                    | <p><b><u>Retaining Walls adjacent to Drainage and Neighbourhood Parks</u></b></p> <p><u>Except where associated with culvert headwalls and stormwater outlets, there must be no retaining walls located within drainage reserves or Neighbourhood Parks vested with Council. All retaining walls must be designed and constructed in accordance with the approved plans referenced in Condition 1.</u></p>                                                                                                                                                                                                                                             | All planners agree. Condition has been inserted in response to Auckland Council feedback. |
| <b><i>Public Road Construction</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                           |
| 100.                                   | <p><b>Public Roads <u>and Pedestrian Accessways</u></b></p> <p>The Consent Holder must design and construct new public roads <u>and pedestrian accessways</u> in general accordance with the requirements of Auckland Transport and in general accordance with the approved plans referenced in Condition 1. Confirmation from Council that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <ul style="list-style-type: none"> <li><i>Acceptable forms of evidence include Engineering Approval Completion Certificates.</i></li> </ul> | All planners agree with additional wording shown.                                         |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                           |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
|      | <ul style="list-style-type: none"> <li>• <i>Construction of public roading requires an Engineering Approval. Departure from Standards may be required where designs do not comply with AT standards.</i></li> <li>• <i>Design of public roads must include (but is not limited to), <u>appropriate tracking in accordance with Auckland Transport's TDM</u>, road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.</i></li> <li>• <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public works in the absence of that approval.</i></li> <li>• <i>The Consent Holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to obtain any road name approval before applying for a section 223 certificate.</i></li> </ul> |                                                           |
| 101. | <p><b>Pavement Design</b></p> <p>All new roads or modifications of existing roads intending to be vested to Council must be designed in general accordance with the AT's engineering design code for pavement design.</p> <p><b>Advice Note:</b></p> <p><i>Appropriate pavement design will be reviewed at the Engineering Approval stage.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | All planners agree.                                       |
|      | <b><i>Accessways and Vehicle Crossings</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |
| 102. | <p><b>Vehicle Accessways</b></p> <p>The Consent Holder must design and construct JOALs <u>(including surface treatment)</u> in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | All planners agree with additional text in red underline. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                          |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|      | <p>works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <ul style="list-style-type: none"> <li>• <i>Right of ways, Jointly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to Common access way approval (aucklandCouncil.govt.nz)</i></li> <li>• <i>Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.</i></li> <li>• <i>Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Approval and should not be used for the purposes of constructing common access ways.</i></li> <li>• <i>The Consent Holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Jointly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before applying for a section 223 certificate.</i></li> </ul> | <p>EW/RM disagree with any additional wording proposed by Council. Refer to Volume 9B for reasoning.</p> |
| 103. | <p><b>Vehicle Crossings</b></p> <p>The Consent Holder must provide a new vehicle crossing to serve all JOALs. The crossing(s) must be designed and formed in general accordance with the requirements of Auckland Transport. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>All planners agree.</p>                                                                               |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                        |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
|      | Confirmation that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                        |
| 104. | <p><b>Operation and Maintenance Manual for Public <del>and Private</del> Stormwater Devices</b></p> <p>An Operation and Maintenance Plan (OMM) must be provided to Council to address all public <del>and private</del> stormwater management systems <u>at EA stage</u>. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. <u>The OMM must be prepared to the satisfaction of Auckland Council Healthy Waters Operations Team and comply with Healthy Waters Operation and Maintenance Plan Template.</u> The OMM must include:</p> <ul style="list-style-type: none"> <li>(a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;</li> <li>(b) a programme for regular maintenance and inspection of the stormwater management system;</li> <li>(c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;</li> <li>(d) a programme for post storm inspection and maintenance;</li> <li>(e) a programme for inspection and maintenance of the outfall;</li> <li>(f) general inspection checklists for all aspects of the stormwater management system, including visual checks; and</li> <li>(g) a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.</li> </ul> | All planners agree. Reference to Healthy Waters OMM template included. |
| 105. | <u>Operation and Maintenance Manual (OMM) for Private Stormwater Management Device within JOALs</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                        |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | <p><u>An Operation and Maintenance Plan (OMM) must be provided to Council to address all private stormwater management systems at EA stage. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMM must be prepared to the satisfaction of Auckland Council Healthy Waters Operations Team and comply with Healthy Waters Operation and Maintenance Plan Template. The OMM must include:</u></p> <ul style="list-style-type: none"> <li>(a) <u>details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;</u></li> <li>(b) <u>a programme for regular maintenance and inspection of the stormwater management system;</u></li> <li>(c) <u>a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;</u></li> <li>(d) <u>a programme for post storm inspection and maintenance;</u></li> <li>(e) <u>a programme for inspection and maintenance of the outfall;</u></li> <li>(f) <u>general inspection checklists for all aspects of the stormwater management system, including visual checks; and</u></li> <li>(g) <u>a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.</u></li> </ul> |                                                                                                                                                                                |
|      | <i>Public Streetscape, Accessways, Reserves and Parks</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                |
| 106. | <p><b>Streetscape and Public Accessway Landscaping</b></p> <p>The Consent Holder must submit <del>a</del> detailed streetscape landscaping plans for all public roads and public accessways to the Council <u>for approval</u>. In particular, the plans must:</p> <ul style="list-style-type: none"> <li>(a) Be prepared by a suitably qualified landscape architect;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>All planners agree with additional wording as shown in red underline.<br/>EW/RM disagree with additional wording proposed by Council. Refer to Volume 9B for reasoning.</p> |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                            |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | <ul style="list-style-type: none"> <li>(b) Be in general accordance with the relevant landscape plans referenced in Condition 1;</li> <li>(c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of street lights and other service access points;</li> <li>(d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in general accordance with the Auckland Transport Code of Practice;</li> <li>(e) Include hard landscaping details for accessways;</li> <li>(f) Include planting methodology;</li> <li>(g) Include all lighting details within the proposed streets and accessways;</li> <li>(h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping; and</li> <li>(i) <u>Phormium tenax must be replaced in the planting schedule for the proposed public accessway batters by more suitable alternative species to better address maintenance of batter areas.</u></li> </ul> |                                                                                                                                                                            |
| 107. | <p><b>Drainage Reserves and Parks</b></p> <p>The Consent Holder must submit <del>a</del> detailed engineering and landscape plans (including all hard assets/park furniture/fixtures/planting/turfing) for all local purpose drainage reserves and land in lieu of a reserve as shown on the approved scheme plans referenced in Condition 1. The plans must:</p> <ul style="list-style-type: none"> <li>(a) Be prepared by a suitably qualified landscape architect;</li> <li>(b) Be in general accordance with the relevant landscape plans referenced in Condition 1;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>All planners agree with additional wording as shown in red underline. EW/RM disagree with additional wording proposed by Council. Refer to Volume 9B for reasoning.</p> |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                  |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
|      | <p>(c) Include a Weed Management Plan detailing weed eradication and control methods prior to and after planting;</p> <p>(d) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established;</p> <p>(e) Include specifications for plant condition and a written specification detailing the planting methodologies to be used;</p> <p>(f) Identify existing species to be retained;</p> <p>(g) <del>Demonstrate the proposed slopes</del> <u>Demonstrate a topographic overlay to illustrate suitable gradient levels within the reserve;</u></p> <p>(h) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;</p> <p>(i) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.</p> <p>(j) <u>Identify flood-prone areas within the reserve to demonstrate usability in accordance with its purpose; and</u></p> <p>(k) <u>Design and details of any retaining walls in the park(s)/reserve(s).</u></p> <p><b>Advice note:</b></p> <p><i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public works in the absence of that approval.</i></p> |                                                                  |
| 108. | <b>Implementation of Streetscape and Public Accessway Landscape Works</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | EW/RM consider current wording is adequate and disagree with any |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                     |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
|      | <p>Prior to issue of section 224(c) certification, all landscaping for public roads and accessways must be implemented in general accordance with the approved streetscape plans and in general accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping.</p> <p><b>Advice note:</b></p> <p><i>Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.</i></p>                                                                                                                                                                                                                      | <p>additional edits/wording. Refer to Volume 9B for reasoning.</p>                                                                  |
| 109. | <p><b>Implementation of Drainage Reserve and Parks Landscape Works</b></p> <p>Prior to the issue of section 224(c) certification, all hard and soft landscape works (including pedestrian bridges) within the public drainage reserves and public parks must be implemented in general accordance with the approved landscape plans in general accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping.</p>                                                                                                                                                                                                                                                                                                                                                                 | <p>EW/RM consider current wording is adequate and disagree with any additional edits/wording. Refer to Volume 9B for reasoning.</p> |
| 110. | <p><b>Landscape Maintenance Plan (Streetscape and Accessway Landscaping)</b></p> <p>Prior to the issue of the section 224(c) certificate the Consent Holder must provide a Landscape Maintenance Plan (LMP) for all planting and landscaping to be established in public roads and accessways to the Council. The LMP must include:</p> <ul style="list-style-type: none"> <li>(a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;</li> <li>(b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and</li> <li>(c) Vandalism eradication policies.</li> </ul> | <p>EW/RM consider current wording is adequate and disagree with any additional edits/wording. Refer to Volume 9B for reasoning.</p> |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                             |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 111. | The Consent Holder must undertake maintenance of streetscape and accessway landscaping in general accordance with the approved Maintenance Plan for a <del>two</del> <u>three</u> -year period commencing on the date that the section 224(c) certificate is issued. If any damage/theft to the streetscape and accessway planting occurs during the maintenance period, the Consent Holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting.                                                                                                                                                                                                                                       | Condition amended in response to Panel comments in draft decision.<br><br>EW/RM consider current wording is adequate and disagree with any additional edits/wording recommended by Cas H. Refer to Volume 9B for reasoning. |
| 112. | <p><b>Maintenance of Drainage Reserves and Parks</b></p> <p>Prior to the issue of the section 224(c) certificate the Consent Holder must provide a LMP for all planting and landscaping to be established for all public drainage reserves and public parks to the Council. The LMP must include:</p> <ul style="list-style-type: none"> <li>(a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;</li> <li>(b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and</li> <li>(c) Vandalism eradication policies.</li> </ul> | EW/RM consider current wording is adequate and disagree with any additional edits/wording recommended by Cas H. Refer to Volume 9B for reasoning.                                                                           |
| 113. | The Consent Holder must undertake maintenance of landscaping in public drainage reserves and parks in general accordance with the approved LMP for a three-year period commencing on the date that the section 224(c) certificate is issued. If any damage/theft to the streetscape and accessway planting occurs during the maintenance period, the Consent Holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of three years following the replacement planting.                                                                                                                                                                                                                                                             | Condition amended in response to Panel comments in draft decision<br><br>EW/RM consider current wording is adequate and disagree with any additional edits/wording recommended by Cas H. Refer to Volume 9B for reasoning.  |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 114. | <p><b>As-built Plans</b></p> <p>The Consent Holder must provide as-built plans of completed landscape works (hard and soft) within all public roads, accessways, drainage reserves and parks in CAD (NZTM 2000) and pdf form in general accordance with the Development Engineering as-built requirements v1.3. Plans must be provided to the Council and include the following details:</p> <ul style="list-style-type: none"> <li>(a) Asset names;</li> <li>(b) All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting annotated;</li> <li>(c) All underground services and drainage; and</li> <li>(d) All paint colours, pavers, and concrete types with names of products to be included on the assets schedule.</li> </ul> | All planners agree. |
| 115. | <p><b>Uncompleted Works Bond</b></p> <p>An uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in general accordance with the approved plans. This may apply to matters such as street tree planting and riparian planting so that planting can be implemented at the most appropriate planting season. The bond amount <del>shall</del><u>must</u> be 1.5 x the contracted rate of any outstanding works and <del>shall</del><u>must</u> be agreed in consultation with the Council prior to lodging the bond. The liability of the Consent Holder <del>shall</del><u>must</u> not be limited to the amount of the bond.</p>                                                                                                      | All planners agree. |
| 116. | <p><b>Maintenance Bonds for Landscaping on Public Roads and Accessway</b></p> <p>Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of <del>two</del><u>three</u> years from the issue of the certificate under s224(c) for all public roads</p>                                                                                                                                                                                                                                                                                                | All planners agree. |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                          |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
|                               | and accessways. The amount of the bond will be 1.5 x the contracted rate for <del>two</del> <u>three</u> years' maintenance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                          |
| 117.                          | <b>Maintenance Bonds for Landscaping on Drainage Reserves and Parks</b><br><br>Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of three years from the issue of the certificate under s224(c) for drainage reserves and parks. The amount of the bond will be 1.5 x the contracted rate for three years' maintenance. | All planners agree.                                                                      |
| 118.                          | <b>Landscape Plans for all JOALs</b><br><br>Landscaping in JOALs <del>shall</del> <u>must</u> be implemented in general accordance with the approved landscape plans referenced in Condition 1.                                                                                                                                                                                                                                                                                                                                                                                                  | All planners agree. Condition has been amended in response to Auckland Council feedback. |
| <b><i>Consent Notices</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                          |
| 119.                          | For the consent notice conditions below, the Consent Holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the Records of Title for the nominated lots. The consent notice must record that the following condition is to be complied with on a continuing basis:                                                                                                                                                                                                                                                                       | All planners agree.                                                                      |
| 120.                          | <b>Site-Wide Geotechnical Condition</b><br><br>Any buildings erected on any residential lot is subject to the requirements of the Geotechnical Investigation Report <del>referenced in Condition 1 ref AKLL2024-0257AB, Rev 2, prepared by CMW Geosciences, dated 25 February 2025",</del> Geotechnical Completion Report, and any subsequent reports. Copies of the said plan and report(s) will be held at Council.                                                                                                                                                                            | All planners agree.                                                                      |
| 121.                          | <b>Site-Wide Stormwater Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | All planners agree.                                                                      |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|      | <p><del>All stormwater from buildings and paved areas on all residential lots within the development must be collected and disposed of</del> <u>Hydrology mitigation of runoff from buildings and paved areas on all residential lots within the development must be achieved at-source within those individual lots</u>, in general accordance with the requirements of the 'Wainui Stormwater Management Plan, Ref: Job No.31720, dated 07-09-2016' and 'Auckland Council GD01'. The collection and disposal system must be installed in conjunction with the erection of any buildings and must be maintained to the specified capacity and standard.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| 122. | <p><b>Protection and Maintenance of Planting on Reinforced Earth Slopes</b></p> <p>For Lots 1, 6, 8-12, 26-76, 100-105, 118-123, 136-141, 173-176, 217-221, 223-236, 240-265, 282-316, 323-375, 383-402, 406-439, 492-496, 540-545, 506-539, 575-595, 610-615, 618-623 and super lots 1001-1003, 1005 &amp; 1006 all vegetation (specimen trees, shrubs, and understorey planting/groundcovers) within the reinforced earth slopes identified in green as land covenants on the approved scheme plans must be retained and protected to provide for a continued vegetated appearance and to protect the integrity of the reinforced earth slope.</p> <p>Lot owners must:</p> <ul style="list-style-type: none"> <li>(a) Maintain planting established in general accordance with the approved and implemented landscape plans;</li> <li>(b) Not cut down, damage, or destroy the planting within the covenant area (excluding general weeding provided it does not affect the overall slope stability);</li> <li>(c) Not undertake any earthworks or land modification within the covenant area without supporting evidence from a chartered professional geotechnical engineer;</li> <li>(d) Not place any building and/or structure within the covenant area or undertake any recreational or other activity that would affect the integrity of the reinforced earth slopes;</li> <li>(e) Not erect fences within the reinforced earth slopes; and</li> <li>(f) Control all pest plants and pest animals within the covenant area.</li> </ul> | All planners agree. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 123. | <b>Reserve Boundary Treatment (Lots 6000-6007, 6013, 6014, 6018-6022 and 7002)</b><br><br>Fencing must be provided a maximum height of 1.2m along common boundaries with reserves (Lots 6000-6007, 6013, 6014, 6018-6022 and 7002) and at least 50% visually permeable. <del>Landscape</del> <del>p</del> lanting hedging must be established directly behind the fence, and maintained to maximum of 1.2m high.                                                                                                                                         | All planners agree. |
| 124. | <b>Accessway Boundary Treatment (Lots 3002-3009 )</b><br><br>Any fencing, hedging or planting along boundaries of the pedestrian accessways (Lots 3002-3009 ) must be a height of 1.2m and at least 50% visually permeable. <del>Landscape</del> <del>p</del> lanting must be maintained to ensure 50% visual permeability.                                                                                                                                                                                                                              | All planners agree. |
| 125. | <b>Building Coverage for MHU Zoned Lots</b><br><br>For all lots zoned MHU (with the exception of Lots 264, 265 and 462) and all lots where the MHU standards are to be applied (Lots 1007-1013, 1017-1021, 1024, 1027, 310-311, 431 & 480-482), land use consent approval has been approved under AUP(OP) Standard C1.7(1) to infringe Standard H5.6.10 to enable a maximum building coverage of up to 50% on all lots or seek resource consent to infringe this standard.                                                                               | All planners agree. |
| 126. | <b>Site-Wide Retaining Walls</b><br><br>Where a retaining wall is located between residential Lots 2-5, 20-25, 188, 193, 198, 203-216, 237-239, 273-281, 266-272, 1022, 317-322, 403-405, 441-454, 468-471, 472-473, 497-502, 475-482, 556-560, 567-573 and 1024-1025, land use consent has been approved under AUP(OP) Standard C1.7(1) to enable the measurement point for the height in relation to boundary control is to be undertaken from the top of authorised retaining wall and not from the approved ground level at the time of subdivision. | All planners agree. |
| 127. | <b>Site-Wide Vehicle Crossings within 10m and on the opposite side of a T-Intersection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | All planners agree. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                        |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|      | For Lots 6-7, 36, 80-82, 101-103, 119-122, 136-139, 238-239, 266-267, 274-276, 598-600 and 1021, land use resource consent has been approved under AUP(OP) Standard E27.4.1 (A5) to infringe Standard E27.6.4.1(3)(a) relating to vehicle access within 10m of an intersection. The consent approval enables the construction of vehicle crossings to Lots 6-7, 36, 80-82, 101-103, 119-122, 136-139, 238-239, 266-267, 274-276, 598-600 and 1021 on the opposite side of a T-intersection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                        |
| 128. | <p><b>Site-Wide Vehicle Crossing Widths up to 4.8m</b></p> <p>Land use consent approval has been approved under AUP(OP) Rule E27.4.1(A2) to enable the construction of vehicle crossings with widths up to 4.8m proposed, exceeding the maximum permitted width of 3.5m required under standard E27.6.4.3.2. This includes:</p> <ul style="list-style-type: none"> <li>(a) All lots fronting local roads with a front boundary width of less than 14m may construct a vehicle crossing in general accordance with the Type A details (3.0m at boundary and 4.5m at kerb) as shown on Woods drawing P24-128-00-2070-RD <u>referenced in Condition 1 Rev 1, dated Feb 2025</u> unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design;</li> <li>(b) All lots that front local roads with a front boundary of 14m or greater in width can choose either to: <ul style="list-style-type: none"> <li>(i) construct a vehicle crossing in general accordance with the Type A vehicle crossing (3.0m at boundary and 4.5m at kerb) Woods drawing P24-128-00-2070-RD <u>referenced in Condition 1 Rev 1, dated Feb 2025</u>; OR</li> <li>(ii) construct a vehicle crossing in general accordance with the Type B vehicle crossing (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P24-128-00-2071-RD <u>referenced in Condition 1 Rev 1, dated Feb 2025</u>.</li> </ul> </li> </ul> <p>Unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design.</p> | All planners agree. Note: The deletion of 14m width from (c) aligns with the Departure from Standards. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|      | (c) All lots fronting collector roads <del>with a front boundary of 14m or greater in width</del> may construct a vehicle crossing in general accordance with the Collector Road Type C details (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P24-128-00-2072-RD <del>referenced in Condition 1 Rev 1, dated Feb 2025</del> unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design.                                                                                                                                                                                                                                                                                                                                                                                       |                     |
| 129. | <p><b>Site-Wide Driveway Gradients - All Residential Lots and Superlots</b></p> <p>Land use consent approval has been approved under Auckland Unitary Plan Rule E27.4.1(A2) to infringe E27.6.4.4(3) relating to driveway gradients that exceed the maximum gradients for safety platforms of 1 in 20 for the first 4m length. All private driveways for standalone residential dwellings on single house lots that grade up from the road boundary must be designed and constructed to have a maximum 12.5% grade as shown on P24-128-00-2075-RD <del>referenced in Condition 1 Rev 1, dated Feb 2025</del> unless approval from Council and/or Auckland Transport is obtained to deviate from this design. The crossfall gradient of non-standard vehicle accesses for which a blanket consent has been approved must not exceed 2%.</p> | All planners agree. |
| 130. | <p><b>Development on Superlot 1050 - Business - Neighbourhood Centre Activities (NC Zone Standards Apply)</b></p> <p>All buildings and activities on Superlot 1050 must be compliant with the activity table and standards of the Business – Neighbourhood Centre zone that are listed under Standard H12.4 and H12.6 respectively of the AUP(OP), or seek resource consent to infringe the aforementioned zone standard(s).</p>                                                                                                                                                                                                                                                                                                                                                                                                           | All planners agree. |
| 131. | <p><b>Lots with Split Residential – Mixed Housing Suburban / Open Space – Conservation Zone (MHS Zone Standards Apply)</b></p> <p>Lots 1001-1003, 1006 and Lots 1 and 8 contain split zoning of Residential – Mixed Housing Suburban and Open Space – Conservation zone. A blanket land use consent approval is provided to enable dwellings and exclusively apply Residential – Mixed Housing Suburban standards to Lots 1001-1003,</p>                                                                                                                                                                                                                                                                                                                                                                                                   | All planners agree. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|      | <p>1006, 1 and 8 to infringe the following development standards within the Open Space – Conservation zone:</p> <ul style="list-style-type: none"> <li>(a) H7.11.1 Building height</li> <li>(b) H7.11.2 Height in relation to boundary</li> <li>(c) H7.11.3 Yards</li> <li>(d) H7.11.4 Screening</li> <li>(e) H7.11.5 Gross floor threshold</li> <li>(f) H7.11.6 Maximum site coverage;</li> <li>(g) H7.11.7 Maximum impervious area; and</li> <li>(h) Driveway crossings and parking areas.</li> </ul> <p>All future development on these lots must be designed to adopt the Residential – Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Suburban zone standards.</p> |                     |
| 132. | <p><b>Lots with Split Residential - Mixed Housing Urban / Open Space – Conservation Zone (MHU Zone Standards Apply)</b></p> <p>Lots 281, 455-457, 478-479, 483-485 and 1025 contain split zoning of Residential - Mixed Housing Urban and Open Space - Conservation zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lots 281, 455-457, 478-479, 483-485 and 1025 and to infringe the following development standards within the Open Space - Conservation zone:</p> <ul style="list-style-type: none"> <li>(a) H7.11.1 Building height</li> <li>(b) H7.11.2 Height in relation to boundary</li> <li>(c) H7.11.3 Yards</li> </ul>                                                        | All planners agree. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|      | <p>(d) H7.11.4 Screening</p> <p>(e) H7.11.5 Gross floor threshold</p> <p>(f) H7.11.6 Maximum site coverage (noting blanket consent has been approved for 50% building coverage);</p> <p>(g) H7.11.7 Maximum impervious area; and</p> <p>(h) Driveway crossings and parking areas.</p> <p>All future development on these lots must be designed to adopt the Residential – Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards.</p>                                                                                  |                     |
| 133. | <p><b>Lots with Split Mixed Housing Urban / Suburban Zone (MHS Zone Standards Apply)</b></p> <p>Lots 263-265 and 462 contain split zoning of Residential - Mixed Housing Urban and Mixed Housing Suburban zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Suburban standards to Lots 263-265 and 462.</p> <p>All future development on these lots must be designed to adopt the Residential – Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Suburban zone standards.</p> | All planners agree. |
| 134. | <p><b>Lots with Split Mixed Housing Urban / Suburban Zone (MHU Zone Standards Apply)</b></p> <p>Lots 275, 306-309, 315-316, 424-430, 448, 468-470, 533-539 &amp; 555-560 contain split zoning of Residential - Mixed Housing Urban and Residential – Mixed Housing Suburban zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lots 275, 306-309, 315-316, 424-430, 448, 468-470, 533-539 &amp; 555-560.</p>                                                                                                                                        | All planners agree. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|      | All future development on these lots must be designed to adopt the Residential – Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |
| 135. | <p><b>Lots with Split Residential - Mixed Housing Suburban / Residential - Zone (MHS Zone Standards Apply)</b></p> <p>Lots 40-44, 69-76, 101-105, 118-123, 136-138, 158, 172, 186-187, 191-192, 209-213, 215-216, 240, 242-248, 292-294, 302-305, 383-399, 570-573 &amp; 580-582 contain split zoning of Residential - Mixed Housing Suburban and Residential - Single House zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Suburban zone standards to Lots 40-44, 69-76, 101-105, 118-123, 136-138, 158, 172, 186-187, 191-192, 209-213, 215-216, 240, 242-248, 292-294, 302-305, 383-399, 570-573 &amp; 580-582.</p> <p>All future development on these lots must be designed to adopt the Residential – Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Suburban zone standards.</p> | All planners agree. |
| 136. | <p><b>Application of MHS Zone Standards</b></p> <p>A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Suburban standards to Lots 37-39, 100, 139-141, 173-185, 189-190, 214, 217-220, 249-250, 295-298, 357-375, 574-579 &amp; 583-588.</p> <p>All future development on these lots must be designed to adopt the Residential – Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Suburban zone standards.</p>                                                                                                                                                                                                                                                                                                                                                                                      | All planners agree. |
| 137. | <p><b>Application of MHU Zone Standards</b></p> <p>A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lots 310-311 &amp; 431.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|      | All future development on these lots must be designed to adopt the Residential – Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
| 138. | <p><b>Lots with Split Business – Neighbourhood Centre/ Residential - Mixed Housing Urban Zone (MHU Zone Standards Apply)</b></p> <p>Lots 1026 and 486-492 contain split zoning of Residential - Mixed Housing Urban / Business - Neighbourhood Centre (NC) zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lots 1026 and 486-492. The approval enables:</p> <ul style="list-style-type: none"> <li>(a) Construction of new residential buildings within the NC zone;</li> <li>(b) Residential dwellings at ground floor; and</li> <li>(c) Infringements to NC zone side and rear yards.</li> </ul> <p>All future residential development on these lots must be designed to implement the Residential - Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards. The NC zone standards do not apply.</p> | All planners agree. |
| 139. | <p><b>Lots with Split Business - Neighbourhood Centre / Open Space - Conservation / Residential - Mixed Housing Urban Zone (MHU Zone Standards Apply)</b></p> <p>Lot 486 contains a split zoning of Business - Neighbourhood Centre zone / Open Space - Conservation zone / Residential – Mixed Housing Urban zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lot 486 and to infringe the following development standards within the Open Space – Conservation zone and Business - Neighbourhood Centre zone:</p> <ul style="list-style-type: none"> <li>(a) H7.11.1 Building height;</li> <li>(b) H7.11.2 Height in relation to boundary;</li> </ul>                                                                                                                                                                                                                                                      | All planners agree. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|      | <ul style="list-style-type: none"> <li>(c) H7.11.3 Yards;</li> <li>(d) H7.11.4 Screening;</li> <li>(e) H7.11.5 Gross floor threshold;</li> <li>(f) H7.11.6 Maximum site coverage (noting blanket consent has been approved for 50% building coverage);</li> <li>(g) H7.11.7 Maximum impervious area;</li> <li>(h) Construction of new residential buildings within the Business – NC zone;</li> <li>(i) Residential dwellings at ground floor;</li> <li>(j) Infringements to NC zone side and rear yards; and</li> <li>(k) Driveway crossings and parking areas.</li> </ul> <p>All future residential development on these lots must be designed to implement the Residential - Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential - Mixed Housing Urban zone standards.</p> |                     |
| 140. | <p><b>Open Space - Conservation Zone / Residential – Mixed Housing Urban Zone Residential and Transport Activities (MHU Zone Standards Apply)</b></p> <p>A blanket land use consent approval is provided to the following development standards within the Open Space – Conservation zone for Lots 1024 and 480-482:</p> <ul style="list-style-type: none"> <li>(a) H7.11.1 Building height;</li> <li>(b) H7.11.2 Height in relation to boundary;</li> <li>(c) H7.11.3 Yards;</li> <li>(d) H7.11.4 Screening;</li> <li>(e) H7.11.5 Gross floor threshold;</li> </ul>                                                                                                                                                                                                                                                                            | All planners agree. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|      | <p>(f) H7.11.6 Maximum site coverage (noting blanket consent has been approved for 50% building coverage);</p> <p>(g) H7.11.7 Maximum impervious area; and</p> <p>(h) Driveway crossings and parking areas.</p> <p>All future residential development on these lots must be designed to implement the Residential – Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| 141. | <p><b>SHZ Superlots 1007-1013, 1017-2021 &amp; 1027</b></p> <p><i>Explanatory Note:</i></p> <p><i>Blanket land use consent has been approved for more than one dwelling per site (superlot) and to infringe the Residential – Single House Zone standards. As part of this consent approval, Residential Design Outcomes &amp; Controls (RDOC) have been approved to guide the design and implementation of all residential developments on Lots 1007-1013, 1017-2021 &amp; 1027. The RDOC details design outcomes to inform dwelling design, style and layout within each superlot. Design Controls specify the applicable built form standards for the dwellings.</i></p> <p>All residential dwellings on Lots 1007-1013, 1017-2021 &amp; 1027 <del>shall</del><u>must</u> be designed and constructed in accordance with the Residential Design Outcomes &amp; Controls (RDOC). Prior to application for building consent for any dwelling(s) on Lots 1007-1013, 1017-2021 &amp; 1027, the dwelling design must be reviewed and confirmed by the Council Urban Design Team Leader that the design is in accordance with the RDOC. Confirmation from Council must be received within 20 working days of submission.</p> <p>An application for a discretionary activity to vary a consent notice under Section 221 of the RMA will be required in the following circumstances:</p> <p>(a) if the design deviates from the built form controls in the RDOC; and/or</p> | All planners agree. |

|                                                                                |
|--------------------------------------------------------------------------------|
| (b) the maximum residential yield on any lot detailed in the RDOC is exceeded. |
|--------------------------------------------------------------------------------|

### **General 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” refers to the Council’s monitoring officer unless otherwise specified. Please email [monitoring@aucklandCouncil.govt.nz](mailto:monitoring@aucklandCouncil.govt.nz) to identify your allocated officer
- (3) For more information on the resource consent process with Council see the Council’s website: [www.aucklandCouncil.govt.nz](http://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](http://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 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.
- (7) The Consent Holder or his Contractor must obtain a Corridor Access Request from Auckland Transport / NZTA prior to the commencement of any works within a legal road.
- (8) The Consent Holder or his Contractor must obtain a Vehicle Crossing Application from Auckland Transport prior to the commencement of any vehicle crossings construction.

## 2.6 Stages 10-13 List of Reports and Drawings

### Reports

| Report Title & Reference                                                                                                                          | Author                                   | Rev             | Dated                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------|---------------------------------------------|
| Acoustic Assessment: Milldale Stages 10-13 Proposed Earthworks and Civil Works                                                                    | Styles Group                             | 1               | 26 February 2025                            |
| Adaptive Management Plan: Earthworks Stages 10-13 Milldale                                                                                        | Southern Skies Environmental             | <del>AV2</del>  | <del>February-May</del> 2025                |
| Arboricultural Impact Assessment: Milldale Stages 10 – 13                                                                                         | Arborlab Limited                         | A               | February 2025                               |
| Archaeological Assessment: Wainui, Auckland, Proposed Milldale Residential Development, Stages 4C and 10-13: Fast Track Archaeological Assessment | Clough & Associates Limited              | A               | February 2025                               |
| Detailed Site Investigation: Milldale Stages 10-13 Wainui                                                                                         | Groundwater and Environmental Services   | A               | 24 February 2025                            |
| Earthworks Methodology Report: Milldale Earthworks 10-13                                                                                          | WOODS                                    | 1               | 19 March 2025                               |
| Ecological Impact Assessment: Milldale – Stages 10-13                                                                                             | Viridis Environmental Consultants        | Final 1         | February 2025                               |
| <u>Ecology Response: Milldale Stages 10-13 Fast Track – Request for Further Information – Ecology Response</u>                                    | <u>Viridis Environmental Consultants</u> | <u>-</u>        | <u>5 August 2025</u>                        |
| Economic Assessment of Milldale Stages 4C and 10-13 Fast-track Application                                                                        | Insight Economics                        | Final           | 27 March 2025                               |
| <u>Technical Memo: Expert Response Memo for Milldale Stages 4C and 10-13 Fast-track Application</u>                                               | <u>Insight Economics</u>                 | <u>-</u>        | <u>4 August 2025</u>                        |
| Functional Design Memorandum: Milldale Stages 10 - 13                                                                                             | WOODS                                    | 1               | 25 February 2025                            |
| Flood Assessment: Milldale Fast Track Application Milldale Stages 10-13                                                                           | WOODS                                    | <del>VOV1</del> | <del>25 February</del> <u>5 August</u> 2025 |
| <u>Stormwater Models Issue Memo: Milldale Fast-track Application</u>                                                                              | <u>WOODS</u>                             | <u>-</u>        | <u>5 August 2025</u>                        |
| Geotechnical Investigation Report: Proposed Residential Subdivision Milldale Stages 10 to 13, Wainui East, AKL2024-0257AB                         | CMW Geotechnical NZ Limited              | 3               | 24 March 2025                               |

| Report Title & Reference                                                                                                             | Author                                                      | Rev                                               | Dated                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------|
| <a href="#"><u>Fast Track Application: Specialist Comments Response Addendum</u></a>                                                 | <a href="#"><u>CMW Geotechnical NZ Limited</u></a>          | <a href="#"><u>1</u></a>                          | <a href="#"><u>31 July 2025</u></a>                     |
| Groundwater Dewatering Assessment: Milldale Stage 10 - 13                                                                            | Williamson Water & Land Advisory                            | <del>13</del>                                     | 25 <del>February</del> <a href="#"><u>July</u></a> 2025 |
| Hydric Soil & Hydrology Tool Assessments                                                                                             | Williamson Water & Land Advisory                            | 1                                                 | 25 February 2025                                        |
| <a href="#"><u>Milldale Stages 10-13 – Hydric Soil &amp; Wetland Hydrology Tool Assessment</u></a>                                   | <a href="#"><u>Williamson Water &amp; Land Advisory</u></a> |                                                   | <a href="#"><u>1 August 2025</u></a>                    |
| Infrastructure Report: Milldale Stages 10-13                                                                                         | WOODS                                                       | 1                                                 | 28 March 2025                                           |
| <a href="#"><u>Milldale Stages 10-13: Civil Engineering – Response Overview Report</u></a>                                           | <a href="#"><u>WOODS</u></a>                                | <a href="#"><u>1</u></a>                          | <a href="#"><u>5/08/2025</u></a>                        |
| Milldale P21 Stream Investigations                                                                                                   | WOODS                                                       | -                                                 | 24 March 2024                                           |
| <a href="#"><u>Stream Erosion Risk Assessment: Milldale Fast Track Application – Stages 10-13</u></a>                                | <a href="#"><u>WOODS</u></a>                                | <del>-</del>                                      | <a href="#"><u>4 August 2025</u></a>                    |
| Site Management and Remedial Action Plan: Milldale Stages 10-13 Wainui                                                               | Groundwater and Environmental Services                      | 2                                                 | 24 January 2025                                         |
| Stream and Wetland Planting Management Plan: Milldale Stages 10-13                                                                   | Beca                                                        | -                                                 | 26 February 2025                                        |
| Transportation Assessment: Milldale Fast Track (Stages 10-13)                                                                        | Stantec New Zealand                                         | A                                                 | 27 March 2025                                           |
| Urban Design Report: Milldale Stages 10 – 13 Substantive Application                                                                 | WOODS                                                       | <a href="#"><u>Final Rev</u></a><br><del>V1</del> | 28 March 2025                                           |
| Residential Design Outcomes & Controls                                                                                               | WOODS                                                       | <del>V1</del> <a href="#"><u>V2</u></a>           | <a href="#"><u>1/08/2025</u></a>                        |
| <a href="#"><u>Further Information Request Milldale Fast track Application (Urban Design Memo)</u></a>                               | <a href="#"><u>WOODS</u></a>                                | <del>-</del>                                      | <a href="#"><u>1 August 2025</u></a>                    |
| Milldale Wetland Offsetting Stages 10-13                                                                                             | Williamson Water & Land Advisory                            | -                                                 | 25 February 2025                                        |
| <a href="#"><u>Further Information Request, Milldale Fast Track Application – Stages 10-13: Local Purpose (Drainage) Reserve</u></a> | <a href="#"><u>WOODS</u></a>                                | <del>-</del>                                      | <a href="#"><u>4 August 2025</u></a>                    |

#### Drawings

| Drawing Title & Reference       | Author | Rev | Dated |
|---------------------------------|--------|-----|-------|
| Landscaping Plans - Streetscape |        |     |       |

| Drawing Title & Reference                                 | Author | Rev | Dated                              |
|-----------------------------------------------------------|--------|-----|------------------------------------|
| Landscape Plans – Index Plan (Drawing No: 001)            | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – Overall Plan (Drawing No: 002)          | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – Design Statement (Drawing No: 003)      | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – STG 10 – Street Trees (Drawing No: 004) | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – STG 10 - Details (Drawing No: 005)      | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – STG 10 - Reserve (Drawing No: 006)      | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – STG 11 – Street Trees (Drawing No: 007) | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – STG 11 – Details (Drawing No: 008)      | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – STG 12 – Street Trees (Drawing No: 009) | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – STG 12 – Details (Drawing No: 010)      | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – STG 12 - Reserve (Drawing No: 011)      | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – STG 13 – Street Trees (Drawing No: 012) | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – STG 13 – Details (Drawing No: 013)      | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – Earth Batters/Tree (Drawing No: 014)    | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – Tree Images (Drawing No: 015)           | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| Landscape Plans – Appendix (Drawing No: 016)              | LASF   | -   | <del>31.7.2518</del><br>March 2025 |
| <b>Planting Plans - Offset</b>                            |        |     |                                    |

| Drawing Title & Reference                                            | Author | Rev       | Dated                                             |
|----------------------------------------------------------------------|--------|-----------|---------------------------------------------------|
| Planting Plan Sheet 1 or 7 (Drawing No: 4672100-AL-S10-1001)         | BECA   | <u>AB</u> | <u>05.08.25</u> <del>26</del><br>February<br>2025 |
| Planting Plan Sheet 2 or 7 (Drawing No: 4672100-AL-S10-1002)         | BECA   | <u>AB</u> | <u>05.08.25</u> <del>26</del><br>February<br>2025 |
| Planting Plan Sheet 3 or 7 (Drawing No: 4672100-AL-S10-1003)         | BECA   | <u>AB</u> | <u>05.08.25</u> <del>26</del><br>February<br>2025 |
| Planting Plan Sheet 4 or 7 (Drawing No: 4672100-AL-S10-1004)         | BECA   | <u>AB</u> | <u>05.08.25</u> <del>26</del><br>February<br>2025 |
| Planting Plan Sheet 5 or 7 (Drawing No: 4672100-AL-S10-1005)         | BECA   | <u>AB</u> | <u>05.08.25</u> <del>26</del><br>February<br>2025 |
| Planting Plan Sheet 6 or 7 (Drawing No: 4672100-AL-S10-1006)         | BECA   | <u>AB</u> | <u>05.08.25</u> <del>26</del><br>February<br>2025 |
| Planting Plan Sheet 7 or 7 (Drawing No: 4672100-AL-S10-1007)         | BECA   | <u>AB</u> | <u>05.08.25</u> <del>26</del><br>February<br>2025 |
| Milldale Wetland Offset Context Plan (Drawing No: 4672100-AL-0001)   | BECA   | A         | 26 February<br>2025                               |
| Milldale Wetland Offset Zoom Plan (Drawing No: 4672100-AL-0002)      | BECA   | A         | 26 February<br>2025                               |
| Milldale Wetland Offset Planting Plan (Drawing No: 4672100-AL-1000)  | BECA   | A         | 26 February<br>2025                               |
| Milldale Wetland Offset Planting Plan (Drawing No: 4672100-AL-1001)  | BECA   | A         | 26 February<br>2025                               |
| Milldale Wetland Offset Plant Schedule (Drawing No: 4672100-AL-2000) | BECA   | A         | 26 February<br>2025                               |
| <b>Civil Drawings</b>                                                |        |           |                                                   |
| SITE LOCATION PLAN (Drawing No: P24-128-00-0001-GE)                  | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del>                  |
| EXISTING TITLES PLAN (Drawing No: P24-128-00-0002-GE)                | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del>                  |
| ZONING PLAN (Drawing No: P24-128-00-0003-GE)                         | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del>                  |

| Drawing Title & Reference                                                  | Author | Rev       | Dated                            |
|----------------------------------------------------------------------------|--------|-----------|----------------------------------|
| PRECINCT CONFORMANCE PLAN (Drawing No: P24-128-00-0005-GE)                 | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EXISTING EARTHWORKS CONSENT PLAN (Drawing No: P24-128-00-0006-GE)          | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EXISTING EARTHWORKS CONSENT PLAN (Drawing No: P24-128-00-0007-GE)          | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| DEVELOPMENT PROGRESS PLAN (Drawing No: P24-128-00-0008-GE)                 | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STAGE 10-13 OVERALL SCHEME PLAN – SHEET 1 (Drawing No: P24-128-00-0010-SU) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STAGE 10-13 OVERALL SCHEME PLAN – SHEET 2 (Drawing No: P24-128-00-0011-SU) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STAGE 10-13 OVERALL SCHEME PLAN – SHEET 3 (Drawing No: P24-128-00-0012-SU) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STAGE 10-13 SCHEME PLAN – SHEET 4 (Drawing No: P24-128-00-0013-SU)         | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STAGE 10-13 SCHEME PLAN – SHEET 5 (Drawing No: P24-128-00-0014-SU)         | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STAGE 10-13 SCHEME PLAN – SHEET 6 (Drawing No: P24-128-00-0015-SU)         | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STAGE 10-13 SCHEME PLAN – SHEET 7 (Drawing No: P24-128-00-0016-SU)         | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STAGE 10-13 SCHEME PLAN – SHEET 8 (Drawing No: P24-128-00-0017-SU)         | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STAGE 10-13 SCHEME PLAN – SHEET 9 (Drawing No: P24-128-00-0018-SU)         | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STAGE 10-13 SCHEME PLAN – SHEET 10 (Drawing No: P24-128-00-0019-SU)        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STAGE 10-13 SCHEME PLAN – SHEET 11 (Drawing No: P24-128-00-0020-SU)        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STAGE 10-13 SCHEME PLAN – SCHEDULES (Drawing No: P24-128-00-0021-SU)       | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EXISTING FEATURES OVERALL PLAN (Drawing No: P24-128-00-0030-GE)            | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |

| Drawing Title & Reference                                                | Author | Rev       | Dated                            |
|--------------------------------------------------------------------------|--------|-----------|----------------------------------|
| EXISTING FEATURES PLAN – SHEET 1 (Drawing No: P24-128-00-0031-GE)        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EXISTING FEATURES PLAN – SHEET 2 (Drawing No: P24-128-00-0032-GE)        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EXISTING FEATURES PLAN – SHEET 3 (Drawing No: P24-128-00-0033-GE)        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EXISTING FEATURES PLAN – SHEET 4 (Drawing No: P24-128-00-0034-GE)        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| DEVELOPMENT CONTROL OVERALL PLAN (Drawing No: P24-128-00-0100-GE)        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| DEVELOPMENT CONTROL PLAN – SHEET 1 (Drawing No: P24-128-00-0101-GE)      | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| DEVELOPMENT CONTROL PLAN – SHEET 2 (Drawing No: P24-128-00-0102-GE)      | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| DEVELOPMENT CONTROL PLAN – SHEET 3 (Drawing No: P24-128-00-0103-GE)      | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| FENCING LAYOUT OVERALL PLAN (Drawing No: P24-128-00-0150-GE)             | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| FENCING LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-0151-GE)           | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| FENCING LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-0152-GE)           | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| FENCING LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-0153-GE)           | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EXISTING CONTOUR LAYOUT OVERALL PLAN (Drawing No: P24-128-00-1000-EW)    | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EXISTING CONTOUR LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1001-EW)  | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EXISTING CONTOUR LAYOUT PLAN – SHEET 2 P(Drawing No: P24-128-00-1002-EW) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EXISTING CONTOUR LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-1003-EW)  | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| DESIGN CONTOUR LAYOUT OVERALL PLAN (Drawing No: P24-128-00-1100-EW)      | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |

| Drawing Title & Reference                                                  | Author       | Rev       | Dated                            |
|----------------------------------------------------------------------------|--------------|-----------|----------------------------------|
| DESIGN CONTOUR LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1101-EW)      | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| DESIGN CONTOUR LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-1102-EW)      | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| DESIGN CONTOUR LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-1103-EW)      | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| CUT FILL LAYOUT OVERALL PLAN (Drawing No: P24-128-00-1200-EW)              | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| CUT FILL LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1201-EW)            | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| CUT FILL LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-1202-EW)            | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| CUT FILL LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-1203-EW)            | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EARTHWORKS IN STREAM MARGINS OVERALL PLAN (Drawing No: P24-128-00-1250-EW) | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EARTHWORKS IN STREAM MARGINS – SHEET 1 (Drawing No: P24-128-00-1251-EW)    | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EARTHWORKS IN STREAM MARGINS – SHEET 1 (Drawing No: P24-128-00-1252-EW)    | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| EARTHWORKS IN STREAM MARGINS – SHEET 1 (Drawing No: P24-128-00-1253-EW)    | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| RETAINING WALL LAYOUT OVERALL PLAN (Drawing No: P24-128-00-1300-EW)        | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| RETAINING WALL LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1301-EW)      | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| RETAINING WALL LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1302-EW)      | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| RETAINING WALL LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1303-EW)      | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| <u>STAGE 10 RESERVE - PLAN AND SECTIONS (Drawing No: P24-128-00-1351)</u>  | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>STAGE 12 RESERVE - PLAN AND SECTIONS (Drawing No: P24-128-00-1352)</u>  | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |

| Drawing Title & Reference                                                             | Author       | Rev       | Dated                            |
|---------------------------------------------------------------------------------------|--------------|-----------|----------------------------------|
| ECOLOGY FEATURES PLAN – OVERALL PLAN (Drawing No: P24-128-00-1400-EW)                 | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| ECOLOGY FEATURES PLAN – SHEET 1 (Drawing No: P24-128-00-1401-EW)                      | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| ECOLOGY FEATURES PLAN – SHEET 2 (Drawing No: P24-128-00-1402-EW)                      | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| ECOLOGY FEATURES PLAN – SHEET 3 (Drawing No: P24-128-00-1403-EW)                      | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STREAMWORKS PLAN (Drawing No: P24-128-00-1450-EW)                                     | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STREAMWORKS PLAN – SHEET 1 (Drawing No: P24-128-00-1451-EW)                           | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STREAMWORKS PLAN – SHEET 2 (Drawing No: P24-128-00-1452-EW)                           | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STREAMWORKS PLAN – SHEET 3 (Drawing No: P24-128-00-1453-EW)                           | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STREAM ENHANCEMENT PLAN – WOODY FEATURES AND DETAILS (Drawing No: P24-128-00-1455-EW) | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| <u>DRAINAGE RESERVE OVERALL PLAN (Drawing No: P24-128-00-1460-EW)</u>                 | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>DRAINAGE RESERVE PLAN – SHEET 1 (Drawing No: P24-128-00-1461-EW)</u>               | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>DRAINAGE RESERVE PLAN – SHEET 2 (Drawing No: P24-128-00-1462-EW)</u>               | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>DRAINAGE RESERVE PLAN – SHEET 3 (Drawing No: P24-128-00-1463-EW)</u>               | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>DRAINAGE RESERVE SECTIONS – SHEET 1 (Drawing No: P24-128-00-1464-EW)</u>           | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>DRAINAGE RESERVE SECTIONS – SHEET 1 (Drawing No: P24-128-00-1465-EW)</u>           | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>DRAINAGE RESERVE SECTIONS – SHEET 1 (Drawing No: P24-128-00-1466-EW)</u>           | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| INDICATIVE STAGING PLAN – SEASON 1 (Drawing No: P24-128-00-1501-EW)                   | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| INDICATIVE STAGING PLAN – SEASON 2 (Drawing No: P24-128-00-1502-EW)                   | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |

| Drawing Title & Reference                                                                       | Author | Rev           | Dated                     |
|-------------------------------------------------------------------------------------------------|--------|---------------|---------------------------|
| INDICATIVE STAGING PLAN – SEASON 3 (Drawing No: P24-128-00-1503-EW)                             | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| INDICATIVE STAGING PLAN – SEASON 4 (Drawing No: P24-128-00-1504-EW)                             | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| INDICATIVE STAGING PLAN – SEASON 5 (Drawing No: P24-128-00-1505-EW)                             | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 1 – SHEET 1 (Drawing No: P24-128-00-1601-EW) | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 1 – SHEET 2 (Drawing No: P24-128-00-1602-EW) | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 2 – SHEET 1 (Drawing No: P24-128-00-1603-EW) | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 2 – SHEET 2 (Drawing No: P24-128-00-1604-EW) | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 2 – SHEET 3 (Drawing No: P24-128-00-1605-EW) | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 3 – SHEET 1 (Drawing No: P24-128-00-1606-EW) | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 3 – SHEET 2 (Drawing No: P24-128-00-1607-EW) | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 4 – SHEET 1 (Drawing No: P24-128-00-1608-EW) | WOODS  | 1             | Feb-25                    |
| EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 4 – SHEET 2 (Drawing No: P24-128-00-1609-EW) | WOODS  | 1             | Feb-25                    |
| EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 5 – SHEET 1 (Drawing No: P24-128-00-1610-EW) | WOODS  | 1             | Feb-25                    |
| EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 5 – SHEET 2 (Drawing No: P24-128-00-1611-EW) | WOODS  | 1             | Feb-25                    |
| EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 1 (Drawing No: P24-128-00-1620-EW)        | WOODS  | 1             | Feb-25                    |
| EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 2 (Drawing No: P24-128-00-1621-EW)        | WOODS  | 1             | Feb-25                    |
| EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 3 (Drawing No: P24-128-00-1622-EW)        | WOODS  | 1             | Feb-25                    |

| Drawing Title & Reference                                                                            | Author | Rev            | Dated                     |
|------------------------------------------------------------------------------------------------------|--------|----------------|---------------------------|
| EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 4 (Drawing No: P24-128-00-1623-EW)             | WOODS  | 1              | Feb-25                    |
| EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 5 (Drawing No: P24-128-00-1624-EW)             | WOODS  | 1              | Feb-25                    |
| EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 6 (Drawing No: P24-128-00-1625-EW)             | WOODS  | 1              | Feb-25                    |
| EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 7 (Drawing No: P24-128-00-1626-EW)             | WOODS  | 1              | Feb-25                    |
| ROAD TYPOLOGY PLAN (Drawing No: P24-128-00-2000-RD)                                                  | WOODS  | <del>1</del> 2 | <del>July-25</del> Feb-25 |
| ROAD TYPOLOGY PLAN – SHEET 1 (Drawing No: P24-128-00-2001-RD)                                        | WOODS  | <del>1</del> 2 | <del>July-25</del> Feb-25 |
| ROAD TYPOLOGY PLAN – SHEET 2 (Drawing No: P24-128-00-2002-RD)                                        | WOODS  | <del>1</del> 2 | <del>July-25</del> Feb-25 |
| ROAD TYPOLOGY PLAN – SHEET 3 (Drawing No: P24-128-00-2003-RD)                                        | WOODS  | <del>1</del> 2 | <del>July-25</del> Feb-25 |
| TYPICAL CROSS SECTION – COLLECTOR ROAD & LYSNAR ROAD (Drawing No: P24-128-00-2010-RD)                | WOODS  | 1              | Feb-25                    |
| TYPICAL CROSS SECTION – CEMETERY ROAD LINK (COLLECTOR ROAD) (Drawing No: P24-128-00-2011-RD)         | WOODS  | 1              | Feb-25                    |
| TYPICAL CROSS SECTION – CEMETERY ROAD (LOCAL ROAD) (Drawing No: P24-128-00-2012-RD)                  | WOODS  | 1              | Feb-25                    |
| TYPICAL CROSS SECTION – LOCAL ROAD TYPE 1 (Drawing No: P24-128-00-2013-RD)                           | WOODS  | 1              | Feb-25                    |
| TYPICAL CROSS SECTION – LOCAL ROAD TYPE 2 (Drawing No: P24-128-00-2014-RD)                           | WOODS  | 1              | Feb-25                    |
| TYPICAL CROSS SECTION – STREAM EDGE ROAD (Drawing No: P24-128-00-2015-RD)                            | WOODS  | 1              | Feb-25                    |
| TYPICAL CROSS SECTIONS – JOALS AND ACCESSWAYS (Drawing No: P24-128-00-2016-RD)                       | WOODS  | 1              | Feb-25                    |
| TYPICAL CROSS SECTIONS – FOOTPATH/CYCLEWAY AND KERB AND CHANNEL/NIB (Drawing No: P24-128-00-2017-RD) | WOODS  | 1              | Feb-25                    |
| ROAD INTERSECTION TYPOLOGY PLAN (Drawing No: P24-128-00-2040-RD)                                     | WOODS  | <del>1</del> 2 | <del>July-25</del> Feb-25 |
| ROAD INTERSECTION TYPOLOGY PLAN – SHEET 1 (Drawing No: P24-128-00-2041-RD)                           | WOODS  | <del>1</del> 2 | <del>July-25</del> Feb-25 |

| Drawing Title & Reference                                                         | Author | Rev           | Dated                     |
|-----------------------------------------------------------------------------------|--------|---------------|---------------------------|
| ROAD INTERSECTION TYPOLOGY PLAN – SHEET 2 (Drawing No: P24-128-00-2042-RD)        | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| ROAD INTERSECTION TYPOLOGY PLAN – SHEET 3 (Drawing No: P24-128-00-2043-RD)        | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| TYPICAL INTERSECTION LAYOUTS – SHEET 1 (Drawing No: P24-128-00-2044-RD)           | WOODS  | 1             | Feb-25                    |
| TYPICAL INTERSECTION LAYOUTS – SHEET 2 (Drawing No: P24-128-00-2045-RD)           | WOODS  | 1             | Feb-25                    |
| CONCEPT INTERSECTION LAYOUTS – SHEET 1 (Drawing No: P24-128-00-2046-RD)           | WOODS  | 1             | Feb-25                    |
| CONCEPT INTERSECTION LAYOUTS – SHEET 2 (Drawing No: P24-128-00-2047-RD)           | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| ROAD TRAFFIC CALMING TYPOLOGY PLAN (Drawing No: P24-128-00-2050-RD)               | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| ROAD TRAFFIC CALMING TYPOLOGY PLAN – SHEET 1 (Drawing No: P24-128-00-2051-RD)     | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| ROAD TRAFFIC CALMING TYPOLOGY PLAN – SHEET 2 (Drawing No: P24-128-00-2052-RD)     | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| ROAD TRAFFIC CALMING TYPOLOGY PLAN – SHEET 3 (Drawing No: P24-128-00-2053-RD)     | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| PUBLIC TRANSPORT NETWORK PLAN (Drawing No: P24-128-00-2060-RD)                    | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| TYPICAL VEHICLE CROSSING - LOCAL ROAD TYPE A (Drawing No: P24-128-00-2070-RD)     | WOODS  | 1             | Feb-25                    |
| TYPICAL VEHICLE CROSSING - LOCAL ROAD TYPE B (Drawing No: P24-128-00-2071-RD)     | WOODS  | 1             | Feb-25                    |
| TYPICAL VEHICLE CROSSING - COLLECTOR ROAD TYPE B (Drawing No: P24-128-00-2072-RD) | WOODS  | 1             | Feb-25                    |
| TYPICAL PRIVATE DRIVEWAY DESIGN DETAILS (Drawing No: P24-128-00-2075-RD)          | WOODS  | 1             | Feb-25                    |
| PEDESTRIAN BRIDGES LOCATION PLAN (Drawing No: P24-128-00-2080-RD)                 | WOODS  | <del>12</del> | <del>July-25</del> Feb-25 |
| PEDESTRIAN BRIDGES LONGSECTIONS – SHEET 1 (Drawing No: P24-128-00-2081-RD)        | WOODS  | 1             | Feb-25                    |

| Drawing Title & Reference                                                                             | Author | Rev       | Dated                            |
|-------------------------------------------------------------------------------------------------------|--------|-----------|----------------------------------|
| PEDESTRIAN BRIDGES LONGSECTIONS – SHEET 2 (Drawing No: P24-128-00-2082-RD)                            | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| OVERALL ROAD GRADIENT PLAN (Drawing No: P24-128-00-2090-RD)                                           | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER DRAINAGE LAYOUT OVERALL PLAN (Drawing No: P24-128-00-3000-DR)                              | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER DRAINAGE LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-3001-DR)                            | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER DRAINAGE LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-3002-DR)                            | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER DRAINAGE LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-3003-DR)                            | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER CATCHMENT OVERALL PLAN (Drawing No: P24-128-00-3010-DR)                                    | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER CATCHMENT PLAN – SHEET 1 (Drawing No: P24-128-00-3011-DR)                                  | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER CATCHMENT PLAN – SHEET 2 (Drawing No: P24-128-00-3012-DR)                                  | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER CATCHMENT PLAN – SHEET 3 (Drawing No: P24-128-00-3013-DR)                                  | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS OVERALL PLAN (Drawing No: P24-128-00-3020-DR)          | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-3021-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-3022-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-3023-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 4 (Drawing No: P24-128-00-3024-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 5 (Drawing No: P24-128-00-3025-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 6 (Drawing No: P24-128-00-3026-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |

| Drawing Title & Reference                                                                              | Author | Rev       | Dated                            |
|--------------------------------------------------------------------------------------------------------|--------|-----------|----------------------------------|
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 7 (Drawing No: P24-128-00-3027-DR)  | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 8 (Drawing No: P24-128-00-3028-DR)  | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 9 (Drawing No: P24-128-00-3029-DR)  | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 10 (Drawing No: P24-128-00-3030-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 11 (Drawing No: P24-128-00-3031-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 12 (Drawing No: P24-128-00-3032-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 13 (Drawing No: P24-128-00-3033-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 14 (Drawing No: P24-128-00-3034-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 15 (Drawing No: P24-128-00-3035-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 16 (Drawing No: P24-128-00-3036-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 17 (Drawing No: P24-128-00-3037-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 18 (Drawing No: P24-128-00-3038-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 19 (Drawing No: P24-128-00-3039-DR) | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER CULVERTS LOCATION PLAN (Drawing No: P24-128-00-3050-DR)                                     | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER PIPE CULVERT 42-3 LONGSECTION (Drawing No: P24-128-00-3055-DR)                              | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER PIPE CULVERT 42-1 LONGSECTION (Drawing No: P24-128-00-3056-DR)                              | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER PIPE CULVERT 43-2 LONGSECTION (Drawing No: P24-128-00-3057-DR)                              | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |

| Drawing Title & Reference                                                                        | Author | Rev       | Dated                            |
|--------------------------------------------------------------------------------------------------|--------|-----------|----------------------------------|
| STORMWATER PIPE CULVERT 43-1 LONGSECTION (Drawing No: P24-128-00-3058-DR)                        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER PIPE CULVERT 35-1 LONGSECTION (Drawing No: P24-128-00-3059-DR)                        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER PIPE CULVERT 26-2 LONGSECTION (Drawing No: P24-128-00-3060-DR)                        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER PIPE CULVERT 26-1 LONGSECTION (Drawing No: P24-128-00-3061-DR)                        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER PIPE CULVERT 2-1 LONGSECTION (Drawing No: P24-128-00-3062-DR)                         | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER PIPE CULVERT 9-1 LONGSECTION (Drawing No: P24-128-00-3063-DR)                         | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER PIPE CULVERT 20-1 LONGSECTION (Drawing No: P24-128-00-3064-DR)                        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER PIPE CULVERT 21-1 LONGSECTION (Drawing No: P24-128-00-3065-DR)                        | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| TYPICAL STORMWATER PIPE CULVERT DETAIL PLAN (Drawing No: P24-128-00-3070-DR)                     | WOODS  | 1         | Feb-25                           |
| STORMWATER CULVERTS TYPICAL INSTALLATION PLAN – OFFLINE CULVERT (Drawing No: P24-128-00-3075-DR) | WOODS  | 1         | Feb-25                           |
| STORMWATER CULVERTS TYPICAL INSTALLATION PLAN – ONLINE CULVERT (Drawing No: P24-128-00-3076-DR)  | WOODS  | 1         | Feb-25                           |
| PRE-DEVELOPMENT STREAM CATCHMENT OVERALL PLAN (Drawing No: P24-128-00-3080-DR)                   | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| PRE-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 1 (Drawing No: P24-128-00-3081-DR)                 | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| PRE-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 2 (Drawing No: P24-128-00-3082-DR)                 | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| PRE-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 3 (Drawing No: P24-128-00-3083-DR)                 | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| PRE-DEVELOPMENT WETLAND CATCHMENT PLAN (Drawing No: P24-128-00-3085-DR)                          | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| POST-DEVELOPMENT STREAM CATCHMENT OVERALL PLAN (Drawing No: P24-128-00-3090-DR)                  | WOODS  | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |

| Drawing Title & Reference                                                             | Author       | Rev       | Dated                            |
|---------------------------------------------------------------------------------------|--------------|-----------|----------------------------------|
| POST-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 1<br>(Drawing No: P24-128-00-3091-DR)  | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| POST-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 2<br>(Drawing No: P24-128-00-3092-DR)  | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| POST-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 3<br>(Drawing No: P24-128-00-3093-DR)  | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| POST-DEVELOPMENT WETLAND CATCHMENT PLAN (Drawing No: P24-128-00-3095-DR)              | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER DRY BASIN & CATCHMENT PLAN - OVERALL PLAN (Drawing No: P24-128-00-3400-DR) | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER DRY BASIN & CATCHMENT PLAN – SHEET 1<br>(Drawing No: P24-128-00-3401-DR)   | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER DRY BASIN & CATCHMENT PLAN – SHEET 2<br>(Drawing No: P24-128-00-3402-DR)   | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| STORMWATER DRY BASIN & CATCHMENT PLAN – SHEET 3<br>(Drawing No: P24-128-00-3403-DR)   | WOODS        | <u>12</u> | <u>July-25</u> <del>Feb-25</del> |
| <u>STORMWATER DRY BASINS OVERALL PLAN (Drawing No: P24-128-00-3450-DR)</u>            | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>STORMWATER DRY BASIN PLANS – BASIN A (Drawing No: P24-128-00-3451-DR)</u>          | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>STORMWATER DRY BASIN PLANS – BASIN B (Drawing No: P24-128-00-3452-DR)</u>          | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>STORMWATER DRY BASIN PLANS – BASIN C (Drawing No: P24-128-00-3453-DR)</u>          | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>STORMWATER DRY BASIN PLANS – BASIN D (Drawing No: P24-128-00-3454-DR)</u>          | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>STORMWATER DRY BASIN PLANS – BASIN E (Drawing No: P24-128-00-3455-DR)</u>          | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>STORMWATER DRY BASIN PLANS – BASIN F (Drawing No: P24-128-00-3456-DR)</u>          | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>STORMWATER DRY BASIN PLANS – BASIN G (Drawing No: P24-128-00-3457-DR)</u>          | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |
| <u>STORMWATER DRY BASIN PLANS – BASIN H (Drawing No: P24-128-00-3458-DR)</u>          | <u>WOODS</u> | <u>1</u>  | <u>July-25</u>                   |

| Drawing Title & Reference                                                                                  | Author | Rev                       | Dated                                |
|------------------------------------------------------------------------------------------------------------|--------|---------------------------|--------------------------------------|
| STORMWATER DRY BASIN PLANS – BASIN I (Drawing No: P24-128-00-3459-DR)                                      | WOODS  | 1                         | July-25                              |
| STORMWATER DRY BASIN PLANS – BASIN J (Drawing No: P24-128-00-3460-DR)                                      | WOODS  | 1                         | July-25                              |
| STORMWATER DRY BASIN PLANS – BASIN K (Drawing No: P24-128-00-3461-DR)                                      | WOODS  | 1                         | July-25                              |
| WASTEWATER DRAINAGE LAYOUT OVERALL PLAN (Drawing No: P24-128-00-4000-DR)                                   | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| WASTEWATER DRAINAGE LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-4001-DR)                                 | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| WASTEWATER DRAINAGE LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-4002-DR)                                 | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| WASTEWATER DRAINAGE LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-4003-DR)                                 | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| WASTEWATER OVERALL CATCHMENT PLAN (Drawing No: P24-128-00-4010-DR)                                         | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| WATER RETICULATION LAYOUT OVERALL PLAN (Drawing No: P24-128-00-5000-WR)                                    | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| WATER RETICULATION LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-5001-WR)                                  | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| WATER RETICULATION LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-5002-WR)                                  | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| WATER RETICULATION LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-5003-WR)                                  | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| WATER BOOSTER PUMPING STATION – LAYOUT PLAN (Drawing No: P24-128-00-5500-WR)                               | WOODS  | 1                         | Feb-25                               |
| WATER BOOSTER PUMPING STATION – BUILDING LAYOUT PLAN (Drawing No: P24-128-00-5501-WR)                      | WOODS  | 1                         | Feb-25                               |
| WATER BOOSTER PUMPING STATION – SECTIONS (Drawing No: P24-128-00-5550-WR)                                  | WOODS  | 1                         | Feb-25                               |
| WATER BOOSTER PUMPING STATION VEHICLE TRACKING PLAN – WSL VACUUM TRACKER (Drawing No: P24-128-00-5590-WR)  | WOODS  | 1                         | Feb-25                               |
| WATER BOOSTER PUMPING STATION VEHICLE TRACKING PLAN – WSL SERVICE VEHICLE (Drawing No: P24-128-00-5591-WR) | WOODS  | 1                         | Feb-25                               |

| Drawing Title & Reference                                                                                  | Author | Rev                       | Dated                                |
|------------------------------------------------------------------------------------------------------------|--------|---------------------------|--------------------------------------|
| WATER BOOSTER PUMPING STATION VEHICLE TRACKING PLAN – WSL SERVICE UTILITY (Drawing No: P24-128-00-5592-WR) | WOODS  | 1                         | Feb-25                               |
| <b>Scheme Plans</b>                                                                                        |        |                           |                                      |
| All Stages                                                                                                 |        |                           |                                      |
| SCHEME PLAN (Drawing No: P24-128-00-0010-SU)                                                               | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| SCHEME PLAN (Drawing No: P24-128-00-0011-SU)                                                               | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| SCHEME PLAN (Drawing No: P24-128-00-0012-SU)                                                               | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| SCHEME PLAN (Drawing No: P24-128-00-0013-SU)                                                               | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| SCHEME PLAN (Drawing No: P24-128-00-0014-SU)                                                               | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| SCHEME PLAN (Drawing No: P24-128-00-0015-SU)                                                               | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| SCHEME PLAN (Drawing No: P24-128-00-0016-SU)                                                               | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| SCHEME PLAN (Drawing No: P24-128-00-0017-SU)                                                               | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| SCHEME PLAN (Drawing No: P24-128-00-0018-SU)                                                               | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| SCHEME PLAN (Drawing No: P24-128-00-0019-SU)                                                               | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| SCHEME PLAN (Drawing No: P24-128-00-0020-SU)                                                               | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| SCHEME PLAN (Drawing No: P24-128-00-0021-SU)                                                               | WOODS  | <del>1</del> <sub>2</sub> | <del>July-25</del> <sub>Feb-25</sub> |
| <b>Architectural Drawings</b>                                                                              |        |                           |                                      |
| MILLDALE STAGE 10-13, WATER BOOST PUMP STATION – SITE PLAN (Drawing No. P24-128-UD202)                     | WOODS  | 1                         | Feb 2025                             |
| MILLDALE STAGE 10-13, WATER BOOST PUMP STATION – ELEVATIONS (Drawing No. P24-128-UD203)                    | WOODS  | 1                         | Feb 2025                             |
| MILLDALE STAGE 10-13, WATER BOOST PUMP STATION – SECTIONS (Drawing No. P24-128-UD204)                      | WOODS  | 1                         | Feb 2025                             |
| MILLDALE STAGE 10-13, WATER BOOST PUMP STATION – ARIST IMPRESION (Drawing No. P24-128-UD205)               | WOODS  | 1                         | Feb 2025                             |

## 3.0 Stage 4C Conditions of Consent

### 3.1 Phase 1: Civil Works Land Use - Conditions of Consent LUC 301

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Planner's Position and Reasons (where necessary)<br><u>17 September 2025</u> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|               | <i><b>General Conditions</b></i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                              |
|               | <p><i><b>Explanatory Note:</b></i></p> <p><i><b>Independent application of conditions in Stage 4C2 – 4C5 (inclusive) for the development of each stage</b></i></p> <p><i>Unless otherwise stated, the conditions below apply independently to each stage within Stage 4C2 – 4C5 (inclusive), regardless of any work being carried out on other lots. This means that compliance with these conditions is required on a lot-by-lot basis, regardless of whether any works are being undertaken on other lots within the same stage. Works on each lot must comply on its own, ensuring implementation is not reliant on progress elsewhere in the development.</i></p> |                                                                              |
| 1.            | <p>The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 300]:</p> <ul style="list-style-type: none"> <li>(a) Application Form and Assessment of Environmental Effects prepared by Woods and B&amp;A, dated 28 March 2025.</li> <li>(b) Reports and Drawings as listed in <b>Section 3.3</b>.</li> </ul>                                                                                                                                                                                                               | All planners agree.                                                          |

|                                       | <i>Lapse &amp; Expiry Dates</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                |            |             |                                       |         |         |                     |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------|-------------|---------------------------------------|---------|---------|---------------------|
| 2.                                    | <p>Under section 125 and 123 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows:</p> <table border="1"> <thead> <tr> <th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr> </thead> <tbody> <tr> <td>LUC (s9 Bulk Earthworks and Land Use)</td><td>5 years</td><td>5 years</td></tr> </tbody> </table> <p>In the case of approved consent LUC301 (Bulk Earthworks and Land Use), under s123 this consent expires five years from the date of <u>commencement</u> of earthworks.</p> <p>Under section 125 of the RMA, the consents above lapse after the stated date unless:</p> <ul style="list-style-type: none"> <li>(a) The consent is given effect to; or</li> <li>(b) The Council extends the period after which the consent lapses.</li> </ul> | Consent Reference and Activity | Lapse Date | Expiry Date | LUC (s9 Bulk Earthworks and Land Use) | 5 years | 5 years | All planners agree. |
| Consent Reference and Activity        | Lapse Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Expiry Date                    |            |             |                                       |         |         |                     |
| LUC (s9 Bulk Earthworks and Land Use) | 5 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 5 years                        |            |             |                                       |         |         |                     |
| 3.                                    | <p><b>Compliance and Monitoring Charge</b></p> <p>The Consent Holder must pay the Council an initial consent compliance monitoring charge of <del>\$1170</del> <b>\$1,788</b> (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | All planners agree.            |            |             |                                       |         |         |                     |
|                                       | <i>Siteworks Pre-Construction Conditions</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |            |             |                                       |         |         |                     |
| 4.                                    | <p><b>Pre-commencement Meeting</b></p> <p>Prior to the commencement of the construction and earthworks activity, the Consent Holder must hold a pre-start meeting that:</p> <ul style="list-style-type: none"> <li>(a) is located on the subject site;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | All planners agree.            |            |             |                                       |         |         |                     |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|    | <p>(b) is scheduled not less than 5 days before the anticipated commencement of construction and earthworks;</p> <p>(c) includes Monitoring Inspector officer[s], Development Engineer, Consent Holder and Consent Holder's Engineer; and</p> <p>(d) includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions e.g. the appointed Arborist].</p> <p><b>Advice Note</b></p> <p><i>To arrange the pre-start meeting please contact the <del>Council Team Leader Compliance Monitoring North</del> to arrange this meeting or email <a href="mailto:monitoring@aucklandCouncil.govt.nz">monitoring@aucklandCouncil.govt.nz</a>. The conditions of consent should be discussed at this meeting. All information required by the Council and listed in that condition should be provided 2 days prior to the meeting.</i></p> |                     |
| 5. | <p><b>Construction Management Plan</b></p> <p>A Construction Management Plan (CMP) must <del>be made available</del> <u>be provided to the Council at least two working days prior to each pre-commencement meeting. The CMP must be reviewed</u> at the pre-start meeting and must include the following:</p> <ul style="list-style-type: none"> <li>(a) Timeframes for key stages of the works authorised under this consent;</li> <li>(b) Resource consent conditions;</li> <li>(c) Erosion and Sediment Control Plan for the scope of works proposed;</li> <li>(d) Chemical Treatment Management Plan;</li> <li>(e) Construction Traffic Management Plan;</li> <li>(f) Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site; and</li> <li>(g) Dust Management Plan.</li> </ul>                      | All planners agree. |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 6. | <p><b>Dust Management Plan</b></p> <p>Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Dust Management Plan (DMP) to Council <a href="#">for approval</a>. The purpose of the DMP is to outline the potential causes and effects of dust that could be generated during the earthworks phase of the development, and to outline the mitigation measures that could be incorporated by the nominated contractor to avoid objectionable or nuisance emission of dust beyond the site boundary <a href="#">including monitoring frequencies and responses to complaints</a>. The final DMP must be prepared in general accordance with the application documents referenced in condition 1 <a href="#">and the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016)</a>.</p>                                                                                                                                                                                                                                                                                                                                   | All planners agree. |
| 7. | <p><b>Construction Traffic Management Plan</b></p> <p>Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Construction Traffic Management Plan (CTMP) to Council <a href="#">for approval</a>. This must be prepared in general accordance with the application documents referenced in condition 1 and in general accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic.</p> <p>The CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council.</p> <p><b>Advice Note:</b></p> <p><i>The CTMP should include the following:</i></p> <ul style="list-style-type: none"> <li>a) <i>Provide a parking management plan for construction traffic <a href="#">including details of contractor vehicle parking locations</a>.</i></li> <li>b) <i>Address the transportation and parking of oversize vehicles (if any).</i></li> </ul> | All planners agree. |

- c) *Provide appropriate loading / working areas to minimise disruption to traffic.*
- d) *Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.*
- e) *Provide traffic management plans in compliance with the latest edition of the NZTA “Code of Practice for Temporary Traffic Management” (COPTTM) document.*
- f) *Ensure the site access point ~~shall~~must be clearly signposted.*
- g) *Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.*
- h) *Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.*
- i) *Identify proposed numbers and timing of heavy vehicle movements throughout the day.*
- j) *Identify the location of vehicle and construction machinery access during the period of site works.*
- k) *Identify the storage and loading areas for materials and vehicles.*
- l) *For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the Auckland Transport Road network of any road closures and a plan to mitigate these effects.*
- m) *Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.*
- n) *Identify the relevant Auckland Transport approvals.*

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|    | <i>It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review <a href="http://www.beforeudig.co.nz">www.beforeudig.co.nz</a> before you begin works.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
| 8. | <p><b>Erosion and Sediment Control <u>Plans</u></b></p> <p>Prior to the commencement of earthworks activity on the subject site, finalised Erosion and Sediment Control Plan(s) (ESCP(s)) must be prepared in general accordance with the application documents referenced in condition 1 and in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2</del> (GD05) <u>including any amendments</u>, and submitted to Council <u>for approval</u>. No earthworks activity on the subject site must commence until the Council has confirmed that that the ESCP(s) satisfactorily meets the requirements of GD05. The ESCP(s) must contain sufficient details to address the following matters:</p> <ul style="list-style-type: none"> <li>(a) specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in general accordance with GD05;</li> <li>(b) supporting calculations and design drawings as necessary;</li> <li>(c) details of construction methods;</li> <li>(d) monitoring and maintenance requirements;</li> <li>(e) catchment boundaries and contour information as necessary; and</li> <li>(f) details relating to the management of exposed areas (e.g. grassing, mulching).</li> </ul> <p><b>Advice Note:</b></p> <p><i>In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in general accordance with section 127 of the RMA. Any minor</i></p> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <i>amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                     |
| 9.  | <p><b>Construction Noise and Vibration Management Plan</b></p> <p>The Consent Holder must submit a Construction Noise and Vibration Management Plan (CNVMP) to Council <u>for approval</u>. The CNVMP must be submitted a minimum of ten working days before commencing any earthworks or construction works authorised by this consent. The objective of the CNVMP must be to identify, require and enable the adoption of the best practicable option to minimise construction noise and vibration effects and ensure compliance with the project noise and vibration conditions. The CNVMP must address the requirements of Annex E of NZS 6803:1999 Acoustics – Construction Noise as a minimum. Construction works must not begin until the CNVMP is confirmed by Council. All earthworks and construction works on the site must be carried out in accordance with the CNVMP.</p>          | All planners agree. |
| 10. | <p><b>Construction Noise Notification</b></p> <p>The Consent Holder must advise the occupants of all dwellings located within 100m of a sub-stage boundary of the earthworks/ construction works at least five days before earthworks begin on each sub-stage. The advice must be provided in writing and include the following information:</p> <ul style="list-style-type: none"> <li>(a) An overview of the construction works including the duration of the project and the working hours on site.</li> <li>(b) The approximate dates and duration of the activities that will generate the highest levels of construction noise and vibration for them.</li> <li>(c) A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project.</li> </ul> <p><b>Advice Note:</b></p> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <i>The purpose of notification of all dwellings within 100m of the site is considered appropriate for scale of earthworks operation proposed. This is provided for information purposes and to inform residents of upcoming construction works.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
| 11. | <p><b>Chemical Treatment Management Plan</b></p> <p>Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2</del> (GD05 <u>including any amendments</u>), and submitted to Council <u>for approval</u>. No earthwork activities must commence until confirmation is provided by Council that the ChTMP, meets the requirements of GD05, and the measures referred to in that plan for the sediment retention ponds and / or decanting earth bunds have been put in place. The ChTMP must include as a minimum:</p> <ul style="list-style-type: none"> <li>(a) Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds, decanting earth bunds or any other approved impoundment devices;</li> <li>(b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);</li> <li>(c) Details of optimum dosage (including assumptions);</li> <li>(d) Results of initial chemical treatment trial;</li> <li>(e) A spill contingency plan; and</li> <li>(f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.</li> </ul> <p><b>Advice Note:</b></p> <p><i>In the event that minor amendments to the ChTMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ChTMP</i></p> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                 |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
|     | <i>may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                 |
|     | <p><b>Activity in General Accordance with ChTMP</b></p> <p>The sediment retention ponds, decanting earth bunds and any other approved <u>dewatering devices</u> <del>impoundment devices</del> utilised as part of the earthworks must be chemically treated in general accordance with the <del>certified approved</del> ChTMP(s).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Condition modified in response to advice from Southern Skies.</p> <p>All planners agree.</p> |
| 12. | <p><b>Certification of Works</b></p> <p>Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referenced in Condition 1, and prior to the commencement of earthworks activity on the subject site, a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed and completed in general accordance with the certified plan required by Condition 8. Written certification must be in the form of a report or any other form acceptable to the Council.</p> <p><b>Advice Note:</b></p> <p><i>Suitable documentation for certification of erosion and sediment control devices, can be obtained in Appendix C of Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2</del> (GD05 <u>including any amendments</u>): Erosion and Sediment Control construction quality checklists.</i></p> | All planners agree.                                                                             |
| 13. | <p><b>Settlement Monitoring Plan</b></p> <p>A Settlement Monitoring Plan (SMP) for consolidation settlement due to placement of fill must be submitted to the Council prior to commencement of earthworks onsite. The SMP <del>shall</del><u>must</u> be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SMP <del>shall</del><u>must</u> also be submitted to the Council <u>for approval</u>. The SMP <del>shall</del><u>must</u> include, as a minimum, the following information:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | All planners agree.                                                                             |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>(a) A monitoring location plan showing the layout and type of all settlement monitoring stations within the fill areas;</p> <p>(b) Timing and frequency of survey of the settlement monitoring stations; and</p> <p>(c) Define the settlement criteria to be met on completion of earthworks.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
|     | <b><i>Siteworks During Construction Conditions</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
| 14. | <p><b>Progressive Stabilisation</b></p> <p>The site must be progressively stabilised against erosion throughout the earthworks phase of the project and must be sequenced to minimise the discharge of contaminants to surface water in general accordance with the <del>certified</del> <u>approved</u> ESCP(s).</p> <p><b>Advice Note:</b></p> <p><i>Stabilisation measures may include:</i></p> <ul style="list-style-type: none"> <li>• <i>the use of waterproof covers, geotextiles, or mulching;</i></li> <li>• <i>top-soiling and grassing of otherwise bare areas of earth; and</i></li> <li>• <i>aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i></li> </ul> <p><i>It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2 (GD05)</del> <u>including any amendments</u>.</i></p> | All planners agree. |
| 15. | <p><b>Operational Effectiveness to be Maintained</b></p> <p>The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the <u>approved</u> ESCP(s) <del>referenced Condition 1</del>, must be maintained throughout the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
| 16. | <p><b>Avoid Deposition on Public Road</b></p> <p>Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.</p> <p><b>Advice Note:</b></p> <p><i>In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:</i></p> <ul style="list-style-type: none"> <li>• <i>provision of a stabilised entry and exit(s) point for vehicles;</i></li> <li>• <i>provision of wheel wash facilities;</i></li> <li>• <i>ceasing of vehicle movement until materials are removed;</i></li> <li>• <i>cleaning of road surfaces using street-sweepers;</i></li> <li>• <i>silt and sediment traps; and</i></li> <li>• <i>catchpit protection.</i></li> </ul> <p><i>In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2</del> (GD05 <u>including any amendments.</u>)</i></p> | All planners agree. |
| 17. | <b>Completion or Abandonment of Earthworks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the Council.</p> <p><b>Advice Note:</b></p> <p><i>Stabilisation Measures may include:</i></p> <ul style="list-style-type: none"> <li>• <i>The use of mulching or natural fibre matting;</i></li> <li>• <i>Top-soiling, grassing and mulching of otherwise bare areas of earth; and</i></li> <li>• <i>Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i></li> </ul> <p><i>The on-going monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, <del>Incorporating Amendment 2</del> (GD05).</i></p> |                     |
| 18. | <p><b>Seasonal Restriction</b></p> <p>No earthworks on the subject site must be undertaken between 01 May and 30 September in any year without the submission of a 'Request for winter works' to Council. All requests must be renewed prior to the approval expiring and no works must occur until written confirmation has been received from the Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and may be revoked by Council upon written notice to the Consent Holder.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | All planners agree. |
| 19. | <p><b>Public Assets</b></p> <p>There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that such</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the Consent Holder.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
| 20. | <p><b>Stability of the Site/Neighbouring Sites.</b></p> <p>All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | All planners agree. |
| 21. | <p><b>Supervision <del>and Certification</del> of Geotechnical Works.</b></p> <p>All earthworks including the construction of retaining walls and the placement &amp; compaction of fill material must be supervised by a suitably qualified geo-professional. In supervising the works, the suitably qualified geo-professional must ensure that they are constructed and otherwise completed in general accordance with the <del>“Geotechnical Assessment Report <u>referenced in Condition 1</u>, ref: AKL2024-0257AD, Rev. 1, prepared by CMW Geosciences, dated 20 February 2025”</del> including the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer’s contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing on site.</p> | All planners agree. |
| 22. | <p><b>Construction Noise</b></p> <p>All construction works authorised by this consent must only take place between 7.30am and 6.00pm, Monday to Saturday, with no works undertaken at any time on Sundays, or on public holidays. Heavy plant must not be operated within 100m of any occupied building before 7.30am. This condition does not prevent quiet activities from taking place on site outside of standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site).</p> <p><b>Advice Note:</b></p> <p><i>All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be</i></p>                                                                                                      | All planners agree. |

|                                                                     | <i>assessed at 1m from the facade of any building that is occupied when the works are undertaken and in general accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                     |              |                                                                     |                                                                                 |                                    |                                                                                |                                    |                                 |                                  |                                      |                 |                                   |                           |                                    |                                      |                 |                     |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------|--------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------|------------------------------------|---------------------------------|----------------------------------|--------------------------------------|-----------------|-----------------------------------|---------------------------|------------------------------------|--------------------------------------|-----------------|---------------------|
| 23.                                                                 | <p><b>Construction Noise Limits</b></p> <p>All construction work must be designed and undertaken to ensure that noise from the site does not exceed the following limits when measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise.</p> <table> <tr> <th>Construction Activity</th><th>Assessment Location</th><th>Noise Limits</th></tr> <tr> <td rowspan="4">Construction of Public Accessway 4200 between Stages 4C-4 and 4C-1A</td><td>At the ground floor of any occupied dwelling within Stage 4C-1A (Superlot 5701)</td><td>75 dB <math>L_{Aeq}</math> &amp; 90 dB <math>L_{Amax}</math></td></tr> <tr> <td>At the upper-level of any occupied dwelling within Stage 4C-1A (Superlot 5701)</td><td>80 dB <math>L_{Aeq}</math> &amp; 95 dB <math>L_{Amax}</math></td></tr> <tr> <td>At all other occupied dwellings</td><td>70 dB <math>L_{Aeq}</math> 85 dB <math>L_{Amax}</math></td></tr> <tr> <td>At all occupied commercial buildings</td><td>70 dB <math>L_{Aeq}</math></td></tr> <tr> <td rowspan="2">All other construction activities</td><td>At all occupied dwellings</td><td>70 dB <math>L_{Aeq}</math> &amp; 85 dB <math>L_{Amax}</math></td></tr> <tr> <td>At all occupied commercial buildings</td><td>70 dB <math>L_{Aeq}</math></td></tr> </table> | Construction Activity              | Assessment Location | Noise Limits | Construction of Public Accessway 4200 between Stages 4C-4 and 4C-1A | At the ground floor of any occupied dwelling within Stage 4C-1A (Superlot 5701) | 75 dB $L_{Aeq}$ & 90 dB $L_{Amax}$ | At the upper-level of any occupied dwelling within Stage 4C-1A (Superlot 5701) | 80 dB $L_{Aeq}$ & 95 dB $L_{Amax}$ | At all other occupied dwellings | 70 dB $L_{Aeq}$ 85 dB $L_{Amax}$ | At all occupied commercial buildings | 70 dB $L_{Aeq}$ | All other construction activities | At all occupied dwellings | 70 dB $L_{Aeq}$ & 85 dB $L_{Amax}$ | At all occupied commercial buildings | 70 dB $L_{Aeq}$ | All planners agree. |
| Construction Activity                                               | Assessment Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Noise Limits                       |                     |              |                                                                     |                                                                                 |                                    |                                                                                |                                    |                                 |                                  |                                      |                 |                                   |                           |                                    |                                      |                 |                     |
| Construction of Public Accessway 4200 between Stages 4C-4 and 4C-1A | At the ground floor of any occupied dwelling within Stage 4C-1A (Superlot 5701)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 75 dB $L_{Aeq}$ & 90 dB $L_{Amax}$ |                     |              |                                                                     |                                                                                 |                                    |                                                                                |                                    |                                 |                                  |                                      |                 |                                   |                           |                                    |                                      |                 |                     |
|                                                                     | At the upper-level of any occupied dwelling within Stage 4C-1A (Superlot 5701)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 80 dB $L_{Aeq}$ & 95 dB $L_{Amax}$ |                     |              |                                                                     |                                                                                 |                                    |                                                                                |                                    |                                 |                                  |                                      |                 |                                   |                           |                                    |                                      |                 |                     |
|                                                                     | At all other occupied dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 70 dB $L_{Aeq}$ 85 dB $L_{Amax}$   |                     |              |                                                                     |                                                                                 |                                    |                                                                                |                                    |                                 |                                  |                                      |                 |                                   |                           |                                    |                                      |                 |                     |
|                                                                     | At all occupied commercial buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 70 dB $L_{Aeq}$                    |                     |              |                                                                     |                                                                                 |                                    |                                                                                |                                    |                                 |                                  |                                      |                 |                                   |                           |                                    |                                      |                 |                     |
| All other construction activities                                   | At all occupied dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 70 dB $L_{Aeq}$ & 85 dB $L_{Amax}$ |                     |              |                                                                     |                                                                                 |                                    |                                                                                |                                    |                                 |                                  |                                      |                 |                                   |                           |                                    |                                      |                 |                     |
|                                                                     | At all occupied commercial buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 70 dB $L_{Aeq}$                    |                     |              |                                                                     |                                                                                 |                                    |                                                                                |                                    |                                 |                                  |                                      |                 |                                   |                           |                                    |                                      |                 |                     |
| 24.                                                                 | <p><b>Dust and Odour</b></p> <p>There must be no dust and odour beyond the subject sites as a result of the activities that in the opinion of the Council, is noxious, offensive, or objectionable. All necessary measures must be taken to prevent a dust and odour nuisance to neighbouring properties and public roads, including, but not limited to:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | All planners agree.                |                     |              |                                                                     |                                                                                 |                                    |                                                                                |                                    |                                 |                                  |                                      |                 |                                   |                           |                                    |                                      |                 |                     |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                         |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|     | <ul style="list-style-type: none"> <li>(a) The staging of areas of the works;</li> <li>(b) The retention of any existing vegetation;</li> <li>(c) Watering of all access roads, manoeuvring areas, and stockpile during dry periods;</li> <li>(d) Top-soiling and grassing stockpiles (or other similar techniques) if they are not worked for more than 1 month; and</li> <li>(e) Suspension of all operations if necessitated by the prevailing conditions.</li> </ul> |                                                                                                                                         |
| 25. | <b>Construction Parking and Loading</b><br>All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.                                                                                                                                                                                                                                                                                                             | All planners agree.                                                                                                                     |
| 26. | <b>Construction Storage</b><br>All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.                                                                                                                                                                                                                                                                                                | All planners agree.                                                                                                                     |
| 27. | <b>Construction and Earthworks Activities not to Obstruct Access</b><br>Unless otherwise approved by Council, there must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity.                                                                                                                                                              | All planners agree.                                                                                                                     |
|     | <b><i>Siteworks Post-Construction Conditions</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                         |
| 28. | <b>Geotechnical Completion Report</b><br>A Geotechnical Completion Report (GCR) which includes a statement of professional opinion for the suitability of the site for the intended development, signed by a chartered geo-professional must be provided to the Council. The GCR must include (but not to be limited to):                                                                                                                                                | Auckland Council request to include (h) which asks for details and a plan showing development restriction zones.<br>All planners agree. |

- (a) Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials etc);
- (b) Retaining walls;
- (c) Settlement monitoring;
- (d) Testing; ~~and~~
- (e) Inspections;
- (f) Statement of Professional Opinion;
- (g) Certified as-built plans; and
- (h) Details and a plan showing Development Restriction Zones.

The GCR must also provide justification on soil expansivity, building and/or earthworks limitations, and foundation design parameters. The GCR must be provided to the satisfaction of the Council.

#### Advice Notes

- *Further investigation/testing may be required to determine soil expansivity.*
- *A building consent may be required for the construction of retaining walls.*
- *Please send documents required as a condition of consent for 'The Council' to: [monitoring@aucklandCouncil.govt.nz](mailto:monitoring@aucklandCouncil.govt.nz)*

#### General 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" refers to the Council's monitoring officer unless otherwise specified. Please email [monitoring@aucklandCouncil.govt.nz](mailto:monitoring@aucklandCouncil.govt.nz) to identify your allocated officer*
- (3) *For more information on the resource consent process with Council see the Council's website: [www.aucklandCouncil.govt.nz](http://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](http://www.mfe.govt.nz).*

- (4) *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.*
- (5) *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.*
- (6) *The Consent Holder or his Contractor must obtain a Corridor Access Request from Auckland Transport / NZTA prior to the commencement of any works within a legal road.*
- (7) *The Consent Holder or his Contractor must obtain a Vehicle Crossing Application from Auckland Transport prior to the commencement of any vehicle crossings construction.*

### 3.2 Phase 1: Civil Works Subdivision - Conditions of Consent SUB 301

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Planner's Position and Reasons (where necessary)<br><u>17 September 2025</u> |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|               | <b>General Conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                              |
|               | <p><i><b>Explanatory Note:</b></i></p> <p><i><b>Independent application of conditions in Stages 4C2 – 4C5 (inclusive) for the subdivision of each stage</b></i></p> <p><i>Unless otherwise stated, the conditions below apply independently to each stage of subdivision within Stage 4C2 – 4C5 (inclusive), regardless of any work being carried out on other lots. This means that compliance with these conditions is required on a lot-by-lot basis, regardless of whether any works are being undertaken on other lots within the same stage. Works on each lot must comply on its own, ensuring implementation is not reliant on progress elsewhere in the development.</i></p> | All planners agree.                                                          |
| 29.           | <p>The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 301]:</p> <ul style="list-style-type: none"> <li>(a) Application Form and Assessment of Environmental Effects prepared by Woods and B&amp;A, dated March 2025; and</li> <li>(b) Reports and Drawings as listed in <b>Section 3.3</b>.</li> </ul>                                                                                                                                                                                                                              | All planners agree.                                                          |
|               | <b>Lapse &amp; Expiry Dates</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                              |

| 30.                                                                    | <p>Under section 125 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows:</p> <table border="1"> <thead> <tr> <th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr> </thead> <tbody> <tr> <td>SUB (s11 Subdivision)</td><td>5 years</td><td>-</td></tr> </tbody> </table> <p>In the case of approved subdivision SUB 301, under section 125 of the RMA this consent lapses five years after the date it is granted unless:</p> <ul style="list-style-type: none"> <li>(a) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in general accordance with section 224 of the RMA; or</li> <li>(b) An application under section 125 of the RMA is made to the Council before the consent lapses to extend the period after which the consent lapses and the Council grants an extension.</li> </ul> | Consent Reference and Activity                                                                         | Lapse Date | Expiry Date | SUB (s11 Subdivision) | 5 years | - | All planners agree. |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------|-------------|-----------------------|---------|---|---------------------|
| Consent Reference and Activity                                         | Lapse Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Expiry Date                                                                                            |            |             |                       |         |   |                     |
| SUB (s11 Subdivision)                                                  | 5 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | -                                                                                                      |            |             |                       |         |   |                     |
| <i>Survey plan approval (s223) conditions applicable to each stage</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                        |            |             |                       |         |   |                     |
| 31.                                                                    | <p><b>Survey Plan</b></p> <p>The Consent Holder must submit a survey plan for each respective stage in general accordance with the approved resource consent subdivision plans referenced in Condition 1.</p> <p>Stages 4C4 and 4C5 may be carried out in any sequence and in such a way that all lots will have legal road frontage at time of title issue.</p> <p>Stage 4C 2 must be carried out prior to 4C3. All lots will have legal road frontage at time of title issue.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | All planners agree.                                                                                    |            |             |                       |         |   |                     |
| 32.                                                                    | <p>Easements and covenants <del>shall</del><u>must</u> be registered in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Easements shown on a Memorandum of Easements will be subject to Council approval under Section 223 of the RMA.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Condition has been amended in response to Auckland Council feedback.</p> <p>All planners agree.</p> |            |             |                       |         |   |                     |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                              |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 33.                     | <b>Amalgamation Conditions</b><br><br>JOALs 4101, 4104 & 4107 will be subject to Section 220(1)(b)(iv) of the RMA by their owners as tenants in common in the said shares as detailed in the Amalgamation Conditions detailed on the approved resource consent subdivision plans referenced in Condition 1 and must be shown on the survey plan.                                                                                                                                                                                                                                                                                                                        | All planners agree.                          |
| 34.                     | JOALs 4102, 4103, 4105, 4108 - 4114 will be subject to Section 220(1)(b)(ii) of the RMA and will be held in the same Record of Title as detailed on the approved resource consent subdivision plans referenced in Condition 1 and must be shown on the survey plan.                                                                                                                                                                                                                                                                                                                                                                                                     | All planners agree.                          |
| 35.                     | <b>Roads to Vest in Council</b><br><br>The proposed roads shown as Lots 8000, 8001 and 8002 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as roads. The Consent Holder must meet all costs associated with the vesting of the roads.                                                                                                                                                                                                                                                                                                                                                                            | All planners agree.                          |
| 36.                     | <b>Public Accessway to Vest in Council</b><br><br>The proposed public accessway shown as Lot 4200 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as an accessway and become part of the road corridor. The Consent Holder must meet all costs associated with the vesting of the accessway.                                                                                                                                                                                                                                                                                                                      | All planners agree.                          |
| <b><i>Covenants</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                              |
| 37.                     | <b>Operation and Maintenance of Stormwater Management Devices within JOALs</b><br><br>The Consent Holder must provide a copy of the draft land covenant document to the Council, Legal team. The draft covenant document <del>shall</del> <u>must</u> include provision for the following items: <ul style="list-style-type: none"> <li>(a) specifies ownership, operation, and maintenance of the private stormwater systems for JOALs in each respective stage;</li> <li>(b) specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to</li> </ul> | Not discussed. Refer to JWS for explanation. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>time to adequately finance future maintenance and renewal obligations of the stormwater system; and</p> <p>(c) in relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in general accordance with relevant sections of the OMM supplied to Council and any other relevant consents (as detailed in Condition 49); and</p> <p>(d) <u>Specifies that evidence of maintenance (e.g. inspection reports, service logs) must be made available to Auckland Council on request; and</u></p> <p>(e) <u>Specifies that the device must continue to meet the hydrology mitigation requirements (retention and/or detention) set out in the Wainui East SMP (Version 4, dated 7 September 2016) in perpetuity; and</u></p> <p>(f) Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ.</p> |                     |
| 38. | <p><b>Geotechnical and Subsoil Drainage</b></p> <p>All superlots are subject to a geotechnical and subsoil drainage covenant as described in the Land Covenant schedule on the approved subdivision plans referenced in Condition 1. This covenant must be registered on the record of title to be issued for all lots to ensure that it is complied with on a continuing basis.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree. |
| 39. | <p><b>Overland Flow Path Protection</b></p> <p>Lot 4007 is subject to a land covenant for the 1-in-100-year overland flow path. No obstructions, including buildings, structures, or hard landscaping other than permeable fencing, <del>shall</del><u>must</u> be placed within the designated overland flow path. Compliance must be maintained in accordance with the recommendations of "Infrastructure Report Milldale Stage 4C, ref P240128, rev 0, prepared by Woods, dated 28/03/2025" and any subsequent reports.</p> <p>This covenant must be registered on the record of title to be issued for Lot 4007 to ensure that it is complied with on a continuing basis.</p>                                                                                                                                                                                                                                          | All planners agree. |

|     | <i>Section 224(c) Compliance Conditions applicable to each stage</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p><b><i>Explanatory Note:</i></b></p> <p><i>Unless stated otherwise or excluded from the respective stage, the following conditions apply as required to each independent stage.</i></p> <p><i>A certificate pursuant to section 224(c) of the Resource Management Act will not be issued until all conditions in relation to each independent stage have been met to the satisfaction of the Council and at the Consent Holder's expense.</i></p> <p><i>The s224(c) conditions below apply in general accordance with the subdivision scheme plans referenced in Condition 1.</i></p> | All planners agree. |
| 40. | <p><b>s224(c) Certificate</b></p> <p>The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the applicable conditions for each stage of subdivision consent SUB301 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:</p> <p>(a) a consent notice has been issued in relation to any conditions to which section 221 applies.</p>                                                              | All planners agree. |
|     | <i>Geotechnical</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
| 41. | <p><b>Geotechnical Assessment Report</b></p> <p>The Consent Holder must construct retaining walls and place and compact material in general accordance with the recommendations of the Geotechnical Assessment Report <u>referenced in Condition 1, ref: AKL2024-0257AD, Rev. 1, prepared by CMW Geosciences, dated 20 February 2025</u> and subsequent Council approved versions to ensure the site is stable and suitable for development.</p>                                                                                                                                        | All planners agree. |
| 42. | <b>Geotechnical Completion Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | A GCR prepared by suitably qualified and experienced geo-professional and signed by the chartered geo-professional must be provided to Council <u>for approval</u> , to confirm that all lots are stable and suitable for development when applying for a certificate under section 224(c) of the RMA.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
|     | <b><i>Utilities</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
| 43. | <p><b>Utilities</b></p> <p>The Consent Holder must make provision for telecommunications and electricity to all lots in general accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <p><i>The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.</i></p>    | All planners agree. |
|     | <b><i>Wastewater and Water Reticulation</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
| 44. | <p>The Army Bay WWTP currently servicing this catchment has limited capacity for additional wastewater connections. A privately owned and operated temporary WWTP (approved as part of this consent package under BUN400) may need to be constructed in order to provide additional capacity for the proposed connections until the Army Bay WWTP is upgraded.</p> <p>At each respective stage of the subdivision, and prior to application for Engineering Approval for that stage, confirmation that adequate wastewater capacity is available in the network for the relevant number of lot connections (or in the case of superlots the likely number of Development Unit Equivalent (DUEs)) must be sought from the wastewater utility provider.</p> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|     | If capacity is not available at the respective stage, Engineering Approval for the public wastewater reticulation network can be approved, however the s224 (c) for the respective stage must not be approved until the temporary WWTP is constructed, commissioned and fully operational.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |
| 45. | <p><b>Connection to Public Network</b></p> <p>The Consent Holder must design and construct connections to the public wastewater and water reticulation network to serve all Lots in general accordance with the requirements of the wastewater and water utility provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <ul style="list-style-type: none"> <li>• <i>Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.</i></li> <li>• <i>Alterations to the public wastewater reticulation network require Engineering Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Approval Process.</i></li> <li>• <i>Public connections are to be constructed in general accordance with the Water and Wastewater Code of Practice.</i></li> <li>• <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</i></li> </ul> | All planners agree |
|     | <b>Stormwater Reticulation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |
| 46. | <p><b>Connection to Public Network</b></p> <p>The Consent Holder must design and construct connections to the public stormwater reticulation network to serve all Lots in general accordance with the requirements of the stormwater utility service provider and in general accordance with the approved plans referenced in Condition 1. Confirmation</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | All planners agree |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                             |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <ul style="list-style-type: none"> <li>• <i>Acceptable forms of evidence include Engineering Approval Completion Certificates.</i></li> <li>• <i>Stormwater utility provider is the Auckland Council Healthy Waters Department.</i></li> <li>• <i>Public connections are to be constructed in general accordance with the Stormwater Code of Practice.</i></li> <li>• <i>Alterations to the public stormwater reticulation network require Engineering Approval.</i></li> <li>• <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</i></li> </ul>                                                                                                                                 |                                                                                                                                             |
| 47. | <p><b>Stormwater Devices</b></p> <p>All public stormwater treatment and/or attenuation devices and the private stormwater detention tanks within JOALs must be designed and constructed in general accordance with the “Infrastructure Report Milldale Stage 4C, ref P24-128, rev 0, prepared by Woods, dated 28/03/2025” referenced in Condition 1, and any subsequent reports, and “Stormwater Management Devices in the Auckland Region, December 2017, Guideline Document 2017/001” and in general accordance with the approved plans referenced in Condition 1.</p> <p><u><i>Advice Notes</i></u></p> <p><u><i>Safety in design documents will need to be reviewed by Healthy Waters and the residual risks will need to be agreed prior to issuing approvals.</i></u></p> <p><u><i>Design must remain consistent with the overarching stormwater management strategy set out in the Wainui East SMP (V4, September 2016) and be approved by Auckland Council Healthy Waters prior to Engineering Plan Approval.</i></u></p> | <p>All planners agree with additional advice notes. Further advice notes sought by Council not discussed. Refer to JWS for explanation.</p> |
|     | <b>Public Road Construction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                             |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 48. | <p><b>Public Roads</b></p> <p>The Consent Holder must design and construct new public roads in general accordance with the requirements of Auckland Transport and in general accordance with the approved plans referenced in Condition 1. Confirmation from Council that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <ul style="list-style-type: none"> <li>• <i>Acceptable forms of evidence include Engineering Approval Completion Certificates.</i></li> <li>• <i>Construction of public roading requires an Engineering Approval. Departure from Standards may be required where designs do not comply with AT standards.</i></li> <li>• <i>Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.</i></li> <li>• <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public works in the absence of that approval.</i></li> <li>• <i>The Consent Holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to obtain any road name approval before applying for a section 223 certificate.</i></li> </ul> | All planners agree. |
| 49. | <p><b>Pavement Design</b></p> <p>All new roads or modifications of existing roads intending to be vested to Council must be designed in general accordance with the AT's engineering design code for pavement design.</p> <p><b>Advice Note:</b></p> <p><i>Appropriate pavement design will be reviewed at the Engineering Approval stage.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | All planners agree. |

|     | <i>Accessways and Vehicle Crossings</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                              |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 50. | <p><b>Vehicle Accessways</b></p> <p>The Consent Holder must design and construct JOALs in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <ul style="list-style-type: none"> <li>• <i>Right of ways, JOALs and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to Common access way approval (<a href="http://aucklandCouncil.govt.nz">aucklandCouncil.govt.nz</a>)</i></li> <li>• <i>Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.</i></li> <li>• <i>Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Approval and should not be used for the purposes of constructing common access ways.</i></li> <li>• <i>The Consent Holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Jointly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before applying for a section 223 certificate.</i></li> </ul> | Not discussed. Refer to JWS for explanation. |
| 51. | <p><b>Vehicle Crossings</b></p> <p>The Consent Holder must provide a new vehicle crossing to serve all JOALs. The crossing(s) must be designed and formed in general accordance with the requirements of Auckland Transport. The new</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | All planners agree.                          |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                   |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
|     | crossing(s) must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Confirmation that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                   |
|     | <b><i>Stormwater Management Devices</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                   |
| 52. | <p><b>Operation and Maintenance Manual for Public <del>and Private</del> Stormwater Devices</b></p> <p>An Operation and Maintenance <del>Plan</del> <u>Manual</u> (OMM) must be provided to Council to address all public <del>and private</del> stormwater management systems <u>at EA stage</u>. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. <u>The OMM must be prepared to the satisfaction of Auckland Council Healthy Waters Operations Team and comply with healthy Waters Operation and Maintenance Plan Template.</u> The OMM must include:</p> <ul style="list-style-type: none"> <li>(a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;</li> <li>(b) a programme for regular maintenance and inspection of the stormwater management system;</li> <li>(c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;</li> <li>(d) a programme for post storm inspection and maintenance;</li> <li>(e) a programme for inspection and maintenance of the outfall;</li> <li>(f) general inspection checklists for all aspects of the stormwater management system, including visual checks; and</li> <li>(g) a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.</li> </ul> | All planners agree. Include reference to Healthy Waters template. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                              |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 53. | <p><b><u>Operation and Maintenance Manual for Public and Private Stormwater Devices</u></b></p> <p><u>An Operation and Maintenance Manual (OMM) must be provided to Council to address all private stormwater management systems at EA stage. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMM must be prepared to the satisfaction of Auckland Council Healthy Waters Operations Team and comply with healthy Waters Operation and Maintenance Plan Template. The OMM must include:</u></p> <ul style="list-style-type: none"> <li><u>(a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;</u></li> <li><u>(b) a programme for regular maintenance and inspection of the stormwater management system;</u></li> <li><u>(c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;</u></li> <li><u>(d) a programme for post storm inspection and maintenance;</u></li> <li><u>(e) a programme for inspection and maintenance of the outfall;</u></li> <li><u>(f) general inspection checklists for all aspects of the stormwater management system, including visual checks; and</u></li> <li><u>(g) a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.</u></li> </ul> | All planners agree.                          |
|     | <b><i>Public Streetscape and Accessways</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                              |
| 54. | <p><b>Streetscape and Public Accessway Landscaping</b></p> <p>The Consent Holder must submit a detailed streetscape landscaping plans for all public roads and public accessways to the Council. In particular, the plans must:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Not discussed. Refer to JWS for explanation. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                              |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
|     | <ul style="list-style-type: none"> <li>(a) Be prepared by a suitably qualified landscape architect;</li> <li>(b) Be in general accordance with the relevant landscape plans referenced in Condition 1;</li> <li>(c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of street lights and other service access points;</li> <li>(d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in general accordance with the AT Code of Practice;</li> <li>(e) Include hard landscaping details for accessways;</li> <li>(f) Include planting methodology;</li> <li>(g) Include all lighting details within the proposed streets and accessways; and</li> </ul> <p>Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.</p> |                                              |
| 55. | <p><b>Implementation of Public Roads and Public Accessway Landscape Works</b></p> <p>Prior to issue of section 224(c) certification, all landscaping for public roads and accessways must be implemented in general accordance with the approved streetscape plans and in general accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping.</p> <p><b>Advice note:</b></p> <p><i>Practical completion will be determined by Council prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.</i></p>                                                                                                                                                                                                                                                                                                             | Not discussed. Refer to JWS for explanation. |
| 56. | <p><b>Landscape Maintenance Plan (Public Roads and Accessway Landscaping)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Not discussed. Refer to JWS for explanation. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                  |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>Prior to the issue of the section 224(c) certificate the Consent Holder must provide a Maintenance Plan for all planting and landscaping to be established in public roads and accessways to the Council. The Maintenance Plan must include:</p> <ul style="list-style-type: none"> <li>(a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;</li> <li>(b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and</li> <li>(c) Vandalism eradication policies.</li> </ul> |                                                                                                                                                  |
| 57. | <p><b>Landscape Maintenance</b></p> <p>The Consent Holder must undertake maintenance of streetscape and accessway landscaping in general accordance with the approved Maintenance Plan for a <del>two</del> <u>three</u> -year period commencing on the date that the section 224(c) certificate is issued. If any damage/theft to the streetscape and accessway planting occurs during the maintenance period, the Consent Holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting.</p>                                                                                                                                          | <p>Condition amended in response to Panel comment on maintenance period.</p> <p>Further changes not discussed. Refer to JWS for explanation.</p> |
| 58. | <p><b>As-built Plans</b></p> <p>The Consent Holder must provide as built plans of completed landscape works (hard and soft) within all public roads and the public accessway in CAD (NZTM 2000) and pdf form in general accordance with the Development Engineering as-built requirements v1.3. Plans must be provided to the Council and include the following details:</p> <ul style="list-style-type: none"> <li>(a) Asset names;</li> <li>(b) All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting annotated;</li> <li>(c) All underground services and drainage; and;</li> </ul>                                                           | <p>All planners agree.</p>                                                                                                                       |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                           |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|     | (d) All paint colours, pavers, and concrete types with names of products to be included on the assets schedule.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                           |
| 59. | <p><b>Uncompleted Works Bond</b></p> <p>An uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in general accordance with the approved plans. This may apply to matters such as street tree planting and riparian planting so that planting can be implemented at the most appropriate planting season. The bond amount <del>shall</del><u>must</u> be 1.5 x the contracted rate of any outstanding works and <del>shall</del><u>must</u> be agreed in consultation with the Council prior to lodging the bond. The liability of the Consent Holder <del>shall</del><u>must</u> not be limited to the amount of the bond.</p> | All planners agree. Condition has been amended in response to Auckland Council feedback   |
| 60. | <p><b>Maintenance Bonds for Landscaping on Public Roads and Accessway</b></p> <p>Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of <del>two</del> <u>three</u> years from the issue of the certificate under s224(c) for all public roads and accessways. The amount of the bond will be 1.5 x the contracted rate for two years' maintenance.</p>                                                                                     | All planners agree. Condition amended in response to Panel comment on maintenance period. |
| 61. | <p><b>Landscaping of JOALs 4101, 4102, 4103, 4105, 4110, 4112, and 4114</b></p> <p>Prior to the issue of section 224(c) certification, JOALs 4101, 4102, 4103, 4105, 4110, 4112, and 4114 <del>shall</del><u>must</u> be landscaped in general accordance with the approved streetscape plans referenced in Condition 1. If there are any changes to the landscaping design from what is shown on the approved plans referenced in condition 1, the Consent Holder must submit to Council an updated set of landscaping plans.</p>                                                                                                                                                                                 | All planners agree. Condition has been amended in response to Auckland Council feedback.  |
|     | <b><i>Consent Notices</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                           |
| 62. | For the consent notice conditions below, the Consent Holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the Records of Title for the nominated                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | All planners agree.                                                                       |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                          |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
|     | lots. The consent notice must record that the following condition is to be complied with on a continuing basis:                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                          |
| 63. | <p><b>Accessway Boundary Treatment (Lots 4015, 4017 and 4018)</b></p> <p>Any fencing, hedging or planting along the common boundary of Lots 4015, 4017 and 4018 with a public accessway must be generally in accordance with the approved landscape plans referenced in Condition 1 of the approved LUC 301.</p> <p>Specifically, as indicated on the landscape plans, masonry walls on select corners must not exceed a maximum height of 1.4m. The remaining sections of fencing must not exceed a maximum height of 1.2m and must be at least 50% visually permeable.</p> | Not discussed. Refer to JWS for explanation.                                             |
| 64. | <p><b>Geotechnical</b></p> <p>Any buildings erected on any residential lot is subject to the requirements of the Geotechnical Assessment Report <u>referenced in Condition 1</u><del>ref: AKL2024-0257AD, Rev. 1, prepared by CMW Geosciences, dated 20 February 2025</del>, Geotechnical Completion Report, and any subsequent reports. Copies of the said plan and report(s) will be held at Council.</p>                                                                                                                                                                  | All planners agree. Condition has been amended in response to Auckland Council feedback. |

### General 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" refers to the Council's monitoring inspector unless otherwise specified. Please email [monitoring@aucklandCouncil.govt.nz](mailto:monitoring@aucklandCouncil.govt.nz) to identify your allocated officer.
- (3) For more information on the resource consent process with Council see the Council's website: [www.aucklandCouncil.govt.nz](http://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](http://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 is advised that the national Addressing Standard (AS/NZS 4819:2011) requires that all new public roads and extensions to existing roads and any private roads (rights of way or common access lots) that serve more than five allotments and are created through a subdivision consent will require a road name. All road names must be approved by Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to obtain any road name prior to applying for a section 223 certificate. For more details refer to <https://www.aucklandCouncil.govt.nz/building-and-consents/types-resource-consents/subdivision-of-property/Pages/road-naming.aspx>.*

***Advice that engineering approval required***

- (7) *The physical works as identified by this consent will require engineering approval to be obtained from the Council prior to the commencement of construction. All physical works ~~shall~~must be constructed in general accordance with Council, Auckland Transport and Watercare Standards. See the Council's website ([www.aucklandCouncil.govt.nz](http://www.aucklandCouncil.govt.nz)) for more information on the engineering approval process, or call (09) 301 0101 and ask to speak to a Development Engineer from your local service centre.*

*In particular the detailed design of the following should be provided:*

- *Swedish-type raised speed tables*
- *Parking bays*
- *Long sections and cross sections of proposed roads to be vested; and*
- *Vehicle tracking drawing check and design vehicles required by the Transport Design Manual any future road space allocated is not taken from the road corridor.*
- *Intersections section design and tracking details showing that 10.3m truck and 6.3m design van can pass each other in general accordance with TDM standards;*
- *The surface finishes for the intersections;*
- *Parking bays and the shared path, including 0.8 meters of buffer between the edge of a shared path and parking bay; and*
- *Any permanent parking controls.*

*If the EPA drawings require any permanent traffic or parking restrictions, then the Consent Holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee (ATTCC) to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken*

*in general accordance with Auckland Transport's standard procedures. It is the responsibility of the Consent Holder to prepare and submit a permanent Traffic and Parking Changes report to the ATTCC for review and approval. A copy of the resolution from the ATTCC must be submitted to the Council prior to applying for a certificate under section 224(c) of the RMA.*

- (8) The Consent Holder will be responsible for ensuring all necessary permits, such as Corridor Access Requests (CAR) permits are obtained from Auckland Transport. See Auckland Transport's website [www.aucklandtransport.govt.nz](http://www.aucklandtransport.govt.nz) for more information.*

### 3.3 Phase 1: Civil Works - List of Reports and Drawings

#### Reports

| Report Title & Reference                                                                                                 | Author                  | Rev   | Dated                |
|--------------------------------------------------------------------------------------------------------------------------|-------------------------|-------|----------------------|
| Construction Noise & Vibration: Milldale Stage 4C Proposed Subdivision and Development                                   | Styles Group            | Final | 25 February 2025     |
| Geotechnical Assessment Report: Proposed Residential Subdivision Milldale Stage 4C, Milldale, Wainui, No. AKL2024-0257AD | CMW Geosciences         | 1     | 20 February 2025     |
| Infrastructure Report: Milldale Stage 4C                                                                                 | WOODS                   | 0     | 18 February 2025     |
| Transportation Assessment: Milldale Fast Track (Stage 4c), No. 310206322                                                 | Stantec                 | A     | <u>27 March 2025</u> |
| Urban Design Assessment: Milldale – Stages 4C                                                                            | Barker & Associates Ltd | 1     | 25 February 2025     |

#### Drawings

| Drawing Title & Reference                                                                        | Author | Rev | Dated  |
|--------------------------------------------------------------------------------------------------|--------|-----|--------|
| <b>Architecture Plans</b>                                                                        |        |     |        |
| STAGE 4C - LOCATION AND CONTEXT PLAN (P24-128-CONTEXT-101)                                       | WOODS  | 1   | Feb-25 |
| STAGE 4C - OVERALL PLAN (P24-128-CONTEXT-102)                                                    | WOODS  | 1   | Feb-25 |
| STAGE 4C – MASTERPLAN (P24-128-CONTEXT-103)                                                      | WOODS  | 1   | Feb-25 |
| STAGE 4C - TYPOLOGY PLAN (P24-128-CONTEXT-104)                                                   | WOODS  | 1   | Feb-25 |
| STAGE 4C - YIELD SUMMARY (P24-128-CONTEXT-105)                                                   | WOODS  | 1   | Feb-25 |
| <b>Civil Drawings</b>                                                                            |        |     |        |
| SITE LOCATION PLAN\P (Drawing No: P23-481-4C-0-0002-GE)                                          | WOODS  | 1   | Feb-25 |
| ZONING PLAN\P (Drawing No: P23-481-4C-0-0100-GE)                                                 | WOODS  | 1   | Feb-25 |
| EXISTING CONTOURS PLAN\P (Drawing No: P23-481-4C-0-1000-EW)                                      | WOODS  | 1   | Feb-25 |
| COMPLETED PRELOAD PLAN\P (Drawing No: P23-481-4C-0-1020-EW)                                      | WOODS  | 1   | Feb-25 |
| PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - OVERALL\P (Drawing No: P23-481-4C-0-1100-EW) | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                         | Author | Rev | Dated  |
|---------------------------------------------------------------------------------------------------|--------|-----|--------|
| PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 1 \P (Drawing No: P23-481-4C-0-1101-EW) | WOODS  | 1   | Feb-25 |
| PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 2 \P (Drawing No: P23-481-4C-0-1102-EW) | WOODS  | 1   | Feb-25 |
| PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 3 \P (Drawing No: P23-481-4C-0-1103-EW) | WOODS  | 1   | Feb-25 |
| PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 4 \P (Drawing No: P23-481-4C-0-1104-EW) | WOODS  | 1   | Feb-25 |
| PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 5 \P (Drawing No: P23-481-4C-0-1105-EW) | WOODS  | 1   | Feb-25 |
| PROPOSED CONTOURS & RETAINING WALL PLAN - FINAL \P (Drawing No: P23-481-4C-0-1110-EW)             | WOODS  | 1   | Feb-25 |
| DEPTH CONTOURS (CUT/FILL) PLAN - EXISTING TO PHASE 1 \P (Drawing No: P23-481-4C-0-1200-EW)        | WOODS  | 1   | Feb-25 |
| DEPTH CONTOURS (CUT/FILL) PLAN - PHASE 1 TO PHASE 2 \P (Drawing No: P23-481-4C-0-1205-EW)         | WOODS  | 1   | Feb-25 |
| DEPTH CONTOURS (CUT/FILL) PLAN - EXISTING TO FINAL \P (Drawing No: P23-481-4C-0-1210-EW)          | WOODS  | 1   | Feb-25 |
| EROSION AND SEDIMENT CONTROL PLAN \P (Drawing No: P23-481-4C-0-1800-EW)                           | WOODS  | 1   | Feb-25 |
| ROADING PLAN - OVERALL \P (Drawing No: P23-481-4C-0-2000-RD)                                      | WOODS  | 1   | Feb-25 |
| ROADING PLAN - SHEET 1 \P (Drawing No: P23-481-4C-0-2001-RD)                                      | WOODS  | 1   | Feb-25 |
| ROADING PLAN - SHEET 2 \P (Drawing No: P23-481-4C-0-2002-RD)                                      | WOODS  | 1   | Feb-25 |
| ROADING PLAN - SHEET 3 \P (Drawing No: P23-481-4C-0-2003-RD)                                      | WOODS  | 1   | Feb-25 |
| ROADING PLAN - SHEET 4 \P (Drawing No: P23-481-4C-0-2004-RD)                                      | WOODS  | 1   | Feb-25 |
| ROADING PLAN - SHEET 5 \P (Drawing No: P23-481-4C-0-2005-RD)                                      | WOODS  | 1   | Feb-25 |
| WASTE MANAGEMENT PLAN \P (Drawing No: P23-481-4C-0-2050-RD)                                       | WOODS  | 1   | Feb-25 |
| ROAD TYPOLOGY PLAN \P (Drawing No: P23-481-4C-0-2200-RD)                                          | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                                 | Author | Rev | Dated  |
|-----------------------------------------------------------------------------------------------------------|--------|-----|--------|
| TYPICAL ROAD CROSS SECTIONS SUBURBAN STREETS\P (Drawing No: P23-481-4C-0-2201-RD)                         | WOODS  | 1   | Feb-25 |
| TYPICAL ROAD CROSS SECTIONS JOALS, PEDESTRIAN WALKWAY & KERB DETAILS\P (Drawing No: P23-481-4C-0-2202-RD) | WOODS  | 1   | Feb-25 |
| DRAINAGE LAYOUT PLAN - OVERALL \P (Drawing No: P23-481-4C-0-3000-DR)                                      | WOODS  | 1   | Feb-25 |
| DRAINAGE LAYOUT - SHEET 1\ P (Drawing No: P23-481-4C-0-3001-DR)                                           | WOODS  | 1   | Feb-25 |
| DRAINAGE LAYOUT - SHEET 2\ P (Drawing No: P23-481-4C-0-3002-DR)                                           | WOODS  | 1   | Feb-25 |
| DRAINAGE LAYOUT - SHEET 3\ P (Drawing No: P23-481-4C-0-3003-DR)                                           | WOODS  | 1   | Feb-25 |
| DRAINAGE LAYOUT - SHEET 4\ P (Drawing No: P23-481-4C-0-3004-DR)                                           | WOODS  | 1   | Feb-25 |
| DRAINAGE LAYOUT - SHEET 5\ P (Drawing No: P23-481-4C-0-3005-DR)                                           | WOODS  | 1   | Feb-25 |
| OVERLAND FLOW PATH OVERALL PLAN - SHEET 1\ P (Drawing No: P23-481-4C-0-3300-DR)                           | WOODS  | 1   | Feb-25 |
| OVERLAND FLOW PATH OVERALL PLAN - SHEET 2\ P (Drawing No: P23-481-4C-0-3301-DR)                           | WOODS  | 1   | Feb-25 |
| OVERLAND FLOW PATH SECTIONS AND CALCULATIONS - SHEET 1\ P (Drawing No: P23-481-4C-0-3302-DR)              | WOODS  | 1   | Feb-25 |
| OVERLAND FLOW PATH SECTIONS AND CALCULATIONS - SHEET 2\ P (Drawing No: P23-481-4C-0-3303-DR)              | WOODS  | 1   | Feb-25 |
| OVERLAND FLOW PATH SECTIONS AND CALCULATIONS - SHEET 3\ P (Drawing No: P23-481-4C-0-3304-DR)              | WOODS  | 1   | Feb-25 |
| APD TANK DETAILS\ P (Drawing No: P23-481-4C-0-3650-DR)                                                    | WOODS  | 1   | Feb-25 |
| TYPICAL RAINGARDEN DETAILS PLAN AND LONGSECTION\ P (Drawing No: P23-481-4C-0-3700-DR)                     | WOODS  | 1   | Feb-25 |
| TYPICAL RAINGARDEN DETAILS CROSS SECTIONS\ P (Drawing No: P23-481-4C-0-3701-DR)                           | WOODS  | 1   | Feb-25 |
| WATER RETICULATION PLAN - OVERALL\ P (Drawing No: P23-481-4C-0-6000-WR)                                   | WOODS  | 1   | Feb-25 |
| WATER RETICULATION PLAN - SHEET 1\ P (Drawing No: P23-481-4C-0-6001-WR)                                   | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                    | Author  | Rev | Dated  |
|----------------------------------------------------------------------------------------------|---------|-----|--------|
| WATER RETICULATION PLAN - SHEET 2\P (Drawing No: P23-481-4C-O-6002-WR)                       | WOODS   | 1   | Feb-25 |
| WATER RETICULATION PLAN - SHEET 3\P (Drawing No: P23-481-4C-O-6003-WR)                       | WOODS   | 1   | Feb-25 |
| WATER RETICULATION PLAN - SHEET 4\P (Drawing No: P23-481-4C-O-6004-WR)                       | WOODS   | 1   | Feb-25 |
| WATER RETICULATION PLAN - SHEET 5\P (Drawing No: P23-481-4C-O-6005-WR)                       | WOODS   | 1   | Feb-25 |
| UTILITY SERVICE TRENCH PLAN\P (Drawing No: P23-481-4C-O-7000-UT)                             | WOODS   | 1   | Feb-25 |
| <b>Landscape Drawings</b>                                                                    |         |     |        |
| GENERAL ARRANGEMENT PLAN 01 (Drawing 02)                                                     | Bespoke | A   | Feb-25 |
| GENERAL ARRANGEMENT PLAN 02 (Drawing 03)                                                     | Bespoke | A   | Feb-25 |
| STAGE 4C STREETSCAPE PLANTING PLAN (Drawing 04)                                              | Bespoke | A   | Feb-25 |
| PLANTING PALETTE – TREES (Drawing 73)                                                        | Bespoke | A   | Feb-25 |
| PLANTING PALETTE - GROUNDCOVER & SHRUBS (Drawing 74)                                         | Bespoke | A   | Feb-25 |
| PLANTING SCHEDULE (Drawing 75)                                                               | Bespoke | A   | Feb-25 |
| FENCING TYPOLOGIES 01 (Drawing 76)                                                           | Bespoke | A   | Feb-25 |
| <b>Scheme Plans</b>                                                                          |         |     |        |
| PHASE 1 CIVIL WORKS SUBDIVISION SURVEY SCHEME PLAN (DWG No: P23-481-4C-O-0010-SU)            | WOODS   | 1   | Feb-25 |
| PHASE 1 CIVIL WORKS SUBDIVISION SURVEY SCHEME PLAN SCHEDULES (DWG No: P23-481-4C-O-0010B-SU) | WOODS   | 1   | Feb-25 |

### 3.4 Phase 2: Comprehensive Residential Development Land Use - Conditions of Consent LUC 302

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Planner's Position and Reasons (where necessary) |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
|               | <b>General Conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <u>17 September 2025</u>                         |
|               | <p><b><i>Explanatory Note:</i></b></p> <p><b><i>Independent application of conditions in Stage 4C for the development of each lot</i></b></p> <p><i>Unless otherwise stated, the conditions below apply independently to each lot within Stage 4C, regardless of any work being carried out on other lots. This means that compliance with these conditions is required on a lot-by-lot basis, regardless of whether any works are being undertaken on other lots within the same stage. Works on each lot must comply on its own, ensuring implementation is not reliant on progress elsewhere in the development.</i></p> |                                                  |
| 65.           | <p>The proposal must be carried out in general accordance with the relevant plans and all information submitted with the application for each individual superlot, as detailed below and referenced by the Council under consent numbers [BUN 300]:</p> <ul style="list-style-type: none"> <li>(a) Application Form and Assessment of Environmental Effects prepared by Woods and B&amp;A, dated 28 March 2025; and</li> <li>(b) Reports and Drawings as listed in <b>Section 3.6</b>.</li> </ul>                                                                                                                           | All planners agree.                              |
|               | <b>Lapse &amp; Expiry Dates</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                  |

| 66.                                                 | <p>Under section 125 and 123 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows:</p> <table border="1"> <thead> <tr> <th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr> </thead> <tbody> <tr> <td>LUC (s9 Land Use)</td><td>7 years</td><td>-</td></tr> </tbody> </table> <p>Under section 125 of the RMA, this consent lapses seven years after the date it is granted unless:</p> <ul style="list-style-type: none"> <li>(a) The consent is given effect to; or</li> <li>(b) The Council extends the period after which the consent lapses.</li> </ul> | Consent Reference and Activity | Lapse Date | Expiry Date | LUC (s9 Land Use) | 7 years | - | All planners agree. |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------|-------------|-------------------|---------|---|---------------------|
| Consent Reference and Activity                      | Lapse Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Expiry Date                    |            |             |                   |         |   |                     |
| LUC (s9 Land Use)                                   | 7 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | -                              |            |             |                   |         |   |                     |
| <b><i>Consent Compliance Monitoring Charge</i></b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                |            |             |                   |         |   |                     |
| 67.                                                 | <p>The Consent Holder must pay the Council an initial consent compliance monitoring charge of <del>\$1170</del> \$1,788.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.</p>                                                                                                                                                                                                                                                                                                                                              | All planners agree.            |            |             |                   |         |   |                     |
| <b><i>Siteworks Pre-Construction Conditions</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                |            |             |                   |         |   |                     |
| 68.                                                 | <p><b>Pre-commencement Meeting</b></p> <p>Prior to the commencement of the construction and earthworks activity, the Consent Holder must hold a pre-start meeting that:</p> <ul style="list-style-type: none"> <li>(a) is located on the subject site;</li> <li>(b) is scheduled not less than 5 days before the anticipated commencement of construction and earthworks;</li> </ul>                                                                                                                                                                                                                                                                                 | All planners agree.            |            |             |                   |         |   |                     |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>(c) includes Monitoring Inspector officer[s], Development Engineer, Consent Holder and Consent Holder's Engineer; and</p> <p>(d) includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions e.g. the appointed Arborist].</p> <p><b>Advice Note</b></p> <p><i>To arrange the pre-start meeting please contact the <del>Team Leader Compliance Monitoring North Council</del> to arrange this meeting or email <a href="mailto:monitoring@aucklandCouncil.govt.nz">monitoring@aucklandCouncil.govt.nz</a>. The conditions of consent should be discussed at this meeting. All information required by the Council and listed in that condition should be provided 2 days prior to the meeting.</i></p>                                                          |                     |
| 69. | <p><b>Construction Management Plan</b></p> <p>A Construction Management Plan (CMP) must <del>be made available</del> <u>be provided to the Council at least two working days prior to each pre-commencement meeting. The CMP must be reviewed</u> at the pre-start meeting and must include the following:</p> <ul style="list-style-type: none"> <li>(a) Timeframes for key stages of the works authorised under this consent;</li> <li>(b) Resource consent conditions;</li> <li>(c) Erosion and Sediment Control Plan for the scope of works proposed;</li> <li>(d) Chemical Treatment Management Plan;</li> <li>(e) Construction Traffic Management Plan; and</li> <li>(f) Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site.</li> </ul> | All planners agree. |
| 70. | <p><b>Construction Traffic Management Plan</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | All planners agree. |

Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a Construction Traffic Management Plan (CTMP) to Council for approval. This must be prepared in general accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic.

The CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council.

**Advice Note:**

*The CTMP should include the following:*

- (a) Provide a parking management plan for construction traffic including details of contractor vehicle parking locations.*
- (b) Address the transportation and parking of oversize vehicles (if any).*
- (c) Provide appropriate loading / working areas to minimise disruption to traffic.*
- (d) Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.*
- (e) Provide traffic management plans in compliance with the latest edition of the NZTA "Code of Practice for Temporary Traffic Management" (COPTTM) document.*
- (f) Ensure the site access point ~~shall~~must be clearly signposted.*
- (g) Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.*

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>(h) Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.</p> <p>(i) Identify proposed numbers and timing of heavy vehicle movements throughout the day.</p> <p>(j) Identify the location of vehicle and construction machinery access during the period of site works.</p> <p>(k) Identify the storage and loading areas for materials and vehicles.</p> <p>(l) For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the AT Road network of any road closures and a plan to mitigate these effects.</p> <p>(m) Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.</p> <p>(n) Identify the relevant AT approvals.</p> <p>It is the responsibility of the applicant to seek approval for the Traffic Management Plan from AT. Please contact AT on (09) 355 3553 and review <a href="http://www.beforeudig.co.nz">www.beforeudig.co.nz</a> before you begin works.</p> |                     |
| 71. | <p><b>Erosion and Sediment Controls</b></p> <p><u>At least five working days</u> prior to the commencement of earthworks activity on the subject site, finalised Erosion and Sediment Control Plans (ESCPs) must be prepared in general accordance with the application documents referenced in condition 1 and in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <u>Amendment 2 (GD05) including any amendments</u>, and submitted to the Council <u>for approval</u>. No earthworks activity on the subject site must commence until the Council has confirmed that that the ESCP(s) satisfactorily meets the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|     | <p>requirements of GD05. The ESCP(s) must contain sufficient details to address the following matters:</p> <ul style="list-style-type: none"> <li>(a) specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in general accordance with GD05;</li> <li>(b) supporting calculations and design drawings as necessary;</li> <li>(c) details of construction methods;</li> <li>(d) monitoring and maintenance requirements;</li> <li>(e) catchment boundaries and contour information as necessary; and</li> <li>(f) details relating to the management of exposed areas (e.g. grassing, mulching).</li> </ul> <p><b>Advice Note:</b></p> <p><i>In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</i></p> |  |
| 72. | <p><b>Certification of Works</b></p> <p>Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referenced in condition 1, and prior to the commencement of earthworks activity on the subject site, a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed and completed in general accordance with the <del>certified approved</del> ESCP(s) required</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>by condition 7. Written certification must be in the form of a report or any other form acceptable to the Council.</p> <p><b>Advice Note:</b></p> <p><i>Suitable documentation for certification of erosion and sediment control devices, can be obtained in Appendix C of Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2 (GD05)</del> including any amendments: Erosion and Sediment Control construction quality checklists.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
|     | <b><i>Siteworks During Construction</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
| 73. | <p><b>Progressive Stabilisation</b></p> <p>The site must be progressively stabilised against erosion throughout the earthworks phase of the project and must be sequenced to minimise the discharge of contaminants to surface water in general accordance with the <u>approved</u> <del>certified</del>-ESCP(s).</p> <p><b>Advice Note:</b></p> <p><i>Stabilisation measures may include:</i></p> <ul style="list-style-type: none"> <li>• <i>the use of waterproof covers, geotextiles, or mulching;</i></li> <li>• <i>top-soiling and grassing of otherwise bare areas of earth; and</i></li> <li>• <i>aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i></li> </ul> <p><i>It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2 (GD05)</del> including any amendments.</i></p> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 74. | <p><b>Operational Effectiveness to be Maintained</b></p> <p>The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the ESCPs referenced in Condition <del>17</del><u>7</u>, must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree. |
| 75. | <p><b>Stability of the Site/Neighbouring Sites</b></p> <p>All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | All planners agree. |
| 76. | <p><b>Avoid Deposition on Public Road</b></p> <p>Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.</p> <p><b>Advice Note:</b></p> <p><i>In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:</i></p> <ul style="list-style-type: none"> <li>• <i>provision of a stabilised entry and exit(s) point for vehicles;</i></li> <li>• <i>provision of wheel wash facilities;</i></li> <li>• <i>ceasing of vehicle movement until materials are removed;</i></li> <li>• <i>cleaning of road surfaces using street-sweepers;</i></li> </ul> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <ul style="list-style-type: none"> <li>• silt and sediment traps; and</li> <li>• catchpit protection.</li> </ul> <p><i>In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2</del> (GD05) <u>including any amendments</u>.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
| 77. | <p><b>Completion or Abandonment of Earthworks</b></p> <p>Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the Council.</p> <p><b>Advice Note:</b></p> <p><i>Stabilisation Measures may include:</i></p> <ul style="list-style-type: none"> <li>• The use of mulching or natural fibre matting;</li> <li>• Top-soiling, grassing and mulching of otherwise bare areas of earth; and</li> <li>• Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</li> </ul> <p><i>The on-going monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2</del> (GD05) <u>including any amendments</u>.</i></p> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 78. | <b>Public Assets</b><br><br>There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the Consent Holder.                                                                                                                                                                                                                                                                                                                                                                                                                                             | All planners agree. |
| 79. | <b>Supervision <del>and Certification</del> of Geotechnical Works.</b><br><br>All earthworks including the construction of retaining walls, building foundations and the placement & compaction of fill material must be supervised by a suitably qualified geo-professional. In supervising the works, the suitably qualified geo-professional must ensure that they are constructed and otherwise completed in general accordance with the "Geotechnical Assessment Report, <del>and any subsequent reports, ref AKL2024-0257AD, Rev. 1, prepared by CMW Geosciences, dated 20 February 2025</del> " including the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer's contact details must be provided in writing to the Council prior to earthworks commencing on site. | All planners agree. |
| 80. | <b>Construction Noise</b><br><br>All construction works authorised by this consent must only take place between 7.30am and 6.00pm, Monday to Saturday, with no works undertaken at any time on Sundays, or on public holidays. Heavy plant must not be operated within 100m of any occupied building before 7.30am. This condition does not prevent quiet activities from taking place on site outside of standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site).<br><br><b>Advice Note:</b>                                                                                                                                                                                                                                                                                                                     | All planners agree. |

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|                                                      | <i>All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be assessed at 1m from the facade of any building that is occupied when the works are undertaken and in general accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.</i>                              |                     |
| 81.                                                  | <b>Construction Parking and Loading</b><br><br>All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.                                                                                                                                                                                                                                                                   | All planners agree. |
| 82.                                                  | <b>Construction Storage</b><br><br>All storage of materials and loading and unloading of equipment associated with the construction and earthworks activity must take place within the site boundaries.                                                                                                                                                                                                                            | All planners agree. |
| 83.                                                  | <b>Construction and Earthworks Activities not to Obstruct Access</b><br><br>Unless otherwise approved by Council, there must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity.                                                                                                                    | All planners agree. |
| <b><i>Siteworks Post-Construction Conditions</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| 84.                                                  | <b>Geotechnical Completion Report</b><br><br>A Geotechnical Completion Report (GCR) prepared by suitably qualified engineering professional must be provided to the Council <b>for approval</b> to confirm the suitability of the site for the intended development. The GCR must include (but not to be limited to):<br><br>(a) Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials etc); | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                        |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|     | <p>(b) Retaining wall;</p> <p>(c) Settlement monitoring;</p> <p>(d) Testing; <del>and</del></p> <p>(e) Inspections;</p> <p>(f) <u>Statement of Professional Opinion; and</u></p> <p>(g) <u>Certified as-built plans.</u> -</p> <p>The GCR must also provide justification on soil expansivity, building and/or earthworks limitations, and foundation design parameters. The GCR must be provided to the satisfaction of the Council.</p> <p><b>Advice Notes</b></p> <ul style="list-style-type: none"> <li>• <i>Further investigation/testing may be required to determine soil expansivity.</i></li> <li>• <i>A building consent may be required for the construction of retaining walls.</i></li> <li>• <i>Please send documents required as a condition of consent for 'The Council' to: <a href="mailto:monitoring@aucklandCouncil.govt.nz">monitoring@aucklandCouncil.govt.nz</a></i></li> </ul> |                                                                                                        |
|     | <b><i>Architectural and Landscape Design</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                        |
| 85. | <p><b>Architectural Design Plans</b></p> <p>Prior to the commencement of the construction of dwellings (other than preparatory earthworks and civil infrastructure works), if there are any changes to the architectural design and external elevations from what is shown on the approved plans referenced in condition 1, the Consent Holder must submit to Council an updated set of architectural detail drawings and materials specifications for approval. The information submitted <del>shall</del><u>must</u> include the following:</p>                                                                                                                                                                                                                                                                                                                                                      | <p>Condition has been amended in response to Auckland Council feedback.</p> <p>All planners agree.</p> |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                        |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|     | <p>(a) details of the building's façade treatment / architectural features;</p> <p>(b) materials schedule and specification;</p> <p>(c) fencing typology, height and colour; and</p> <p>(d) external services and any screening elements.</p> <p><b>Advice note:</b></p> <p><i>As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Tamaki Makaurau Design Ope (formerly Urban Design Unit) to provide confirmation of design compliance in relation to architectural drawings and materials specifications under this condition. The confirmation of design compliance does not relate to Building Act 2004 or Building Code compliance. A separate building consent application is required, and all building work must comply with the provisions of the Building Act and Building Code. We recommend that you seek appropriate specialist advice to ensure coordination between compliance with design requirements and Building Act and Building Code compliance.</i></p> |                                                                                                        |
| 86. | <p><b>Landscape Design</b></p> <p>Prior to the commencement of the construction of dwellings (other than preparatory earthworks and civil infrastructure works), if there are any changes to the landscape design from what is shown on the approved plans referenced in condition 1, the Consent Holder must provide the Council with an updated set of landscape design drawings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All planners agree.                                                                                    |
| 87. | <p><del>Landscape Planting</del> <b>Planting</b></p> <p><del>Landscape planting</del> <b>Planting</b> must be undertaken within the first planting season (May to September) following the completion of construction works and prior to the development being first occupied on the subject site. The Consent Holder must implement the proposed <del>landscape planting</del> <b>planting</b> in general accordance with the relevant landscape plans referenced in Condition 1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Condition has been amended in response to Auckland Council feedback.</p> <p>All planners agree.</p> |

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 88.                         | <p><b>Pedestrian Link Boundary Treatment to JOAL 4102</b></p> <p>Any fencing, hedging or planting along the common boundary of Lots 4001 and 4002 with the JOAL 4102 pedestrian link must be generally in accordance with the approved landscape plans referenced in Condition 1.</p> <p>Specifically, as indicated on the landscape plans, masonry walls on select corners must not exceed a maximum height of 1.4m. The remaining sections of fencing must not exceed a maximum height of 1.2m and be at least 50% visually permeable.</p>                                                                                                                                                                                                                                             | All planners agree. |
| 89.                         | <p><b>Retaining Walls</b></p> <p>Prior to the commencement of works (other than preparatory earthworks and civil infrastructure works), if there are any changes to the retaining wall design from what is shown on the approved plans referenced in condition 1, the Consent Holder must submit to Council an updated set of plans for approval.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    | All planners agree. |
| <b><i>JOAL Lighting</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |
| 90.                         | <p><b>Lighting Plans</b></p> <p>Prior to the commencement of construction (excluding preparatory earthworks), if there are any changes to the lighting design and lighting specifications from what is shown on the approved plans and documentation referenced in condition 1, the Consent Holder must submit to Council a Lighting Plan and Certification / Specifications documentation for approval. The information submitted <del>shall</del><u>must</u> include the following:</p> <ul style="list-style-type: none"> <li>(a) Lighting for all JOAL pedestrian and parking areas;</li> <li>(b) The lighting design must be designed in general accordance with the Auckland Transport - Transport Design Manual Engineering Design Code for Pedestrian Accessways; and</li> </ul> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>(c) The lighting design / plan and certification / specifications must be prepared by a suitably qualified and experienced professional.</p> <p>The lighting design must demonstrate compliance with AS/NZS1158.3.1:2020 unless Council approval is otherwise provided.</p> <p><b>Advice note:</b></p> <p><i>The purpose of this condition is to ensure that adequate lighting is provided to frequented pedestrian areas within the proposed JOALs for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.</i></p>                                                                                                                                                                                                                                                                 |                     |
|     | <b>Waste Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
| 91. | <p><b>Waste Management Plan</b></p> <p>Prior to the occupation of dwellings, if there are any changes to the waste management plan (WMP) from what is shown on the approved plans referenced in Condition 1, the Consent Holder must submit to Council an updated WMP for approval.</p> <p>The information must include the following:</p> <ul style="list-style-type: none"> <li>(a) Proposed waste truck collection route to service the site;</li> <li>(b) Identify the location of street / JOAL infrastructure, furniture and landscaping along the collection route and ensure that these do not impede the collection of waste;</li> <li>(c) The location of food waste, refuse and recycling collection point(s) for each residential unit;</li> <li>(d) Confirm how the waste collection point(s) will be identified (i.e. through signage if a communal collection point proposed) and communicated to future residents; and</li> </ul> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                       |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | (e) Provide Council appointed waste management contractors with the authority to access private land (JOALs) to collect waste i.e. through a signed waiver.                                                                                                                           |                     |
| 92. | <b>Waste Collection</b><br><br>Waste management must be carried out in general accordance with an approved WMP, and thereafter retained and maintained, to the satisfaction of the Council. Any amendments to the WMP must be approved by Council and communicated to all lot owners. | All planners agree. |

### **General 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" refers to the Council's monitoring officer unless otherwise specified. Please email [monitoring@aucklandCouncil.govt.nz](mailto:monitoring@aucklandCouncil.govt.nz) to identify your allocated officer
- (3) For more information on the resource consent process with Council see the Council's website: [www.aucklandCouncil.govt.nz](http://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](http://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 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.

- (7) The Consent Holder or his Contractor must obtain a Corridor Access Request from Auckland Transport / NZTA prior to the commencement of any works within a legal road.*
- (8) The Consent Holder or his Contractor must obtain a Vehicle Crossing Application from Auckland Transport prior to the commencement of any vehicle crossings construction.*

### 3.5 Phase 2: Comprehensive Residential Development Subdivision - Conditions of Consent SUB 302

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Planner's Position and Reasons (where necessary)<br><u>17 September 2025</u> |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|               | <b><i>General Conditions</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                              |
|               | <p><b><i>Explanatory Note:</i></b></p> <p><b><i>Independent application of conditions in Stage 4C for the subdivision of each lot</i></b></p> <p><i>Unless otherwise stated, the conditions below apply independently to each lot within Stage 4C, regardless of any work being carried out on other lots. This means that compliance with these conditions is required on a lot-by-lot basis, regardless of whether any works and/or subdivision are being undertaken on other lots within the same stage. Works and/or subdivision of each lot must comply on its own, ensuring implementation is not reliant on progress elsewhere in the development.</i></p> | All planners agree.                                                          |
| 93.           | <p>The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 300]:</p> <ul style="list-style-type: none"> <li>(a) Application Form and Assessment of Environmental Effects prepared by Woods and B&amp;A, dated 28 March 2025; and</li> <li>(b) Reports and Drawings as listed in <b>Section 3.6</b>.</li> </ul>                                                                                                                                                                                                       | All planners agree.                                                          |
|               | <b><i>Lapse &amp; Expiry Dates</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                              |

| 94.                                                                                   | <p>Under section 125 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows:</p> <table border="1"> <thead> <tr> <th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr> </thead> <tbody> <tr> <td>SUB (s11 subdivision)</td><td>7 years</td><td>-</td></tr> </tbody> </table> <p>In the case of approved subdivision SUB302, under section 125 of the RMA this consent lapses 7 years after the date it is granted unless:</p> <ul style="list-style-type: none"> <li>(a) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or</li> <li>(b) An application under section 125 of the RMA is made to the Council before the consent lapses to extend the period after which the consent lapses and the Council grants an extension.</li> </ul> | Consent Reference and Activity                                                                         | Lapse Date | Expiry Date | SUB (s11 subdivision) | 7 years | - | All planners agree. |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------|-------------|-----------------------|---------|---|---------------------|
| Consent Reference and Activity                                                        | Lapse Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Expiry Date                                                                                            |            |             |                       |         |   |                     |
| SUB (s11 subdivision)                                                                 | 7 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | -                                                                                                      |            |             |                       |         |   |                     |
| <i>Survey plan approval (s223) conditions applicable to each independent superlot</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                        |            |             |                       |         |   |                     |
| 95.                                                                                   | <p><b>Survey Plan</b></p> <p>The Consent Holder must submit a survey plan for each respective stage / superlot in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Stages may be carried out in any sequence and in such a way that all lots will have legal road frontage at time of title issue.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | All planners agree.                                                                                    |            |             |                       |         |   |                     |
| 96.                                                                                   | <p>Easements and covenants <del>shall</del><u>must</u> be registered in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Easements shown on a Memorandum of Easements will be subject to Council approval under Section 223 of the RMA.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Condition has been amended in response to Auckland Council feedback.</p> <p>All planners agree.</p> |            |             |                       |         |   |                     |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                              |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 97. | <b>Amalgamation Conditions</b><br><br>JOALs 4101 – 4105, 4107 – 4114, and 4150 will be held pursuant to Section 220(1)(b)(iv) of the RMA by their owners as tenants in common in the said shares as detailed in the Amalgamation Conditions detailed on the approved resource consent subdivision plans referenced in Condition 1. This must be shown on the survey plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree.                          |
|     | <b><i>Covenants</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                              |
| 98. | <b>Operation and Maintenance <del>Manual (OMM) for</del> Private Stormwater Management Device within JOAL 4150</b><br><br>The Consent Holder must provide a copy of the draft land covenant document to the Council, Legal team. The draft covenant document <del>shall</del> <u>must</u> include provision for the following items: <ul style="list-style-type: none"> <li>(a) specifies ownership, operation, and maintenance of the private stormwater system for JOAL 4150;</li> <li>(b) specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; and</li> <li>(c) in relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in general accordance with relevant sections of the OMM supplied to Council and any other relevant consents (as detailed in Condition 40).</li> <li>(d) <u>Specifies that evidence of maintenance (e.g. inspection reports, service logs) must be made available to Auckland Council on request; and</u></li> </ul> | Not discussed. Refer to JWS for explanation. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|      | <p>(e) <u>Specifies that the device must continue to meet the hydrology mitigation requirements (retention and/or detention) set out in the Wainui East SMP (Version 4, dated 7 September 2016) in perpetuity; and</u></p> <p>(f) Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ</p>                                                                                                                                                            |                     |
|      | <b><i>Section 224(c) compliance conditions</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |
| 99.  | <p>The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the applicable conditions for the respective sub-stage of subdivision consent SUB302 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:</p> <p>(a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies.</p> | All planners agree. |
|      | <b><i>Geotechnical</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |
| 100. | <p><b>Geotechnical Assessment Report</b></p> <p>The Consent Holder must construct buildings and retaining walls in general accordance with the recommendations of the "Geotechnical Assessment Report, <u>and any subsequent reports, ref AKL2024-0257AD, Rev. 1, prepared by CMW Geosciences, dated 20 February 2025</u>" and subsequent Council approved versions to ensure the site is stable and suitable for development.</p>                                                                                  | All planners agree. |
| 101. | <p><b>Geotechnical Completion Report</b></p> <p>A Geotechnical Completion Report prepared by suitably qualified and experienced geo-professional and signed by the chartered geo-professional to confirm that all lots are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.</p>                                                                                                                                                                | All planners agree. |

|      | <i>Utilities</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 102. | <p><b>Utilities</b></p> <p>The Consent Holder must make provision for telecommunications and electricity to all lots in general accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Confirmation from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <p><i>The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.</i></p>                                                                                                                                                                                                                                                                                                       | All planners agree. |
|      | <i>Wastewater and Water Reticulation</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| 103. | <p>The Army Bay WWTP currently servicing this catchment has limited capacity for additional wastewater connections. A privately owned and operated temporary WWTP (approved as part of this consent package under BUN400) may need to be constructed in order to provide additional capacity for the proposed connections until the Army Bay WWTP is upgraded.</p> <p>At each respective stage of the subdivision, and prior to application for Engineering Approval for that stage, confirmation that adequate wastewater capacity is available in the network for the relevant number of lot connections (or in the case of superlots the likely number of Development Unit Equivalent (DUEs)) must be sought from the wastewater utility provider.</p> <p>If capacity is not available at the respective stage, Engineering Approval for the public wastewater reticulation network can be approved, however the s224 (c) for the respective stage must not be approved until the temporary WWTP is constructed, commissioned and fully operational.</p> | All planners agree. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 104. | <p><b>Connection to Public Network</b></p> <p>The Consent Holder must design and construct connections to the public wastewater and water reticulation network to serve all Lots in general accordance with the requirements of the wastewater and water utility provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <ul style="list-style-type: none"> <li>• <i>Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.</i></li> <li>• <i>Alterations to the public wastewater reticulation network require Engineering Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Approval Process.</i></li> <li>• <i>Public connections are to be constructed in general accordance with the Water and Wastewater Code of Practice.</i></li> <li>• <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</i></li> </ul> | All planners agree. |
|      | <b>Stormwater Reticulation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
| 105. | <p><b>Connection to Public Network</b></p> <p>The Consent Holder must design and construct connections to the public stormwater reticulation network to serve all Lots in general accordance with the requirements of the stormwater utility service provider and in general accordance with the approved plans referenced in Condition 1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | All planners agree. |

Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

**Advice Note:**

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department.*
- *Public connections are to be constructed in general accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Approval.*
- *Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                        |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| 106. | <p><b><u>Operation and Maintenance Manual for the Private Stormwater Device in JOAL 4150</u></b></p> <p><u>An Operation and Maintenance Manual (OMM) must be provided to Council to address the private stormwater management system in JOAL 4150. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMM must include:</u></p> <ul style="list-style-type: none"> <li><u>(a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;</u></li> <li><u>(a) a programme for regular maintenance and inspection of the stormwater management system;</u></li> <li><u>(b) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;</u></li> <li><u>(c) a programme for post storm inspection and maintenance;</u></li> <li><u>(d) a programme for inspection and maintenance of the outfall;</u></li> <li><u>(e) general inspection checklists for all aspects of the stormwater management system, including visual checks; and</u></li> <li><u>(g) a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.</u></li> </ul> | All planners agree. Condition has been added in response to Auckland Council feedback. |
|      | <b><i>Accessways and Vehicle Crossings</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                        |
| 107. | <p><b>Vehicle Crossings</b></p> <p>This condition applies to Lots 4005, 4007, 4013 and 4016.</p> <p>The Consent Holder must provide new vehicle crossings to serve Lots 4005, 4007, 4013 and 4016.</p> <p>The crossing(s) must be designed and formed in general accordance with the requirements of</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree.                                                                    |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                   |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|      | Auckland Transport. The new crossings must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Confirmation that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.                                                                                                                                                                                                                                        |                                                                                                                   |
|      | <b><i>Consent Notices</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                   |
| 108. | For the consent notice conditions below, the Consent Holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the Record of Title for the nominated lots. The consent notice must record that the following condition is to be complied with on a continuing basis:                                                                                                                                                                                                                                                                                                        | All planners agree.                                                                                               |
| 109. | <p><b>JOAL Pedestrian Link Boundary Treatment (Lots 4001 and 4002)</b></p> <p>Any fencing, hedging or planting along the common boundary of Lots 4001 and 4002 with the JOAL 4102 pedestrian link must be generally in accordance with the approved landscape plans referenced in Condition 1 of the approved LUC 302.</p> <p>Specifically, as indicated on the landscape plans, masonry walls on select corners cannot exceed a maximum height of 1.4m. The remaining sections of fencing cannot exceed a maximum height of 1.2m and be at least 50% visually permeable.</p>                                                    | All planners agree.                                                                                               |
| 110. | <p><b>Dwellings in Accordance with Approved Plans</b></p> <p>The lots have been created based on development approved in land use consent LUC302 of BUN300. The development on each lot must be in accordance with the plans shown in the approved documents set out in condition 1 of the land use consent referenced as LUC302 of BUN300 or as may be varied by any subsequent approved resource consent application(s).</p> <p>Note: This consent notice is deemed redundant and must be cancelled on the record of titles pursuant to Section 221 of the Act when the dwelling on each lot is substantially constructed.</p> | <p>Discussed. EW/RM checking first note as necessary.</p> <p>DP/CH does not consider first note is necessary.</p> |

|                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Note: In the event the dwellings are substantially constructed at the time the S224c completion certificate application is made, the Council must waive the requirement for this consent notice. |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### ***General 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 more information on the resource consent process with Council see the Council's website: [www.aucklandCouncil.govt.nz](http://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](http://www.mfe.govt.nz).*
- (3) 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.*

### 3.6 Phase 2: Comprehensive Residential Development Phase - List of Reports and Drawings

#### Reports

| Report Title & Reference                                                                                                 | Author                            | Rev   | Dated                         |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-------|-------------------------------|
| Construction Noise & Vibration: Milldale Stage 4C Proposed Subdivision and Development                                   | Styles Group                      | Final | 25 March 2025                 |
| <a href="#">Technical Memo: Expert Response Memo for Milldale Stages 4C and 10-13 Fast-Track Application</a>             | <a href="#">Insight Economics</a> | -     | <a href="#">4 August 2025</a> |
| Geotechnical Assessment Report: Proposed Residential Subdivision Milldale Stage 4C, Milldale, Wainui, No. AKL2024-0257AD | CMW Geosciences                   | 1     | 20 February 2025              |
| <a href="#">Fast Track Application: Specialist Comments Response Addendum</a>                                            | <a href="#">CMW Geosciences</a>   | -     | <a href="#">31 July 2025</a>  |
| Infrastructure Report: Milldale Stage 4C                                                                                 | WOODS                             | 0     | 18 February 2025              |
| <a href="#">Technical Memo: Engineering Response Memo Stage 4C</a>                                                       | <a href="#">WOODS</a>             | -     | <a href="#">5 August 2025</a> |
| Lighting Design Statement: Milldale Stage 4C JOAL Private Lighting, No. 9665                                             | ibex                              | -     | 25 March 2025                 |
| Transportation Assessment: Milldale Fast Track (Stage 4c), No. 310206322                                                 | Stantec                           | A     | 25 March 2025                 |
| Urban Design Assessment: Milldale – Stages 4C                                                                            | Barker & Associates Ltd           | 1     | 25 February 2025              |

#### Drawings

| Drawing Title & Reference                                  | Author | Rev | Dated  |
|------------------------------------------------------------|--------|-----|--------|
| <b>Architecture Plans</b>                                  |        |     |        |
| Site Context Plans                                         |        |     |        |
| STAGE 4C - LOCATION AND CONTEXT PLAN (P24-128-CONTEXT-101) | WOODS  | 1   | Feb-25 |
| STAGE 4C - OVERALL PLAN (P24-128-CONTEXT-102)              | WOODS  | 1   | Feb-25 |
| STAGE 4C - MASTERPLAN (P24-128-CONTEXT-103)                | WOODS  | 1   | Feb-25 |
| STAGE 4C - TYPOLOGY PLAN (P24-128-CONTEXT-104)             | WOODS  | 1   | Feb-25 |
| STAGE 4C - YIELD SUMMARY (P24-128-CONTEXT-105)             | WOODS  | 1   | Feb-25 |
| Stage 4C-2A / Superlot 4002                                |        |     |        |

| Drawing Title & Reference                                       | Author | Rev | Dated  |
|-----------------------------------------------------------------|--------|-----|--------|
| LOT 4001 - PROPOSED SITE PLANS (P24-128-LOT 4001-A101)          | WOODS  | 1   | Feb-25 |
| LOT 4002 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4002-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4002 - PLANNING COMPLIANCE DIAGRAM (P24-128-LOT 4002-A103)  | WOODS  | 1   | Feb-25 |
| LOT 4002 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4002-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4002 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4002-A105) | WOODS  | 1   | Feb-25 |
| LOT 4002 - BLOCK ELEVATIONS (P24-128-LOT 4002-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4002 - BLOCK ELEVATIONS (P24-128-LOT 4002-A202)             | WOODS  | 1   | Feb-25 |
| LOT 4001 - PROPOSED SITE PLANS (P24-128-LOT 4001-A101)          | WOODS  | 1   | Feb-25 |
| Stage 4C-2B / Superlot 4005                                     |        |     |        |
| LOT 4005 - PROPOSED SITE PLAN (P24-128-LOT 4005-A101)           | WOODS  | 1   | Feb-25 |
| LOT 4005 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4005-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4005 - PLANNING COMPLIANCE DIAGRAM (P24-128-LOT 4005-A103)  | WOODS  | 1   | Feb-25 |
| LOT 4005 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4005-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4005 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4005-A105) | WOODS  | 1   | Feb-25 |
| LOT 4005 - BLOCK ELEVATIONS (P24-128-LOT 4005-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4005 - BLOCK ELEVATIONS (P24-128-LOT 4005-A202)             | WOODS  | 1   | Feb-25 |
| Stage 4C-2C / Superlot 4003                                     |        |     |        |
| LOT 4003 - PROPOSED SITE PLAN (P24-128-LOT 4003-A101)           | WOODS  | 1   | Feb-25 |
| LOT 4003 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4003-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4003 - PLANNING COMPLIANCE DIAGRAM (P24-128-LOT 4003-A103)  | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                       | Author | Rev | Dated  |
|-----------------------------------------------------------------|--------|-----|--------|
| LOT 4003 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4003-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4003 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4003-A105) | WOODS  | 1   | Feb-25 |
| LOT 4003 - BLOCK ELEVATIONS (P24-128-LOT 4003-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4003 - BLOCK ELEVATIONS (P24-128-LOT 4003-A202)             | WOODS  | 1   | Feb-25 |
| Stage 4C-2D / Superlot 4004                                     |        |     |        |
| P24-128-LOT 4004-A101 (P24-128-LOT 4004-A101)                   | WOODS  | 1   | Feb-25 |
| LOT 4004 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4004-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4004 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4004-A103) | WOODS  | 1   | Feb-25 |
| LOT 4004 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4004-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4004 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4004-A105) | WOODS  | 1   | Feb-25 |
| LOT 4004 - BLOCK ELEVATIONS (P24-128-LOT 4004-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4004 - BLOCK ELEVATIONS (P24-128-LOT 4004-A202)             | WOODS  | 1   | Feb-25 |
| Stage 4C-2E / Superlot 4001                                     |        |     |        |
| LOT 4001 - PROPOSED SITE PLANS (P24-128-LOT 4001-A101)          | WOODS  | 1   | Feb-25 |
| LOT 4001 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4001-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4001 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4001-A103) | WOODS  | 1   | Feb-25 |
| LOT 4001 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4001-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4001 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4001-A105) | WOODS  | 1   | Feb-25 |
| LOT 4001 - BLOCK ELEVATIONS (P24-128-LOT 4001-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4001 - BLOCK ELEVATIONS (P24-128-LOT 4001-A202)             | WOODS  | 1   | Feb-25 |
| LOT 4001 - BLOCK ELEVATIONS (P24-128-LOT 4001-A203)             | WOODS  | 1   | Feb-25 |
| Stage 4C-3A / Superlot 4014                                     |        |     |        |

| Drawing Title & Reference                                       | Author | Rev | Dated  |
|-----------------------------------------------------------------|--------|-----|--------|
| LOT 4014 - PROPOSED SITE PLANS (P24-128-LOT 4014-A101)          | WOODS  | 1   | Feb-25 |
| LOT 4014 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4014-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4014 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4014-A103) | WOODS  | 1   | Feb-25 |
| LOT 4014 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4014-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4014 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4014-A105) | WOODS  | 1   | Feb-25 |
| LOT 4014 - BLOCK ELEVATIONS (P24-128-LOT 4014-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4014 - BLOCK ELEVATIONS (P24-128-LOT 4014-A202)             | WOODS  | 1   | Feb-25 |
| Stage 4C-3B / Superlot 4013                                     |        |     |        |
| LOT 4013 - PROPOSED SITE PLAN (P24-128-LOT 4013-A101)           | WOODS  | 1   | Feb-25 |
| LOT 4013 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4013-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4013 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4013-A103) | WOODS  | 1   | Feb-25 |
| LOT 4013 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4013-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4013 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4013-A105) | WOODS  | 1   | Feb-25 |
| LOT 4013 - BLOCK ELEVATIONS (P24-128-LOT 4013-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4013 - BLOCK ELEVATIONS (P24-128-LOT 4013-A202)             | WOODS  | 1   | Feb-25 |
| Stage 4C-3C / Superlot 4012                                     |        |     |        |
| LOT 4012 - PROPOSED SITE PLAN (P24-128-LOT 4012-A101)           | WOODS  | 1   | Feb-25 |
| LOT 4012 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4012-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4012 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4012-A103) | WOODS  | 1   | Feb-25 |
| LOT 4012 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4012-A104)  | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                       | Author | Rev | Dated  |
|-----------------------------------------------------------------|--------|-----|--------|
| LOT 4012 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4012-A105) | WOODS  | 1   | Feb-25 |
| LOT 4012 - BLOCK ELEVATIONS (P24-128-LOT 4012-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4012 - BLOCK ELEVATIONS (P24-128-LOT 4012-A202)             | WOODS  | 1   | Feb-25 |
| LOT 4012 - BLOCK ELEVATIONS (P24-128-LOT 4012-A203)             | WOODS  | 1   | Feb-25 |
| Stage 4C-3D / Superlot 4011                                     |        |     |        |
| LOT 4011 - PROPOSED SITE PLAN (P24-128-LOT 4011-A101)           | WOODS  | 1   | Feb-25 |
| LOT 4011 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4011-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4011 - PLANNING COMPLIANCE DIAGRAM (P24-128-LOT 4011-A103)  | WOODS  | 1   | Feb-25 |
| LOT 4011 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4011-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4011 - BLOCK ELEVATIONS (P24-128-LOT 4011-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4011 - BLOCK ELEVATIONS (P24-128-LOT 4011-A202)             | WOODS  | 1   | Feb-25 |
| Stage 4C-3E / Superlot 4010                                     |        |     |        |
| LOT 4010 - PROPOSED SITE PLAN (P24-128-LOT 4010-A101)           | WOODS  | 1   | Feb-25 |
| LOT 4010 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4010-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4010 - PLANNING COMPLIANCE DIAGRAM (P24-128-LOT 4010-A103)  | WOODS  | 1   | Feb-25 |
| LOT 4010 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4010-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4010 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4010-A105) | WOODS  | 1   | Feb-25 |
| LOT 4010 - BLOCK ELEVATIONS (P24-128-LOT 4010-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4010 - BLOCK ELEVATIONS (P24-128-LOT 4010-A202)             | WOODS  | 1   | Feb-25 |
| Stage 4C-3F / Superlot 4009                                     |        |     |        |
| LOT 4009 - PROPOSED SITE PLAN (P24-128-LOT 4009-A101)           | WOODS  | 1   | Feb-25 |
| LOT 4009 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4009-A102)     | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                       | Author | Rev | Dated  |
|-----------------------------------------------------------------|--------|-----|--------|
| LOT 4009 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4009-A103) | WOODS  | 1   | Feb-25 |
| LOT 4009 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4009-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4009 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4009-A105) | WOODS  | 1   | Feb-25 |
| LOT 4009 - BLOCK ELEVATIONS (P24-128-LOT 4009-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4009 - BLOCK ELEVATIONS (P24-128-LOT 4009-A202)             | WOODS  | 1   | Feb-25 |
| Stage 4C-3G / Superlot 4006                                     |        |     |        |
| LOT 4006 - PROPOSED SITE PLAN (P24-128-LOT 4006-A101)           | WOODS  | 1   | Feb-25 |
| LOT 4006 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4006-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4006 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4006-A103) | WOODS  | 1   | Feb-25 |
| LOT 4006 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4006-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4006 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4006-A105) | WOODS  | 1   | Feb-25 |
| LOT 4006 - BLOCK ELEVATIONS (P24-128-LOT 4006-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4006 - BLOCK ELEVATIONS (P24-128-LOT 4006-A202)             | WOODS  | 1   | Feb-25 |
| Stage 4C-3H / Superlot 4008                                     |        |     |        |
| LOT 4008 - PROPOSED SITE PLAN (P24-128-LOT 4008-A101)           | WOODS  | 1   | Feb-25 |
| LOT 4008 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4008-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4008 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4008-A103) | WOODS  | 1   | Feb-25 |
| LOT 4008 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4008-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4008 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4008-A105) | WOODS  | 1   | Feb-25 |
| LOT 4008 - BLOCK ELEVATIONS (P24-128-LOT 4008-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4008 - BLOCK ELEVATIONS (P24-128-LOT 4008-A202)             | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                       | Author | Rev | Dated  |
|-----------------------------------------------------------------|--------|-----|--------|
| Stage 4C-3I / Superlot 4007                                     |        |     |        |
| LOT 4007 - PROPOSED SITE PLAN (P24-128-LOT 4007-A101)           | WOODS  | 1   | Feb-25 |
| LOT 4007 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4007-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4006 - PLANNING COMPLIANCE DIAGRAM (P24-128-LOT 4007-A103)  | WOODS  | 1   | Feb-25 |
| LOT 4007 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4007-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4007 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4007-A105) | WOODS  | 1   | Feb-25 |
| LOT 4007 - BLOCK ELEVATIONS (P24-128-LOT 4007-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4007 - BLOCK ELEVATIONS (P24-128-LOT 4007-A202)             | WOODS  | 1   | Feb-25 |
| Stage 4C-4A / Superlot 4016                                     |        |     |        |
| LOT 4016 - PROPOSED SITE PLAN (P24-128-LOT 4016-A101)           | WOODS  | 1   | Feb-25 |
| LOT 4016 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4016-A102)     | WOODS  | 1   | Feb-25 |
| LOT 4016 - PLANNING COMPLIANCE DIAGRAM (P24-128-LOT 4016-A103)  | WOODS  | 1   | Feb-25 |
| LOT 4016 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4016-A104)  | WOODS  | 1   | Feb-25 |
| LOT 4016 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4016-A105) | WOODS  | 1   | Feb-25 |
| LOT 4016 - BLOCK ELEVATIONS (P24-128-LOT 4016-A201)             | WOODS  | 1   | Feb-25 |
| LOT 4016 - BLOCK ELEVATIONS (P24-128-LOT 4016-A202)             | WOODS  | 1   | Feb-25 |
| Stage 4C-4B / Superlot 4017                                     |        |     |        |
| LOT 4017 - PROPOSED SITE PLAN (P24-128-LOT 4017-1A101)          | WOODS  | 1   | Feb-25 |
| LOT 4017 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4017-1A102)    | WOODS  | 1   | Feb-25 |
| LOT 4017 - PLANNING COMPLIANCE DIAGRAM (P24-128-LOT 4017-1A103) | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                  | Author | Rev | Dated  |
|----------------------------------------------------------------------------|--------|-----|--------|
| LOT 4017 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4017-1A104)            | WOODS  | 1   | Feb-25 |
| LOT 4017 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4017-1A105)           | WOODS  | 1   | Feb-25 |
| LOT 4017 - BLOCK ELEVATIONS (P24-128-LOT 4017-2A201)                       | WOODS  | 1   | Feb-25 |
| LOT 4017 - BLOCK ELEVATIONS (P24-128-LOT 4017-2A202)                       | WOODS  | 1   | Feb-25 |
| Stage 4C-4C / Superlot 4015                                                |        |     |        |
| LOT 4015 - PROPOSED SITE PLANS (P24-128-LOT 4015-A101)                     | WOODS  | 1   | Feb-25 |
| LOT 4015 - PLANNING COMPLIANCE PLAN (GROUND FLOOR) (P24-128-LOT 4015-A102) | WOODS  | 1   | Feb-25 |
| LOT 4015 - PLANNING COMPLIANCE PLAN (FIRST FLOOR) (P24-128-LOT 4015-A103)  | WOODS  | 1   | Feb-25 |
| LOT 4015 - PLANNING COMPLIANCE DIAGRAM (P24-128-LOT 4015-A104)             | WOODS  | 1   | Feb-25 |
| LOT 4015 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4015-A105)             | WOODS  | 1   | Feb-25 |
| LOT 4015 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4015-A106)            | WOODS  | 1   | Feb-25 |
| LOT 4015 - BLOCK ELEVATIONS (P24-128-LOT 4015-A201)                        | WOODS  | 1   | Feb-25 |
| LOT 4015 - BLOCK ELEVATIONS (P24-128-LOT 4015-A202)                        | WOODS  | 1   | Feb-25 |
| Stage 4C-5A / Superlot 4020                                                |        |     |        |
| LOT 4020 - PROPOSED SITE PLAN (P24-128-LOT 4020-A101)                      | WOODS  | 1   | Feb-25 |
| LOT 4020 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4020-A102)                | WOODS  | 1   | Feb-25 |
| LOT 4020 - PLANNING COMPLIANCE DIAGRAM (P24-128-LOT 4020-A103)             | WOODS  | 1   | Feb-25 |
| LOT 4020 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4020-A104)             | WOODS  | 1   | Feb-25 |
| LOT 4020 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4020-A105)            | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                  | Author | Rev | Dated  |
|----------------------------------------------------------------------------|--------|-----|--------|
| LOT 4020 - BLOCK ELEVATIONS (P24-128-LOT 4020-A201)                        | WOODS  | 1   | Feb-25 |
| LOT 4020 - BLOCK ELEVATIONS (P24-128-LOT 4020-A202)                        | WOODS  | 1   | Feb-25 |
| Stage 4C-5B / Superlot 4019                                                |        |     |        |
| LOT 4019 - PROPOSED SITE PLAN (P24-128-LOT 4019-A101)                      | WOODS  | 1   | Feb-25 |
| LOT 4019 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4019-A102)                | WOODS  | 1   | Feb-25 |
| LOT 4019 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4019-A103)            | WOODS  | 1   | Feb-25 |
| LOT 4019 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4019-A104)             | WOODS  | 1   | Feb-25 |
| LOT 4019 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4019-A105)            | WOODS  | 1   | Feb-25 |
| LOT 4019 - BLOCK ELEVATIONS (P24-128-LOT 4019-A201)                        | WOODS  | 1   | Feb-25 |
| LOT 4019 - BLOCK ELEVATIONS (P24-128-LOT 4019-A202)                        | WOODS  | 1   | Feb-25 |
| Stage 4C-5C / Superlot 4021                                                |        |     |        |
| LOT 4021 - PROPOSED SITE PLAN (P24-128-LOT 4021-A101)                      | WOODS  | 1   | Feb-25 |
| LOT 4021 - PLANNING COMPLIANCE PLAN (GROUND FLOOR) (P24-128-LOT 4021-A102) | WOODS  | 1   | Feb-25 |
| LOT 4021 - PLANNING COMPLIANCE PLAN (FIRST FLOOR) (P24-128-LOT 4021-A103)  | WOODS  | 1   | Feb-25 |
| LOT 4021 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4021-A104)            | WOODS  | 1   | Feb-25 |
| LOT 4021 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4021-A105)             | WOODS  | 1   | Feb-25 |
| LOT 4021 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4021-A106)            | WOODS  | 1   | Feb-25 |
| LOT 4021 - COMMUNAL BIN COLLECTION / BIKE SHED (P24)                       | WOODS  | 1   | Feb-25 |
| LOT 4021 - BLOCK ELEVATIONS (P24-128-LOT 4021-A201)                        | WOODS  | 1   | Feb-25 |
| LOT 4021 - BLOCK ELEVATIONS (P24-128-LOT 4021-A202)                        | WOODS  | 1   | Feb-25 |
| LOT 4021 - BLOCK ELEVATIONS (P24-128-LOT 4021-A203)                        | WOODS  | 1   | Feb-25 |
| LOT 4021 - BLOCK ELEVATIONS (P24-128-LOT 4021-A204)                        | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                             | Author | Rev | Dated  |
|-------------------------------------------------------------------------------------------------------|--------|-----|--------|
| Stage 4C-5D / Superlot 4018                                                                           |        |     |        |
| LOT 4018 - PROPOSED SITE PLANS (P24-128-LOT 4018-A101)                                                | WOODS  | 1   | Feb-25 |
| LOT 4018 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4018-A102)                                           | WOODS  | 1   | Feb-25 |
| LOT 4018 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4018-A103)                                       | WOODS  | 1   | Feb-25 |
| LOT 4018 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4018-A104)                                        | WOODS  | 1   | Feb-25 |
| LOT 4018 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4018-A105)                                       | WOODS  | 1   | Feb-25 |
| LOT 4018 - BLOCK ELEVATIONS (P24-128-LOT 4018-A201)                                                   | WOODS  | 1   | Feb-25 |
| LOT 4018 - BLOCK ELEVATIONS (P24-128-LOT 4018-A202)                                                   | WOODS  | 1   | Feb-25 |
| <b>Civil Drawings</b>                                                                                 |        |     |        |
| Stage 4C-2A / Superlot 4002                                                                           |        |     |        |
| PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2A-1100-EW)                           | WOODS  | 1   | Feb-25 |
| PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2A-1200-EW)                                    | WOODS  | 1   | Feb-25 |
| EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2A-1800-EW)                                 | WOODS  | 1   | Feb-25 |
| ROADING PLAN (Drawing No: P23-481-4C-2A-2000-RD)                                                      | WOODS  | 1   | Feb-25 |
| WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2A-2050-RD)                                             | WOODS  | 1   | Feb-25 |
| DRAINAGE PLAN (Drawing No: P23-481-4C-2A-3000-DR)                                                     | WOODS  | 1   | Feb-25 |
| WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2A-6000-WR)                             | WOODS  | 1   | Feb-25 |
| Stage 4C-2B / Superlot 4005                                                                           |        |     |        |
| SUPERLOT 4005 STAGE 4C-2B PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2B-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4005 STAGE 4C-2B PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2B-1200-EW)          | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                             | Author | Rev | Dated  |
|-------------------------------------------------------------------------------------------------------|--------|-----|--------|
| SUPERLOT 4005 STAGE 4C-2B EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2B-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4005 STAGE 4C-2B ROADING PLAN (Drawing No: P23-481-4C-2B-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4005 STAGE 4C-2B WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2B-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4005 STAGE 4C-2B DRAINAGE PLAN (Drawing No: P23-481-4C-2B-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4005 STAGE 4C-2B WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2B-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-2C / Superlot 4003                                                                           |        |     |        |
| SUPERLOT 4003 STAGE 4C-2C PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2C-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4003 STAGE 4C-2C PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2C-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4003 STAGE 4C-2C EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2C-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4003 STAGE 4C-2C ROADING PLAN (Drawing No: P23-481-4C-2C-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4003 STAGE 4C-2C WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2C-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4003 STAGE 4C-2C DRAINAGE PLAN (Drawing No: P23-481-4C-2C-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4003 STAGE 4C-2C WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2C-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-2D / Superlot 4004                                                                           |        |     |        |
| SUPERLOT 4004 STAGE 4C-2D PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2D-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4004 STAGE 4C-2D PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2D-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4004 STAGE 4C-2D EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2D-1800-EW)       | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                             | Author | Rev | Dated  |
|-------------------------------------------------------------------------------------------------------|--------|-----|--------|
| SUPERLOT 4004 STAGE 4C-2D ROADING PLAN (Drawing No: P23-481-4C-2D-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4004 STAGE 4C-2D WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2D-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4004 STAGE 4C-2D DRAINAGE PLAN (Drawing No: P23-481-4C-2D-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4004 STAGE 4C-2D WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2D-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-2E / Superlot 4001                                                                           |        |     |        |
| SUPERLOT 4001 STAGE 4C-2E PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2E-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4001 STAGE 4C-2E PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2E-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4001 STAGE 4C-2E EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2E-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4001 STAGE 4C-2E ROADING PLAN (Drawing No: P23-481-4C-2E-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4001 STAGE 4C-2E WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2E-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4001 STAGE 4C-2E DRAINAGE PLAN (Drawing No: P23-481-4C-2E-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4001 STAGE 4C-2E WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2E-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-3A / Superlot 4014                                                                           |        |     |        |
| SUPERLOT 4014 STAGE 4C-3A PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3A-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4014 STAGE 4C-3A PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3A-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4014 STAGE 4C-3A EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3A-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4014 STAGE 4C-3A ROADING PLAN (Drawing No: P23-481-4C-3A-2000-RD)                            | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                             | Author | Rev | Dated  |
|-------------------------------------------------------------------------------------------------------|--------|-----|--------|
| SUPERLOT 4014 STAGE 4C-3A WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3A-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4014 STAGE 4C-3A DRAINAGE PLAN (Drawing No: P23-481-4C-3A-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4014 STAGE 4C-3A WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3A-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-3B / 4013                                                                                    |        |     |        |
| SUPERLOT 4013 STAGE 4C-3B PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3B-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4013 STAGE 4C-3B PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3B-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4013 STAGE 4C-3B EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3B-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4013 STAGE 4C-3B ROADING PLAN (Drawing No: P23-481-4C-3B-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4013 STAGE 4C-3B WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3B-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4013 STAGE 4C-3B DRAINAGE PLAN (Drawing No: P23-481-4C-3B-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4013 STAGE 4C-3B WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3B-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-3C / Superlot 4012                                                                           |        |     |        |
| SUPERLOT 4012 STAGE 4C-3C PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3C-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4012 STAGE 4C-3C PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3C-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4012 STAGE 4C-3C EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3C-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4012 STAGE 4C-3C ROADING PLAN (Drawing No: P23-481-4C-3C-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4012 STAGE 4C-3C WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3C-2050-RD)                   | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                             | Author | Rev | Dated  |
|-------------------------------------------------------------------------------------------------------|--------|-----|--------|
| SUPERLOT 4012 STAGE 4C-3C DRAINAGE PLAN (Drawing No: P23-481-4C-3C-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4012 STAGE 4C-3C WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3C-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-3D / Superlot 4011                                                                           |        |     |        |
| SUPERLOT 4011 STAGE 4C-3D PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3D-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4011 STAGE 4C-3D PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3D-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4011 STAGE 4C-3D EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3D-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4011 STAGE 4C-3D ROADING PLAN (Drawing No: P23-481-4C-3D-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4011 STAGE 4C-3D WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3D-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4011 STAGE 4C-3D DRAINAGE PLAN (Drawing No: P23-481-4C-3D-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4011 STAGE 4C-3D WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3D-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-3E / Superlot 4010                                                                           |        |     |        |
| SUPERLOT 4010 STAGE 4C-3E PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3E-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4010 STAGE 4C-3E PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3E-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4010 STAGE 4C-3E EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3E-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4010 STAGE 4C-3E ROADING PLAN (Drawing No: P23-481-4C-3E-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4010 STAGE 4C-3E WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3E-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4010 STAGE 4C-3E DRAINAGE PLAN (Drawing No: P23-481-4C-3E-3000-DR)                           | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                             | Author | Rev | Dated  |
|-------------------------------------------------------------------------------------------------------|--------|-----|--------|
| SUPERLOT 4010 STAGE 4C-3E WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3E-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-3F / Superlot 4009                                                                           |        |     |        |
| SUPERLOT 4009 STAGE 4C-3F PROPOSED CONTOURS & RETAINING WALL PLAN(Drawing No: P23-481-4C-3F-1100-EW)  | WOODS  | 1   | Feb-25 |
| SUPERLOT 4009 STAGE 4C-3F PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3F-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4009 STAGE 4C-3F EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3F-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4009 STAGE 4C-3F ROADING PLAN (Drawing No: P23-481-4C-3F-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4009 STAGE 4C-3F WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3F-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4009 STAGE 4C-3F DRAINAGE PLAN (Drawing No: P23-481-4C-3F-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4009 STAGE 4C-3F WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3F-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-3G / Superlot 4006                                                                           |        |     |        |
| SUPERLOT 4006 STAGE 4C-3G PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3G-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4006 STAGE 4C-3G PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3G-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4006 STAGE 4C-3G EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3G-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4006 STAGE 4C-3G ROADING PLAN (Drawing No: P23-481-4C-3G-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4006 STAGE 4C-3G WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3G-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4006 STAGE 4C-3G DRAINAGE PLAN (Drawing No: P23-481-4C-3G-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4006 STAGE 4C-3G WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3G-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-3H / Superlot 4008                                                                           |        |     |        |

| Drawing Title & Reference                                                                             | Author | Rev | Dated  |
|-------------------------------------------------------------------------------------------------------|--------|-----|--------|
| SUPERLOT 4008 STAGE 4C-3H PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3H-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4008 STAGE 4C-3H PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3H-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4008 STAGE 4C-3H EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3H-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4008 STAGE 4C-3H ROADING PLAN (Drawing No: P23-481-4C-3H-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4008 STAGE 4C-3H WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3H-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4008 STAGE 4C-3H DRAINAGE PLAN (Drawing No: P23-481-4C-3H-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4008 STAGE 4C-3H WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3H-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-3I / Superlot 4007                                                                           |        |     |        |
| SUPERLOT 4007 STAGE 4C-3I PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3I-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4007 STAGE 4C-3I PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3I-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4007 STAGE 4C-3I EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3I-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4007 STAGE 4C-3I ROADING PLAN (Drawing No: P23-481-4C-3I-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4007 STAGE 4C-3I WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3I-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4007 STAGE 4C-3I DRAINAGE PLAN (Drawing No: P23-481-4C-3I-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4007 STAGE 4C-3I WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3I-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-4A / Superlot 4016                                                                           |        |     |        |
| SUPERLOT 4016 STAGE 4C-4A PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-4A-1100-EW) | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                             | Author | Rev | Dated  |
|-------------------------------------------------------------------------------------------------------|--------|-----|--------|
| SUPERLOT 4016 STAGE 4C-4A PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-4A-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4016 STAGE 4C-4A EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-4A-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4016 STAGE 4C-4A ROADING PLAN (Drawing No: P23-481-4C-4A-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4016 STAGE 4C-4A WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-4A-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4016 STAGE 4C-4A DRAINAGE PLAN (Drawing No: P23-481-4C-4A-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4016 STAGE 4C-4A WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-4A-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-4B / Superlot 4017                                                                           |        |     |        |
| SUPERLOT 4017 STAGE 4C-4B PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-4B-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4017 STAGE 4C-4B PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-4B-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4017 STAGE 4C-4B EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-4B-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4017 STAGE 4C-4B ROADING PLAN (Drawing No: P23-481-4C-4B-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4017 STAGE 4C-4B WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-4B-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4017 STAGE 4C-4B DRAINAGE PLAN (Drawing No: P23-481-4C-4B-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4017 STAGE 4C-4B WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-4B-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-4C / Superlot 4015                                                                           |        |     |        |
| SUPERLOT 4015 STAGE 4C-4C PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-4C-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4015 STAGE 4C-4C PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-4C-1200-EW)          | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                             | Author | Rev | Dated  |
|-------------------------------------------------------------------------------------------------------|--------|-----|--------|
| SUPERLOT 4015 STAGE 4C-4C EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-4C-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4015 STAGE 4C-4C ROADING PLAN (Drawing No: P23-481-4C-4C-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4015 STAGE 4C-4C WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-4C-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4015 STAGE 4C-4C DRAINAGE PLAN (Drawing No: P23-481-4C-4C-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4015 STAGE 4C-4C WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-4C-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-5A / Superlot 4020                                                                           |        |     |        |
| SUPERLOT 4020 STAGE 4C-4A PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-5A-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4020 STAGE 4C-4A PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-5A-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4020 STAGE 4C-4A EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-5A-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4020 STAGE 4C-4A ROADING PLAN (Drawing No: P23-481-4C-5A-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4020 STAGE 4C-4A WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-5A-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4020 STAGE 4C-4A DRAINAGE PLAN (Drawing No: P23-481-4C-5A-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4020 STAGE 4C-4A WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-5A-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-5B / Superlot 4019                                                                           |        |     |        |
| SUPERLOT 4019 STAGE 4C-5B PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-5B-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4019 STAGE 4C-5B PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-5B-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4019 STAGE 4C-5B EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-5B-1800-EW)       | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                             | Author | Rev | Dated  |
|-------------------------------------------------------------------------------------------------------|--------|-----|--------|
| SUPERLOT 4019 STAGE 4C-5B ROADING PLAN (Drawing No: P23-481-4C-5B-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4019 STAGE 4C-5B WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-5B-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4019 STAGE 4C-5B DRAINAGE PLAN (Drawing No: P23-481-4C-5B-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4019 STAGE 4C-5B WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-5B-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-5C / Superlot 4021                                                                           |        |     |        |
| SUPERLOT 4021 STAGE 4C-5C PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-5C-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4021 STAGE 4C-5C PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-5C-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4021 STAGE 4C-5C EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-5C-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4021 STAGE 4C-5C ROADING PLAN (Drawing No: P23-481-4C-5C-2000-RD)                            | WOODS  | 1   | Feb-25 |
| SUPERLOT 4021 STAGE 4C-5C WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-5C-2050-RD)                   | WOODS  | 1   | Feb-25 |
| SUPERLOT 4021 STAGE 4C-5C DRAINAGE PLAN (Drawing No: P23-481-4C-5C-3000-DR)                           | WOODS  | 1   | Feb-25 |
| SUPERLOT 4021 STAGE 4C-5C WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-5C-6000-WR)   | WOODS  | 1   | Feb-25 |
| Stage 4C-5D / Superlot 4018                                                                           |        |     |        |
| SUPERLOT 4018 STAGE 4C-5D PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-5D-1100-EW) | WOODS  | 1   | Feb-25 |
| SUPERLOT 4018 STAGE 4C-5D PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-5D-1200-EW)          | WOODS  | 1   | Feb-25 |
| SUPERLOT 4018 STAGE 4C-5D EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-5D-1800-EW)       | WOODS  | 1   | Feb-25 |
| SUPERLOT 4018 STAGE 4C-5D ROADING PLAN (Drawing No: P23-481-4C-5D-2000-RD)                            | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                                           | Author  | Rev | Dated  |
|-----------------------------------------------------------------------------------------------------|---------|-----|--------|
| SUPERLOT 4018 STAGE 4C-5D WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-5D-2050-RD)                 | WOODS   | 1   | Feb-25 |
| SUPERLOT 4018 STAGE 4C-5D DRAINAGE PLAN (Drawing No: P23-481-4C-5D-3000-DR)                         | WOODS   | 1   | Feb-25 |
| SUPERLOT 4018 STAGE 4C-5D WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-5D-6000-WR) | WOODS   | 1   | Feb-25 |
| <b>Landscape Plans</b>                                                                              |         |     |        |
| <b>Overall Plans</b>                                                                                |         |     |        |
| GENERAL ARRANGEMENT PLAN 01 (Drawing 02)                                                            | BESPOKE | A   | Feb-25 |
| GENERAL ARRANGEMENT PLAN 02 (Drawing 03)                                                            | BESPOKE | A   | Feb-25 |
| STAGE 4C STREETSCAPE PLANTING PLAN (Drawing 04)                                                     | BESPOKE | A   | Feb-25 |
| PLANTING PALETTE – TREES (Drawing 73)                                                               | BESPOKE | A   | Feb-25 |
| PLANTING PALETTE - GROUNDCOVER & SHRUBS (Drawing 74)                                                | BESPOKE | A   | Feb-25 |
| PLANTING SCHEDULE (Drawing 75)                                                                      | BESPOKE | A   | Feb-25 |
| FENCING TYPOLOGIES 01 (Drawing 76)                                                                  | BESPOKE | A   | Feb-25 |
| FENCING TYPOLOGIES 02 (Drawing 77)                                                                  | BESPOKE | A   | Feb-25 |
| Stage 4C-2A / Superlot 4002                                                                         | Woods   | 1   | Feb-25 |
| STAGE 4C-2: LOT 4002 DETAIL PLAN (Drawing 09)                                                       | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4002 FENCING PLAN (Drawing 10)                                                      | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4002 TREE PLAN (Drawing 11)                                                         | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4002 PLANTING PLAN (Drawing 12)                                                     | BESPOKE | A   | Feb-25 |
| Stage 4C-2B / Superlot 4005                                                                         |         |     |        |
| STAGE 4C-2: LOT 4004-4005 DETAIL PLAN (Drawing 17)                                                  | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4004-4005 FENCING PLAN (Drawing 18)                                                 | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4004-4005 TREE PLAN (Drawing 19)                                                    | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4004-4005 PLANTING PLAN (Drawing 20)                                                | BESPOKE | A   | Feb-25 |
| Stage 4C-2C / Superlot 4003                                                                         |         |     |        |
| STAGE 4C-2: LOT 4003 DETAIL PLAN (Drawing 13)                                                       | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4003 FENCING PLAN (Drawing 14)                                                      | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4003 TREE PLAN (Drawing 15)                                                         | BESPOKE | A   | Feb-25 |

| Drawing Title & Reference                            | Author  | Rev | Dated  |
|------------------------------------------------------|---------|-----|--------|
| STAGE 4C-2: LOT 4003 PLANTING PLAN (Drawing 16)      | BESPOKE | A   | Feb-25 |
| Stage 4C-2D / Superlot 4004                          |         |     |        |
| STAGE 4C-2: LOT 4004-4005 DETAIL PLAN (Drawing 17)   | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4004-4005 FENCING PLAN (Drawing 18)  | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4004-4005 TREE PLAN (Drawing 19)     | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4004-4005 PLANTING PLAN (Drawing 20) | BESPOKE | A   | Feb-25 |
| Stage 4C-2E / Superlot 4001                          |         |     |        |
| STAGE 4C-2: LOT 4001 DETAIL PLAN (Drawing 05)        | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4001 FENCING PLAN (Drawing 06)       | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4001 TREE PLAN (Drawing 07)          | BESPOKE | A   | Feb-25 |
| STAGE 4C-2: LOT 4001 PLANTING PLAN (Drawing 08)      | BESPOKE | A   | Feb-25 |
| Stage 4C-3A / Superlot 4014                          |         |     |        |
| STAGE 4C-3: LOT 4014 DETAIL PLAN (Drawing 41)        | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4014 FENCING PLAN (Drawing 42)       | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4014 TREE PLAN (Drawing 43)          | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4014 PLANTING PLAN (Drawing 44)      | BESPOKE | A   | Feb-25 |
| Stage 4C-3B / Superlot 4013                          |         |     |        |
| STAGE 4C-3: LOT 4013 DETAIL PLAN (Drawing 37)        | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4013 FENCING PLAN (Drawing 38)       | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4013 TREE PLAN (Drawing 39)          | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4013 PLANTING PLAN (Drawing 40)      | BESPOKE | A   | Feb-25 |
| Stage 4C-3C / Superlot 4012                          |         |     |        |
| STAGE 4C-3: LOT 4012 DETAIL PLAN (Drawing 33)        | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4012 FENCING PLAN (Drawing 34)       | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4012 TREE PLAN (Drawing 35)          | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4012 PLANTING PLAN (Drawing 36)      | BESPOKE | A   | Feb-25 |
| Stage 4C-3D / Superlot 4011                          |         |     |        |
| STAGE 4C-3: LOT 4011 DETAIL PLAN (Drawing 29)        | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4011 FENCING PLAN (Drawing 30)       | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4011 TREE PLAN (Drawing 31)          | BESPOKE | A   | Feb-25 |

| Drawing Title & Reference                            | Author  | Rev | Dated  |
|------------------------------------------------------|---------|-----|--------|
| STAGE 4C-3: LOT 4011 PLANTING PLAN (Drawing 32)      | BESPOKE | A   | Feb-25 |
| Stage 4C-3E / Superlot 4010                          |         |     |        |
| STAGE 4C-3: LOT 4007-4010 DETAIL PLAN (Drawing 25)   | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4008 FENCING PLAN (Drawing 26)       | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4008 TREE PLAN (Drawing 27)          | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4008 PLANTING PLAN (Drawing 28)      | BESPOKE | A   | Feb-25 |
| Stage 4C-3F / Superlot 4009                          |         |     |        |
| STAGE 4C-3: LOT 4007-4010 DETAIL PLAN (Drawing 25)   | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4008 FENCING PLAN (Drawing 26)       | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4008 TREE PLAN (Drawing 27)          | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4008 PLANTING PLAN (Drawing 28)      | BESPOKE | A   | Feb-25 |
| Stage 4C-3G / Superlot 4006                          |         |     |        |
| STAGE 4C-3: LOT 4006 DETAIL PLAN (Drawing 21)        | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4006 FENCING PLAN (Drawing 22)       | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4006 TREE PLAN (Drawing 23)          | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4006 PLANTING PLAN (Drawing 24)      | BESPOKE | A   | Feb-25 |
| Stage 4C-3H / Superlot 4008                          |         |     |        |
| STAGE 4C-3: LOT 4007-4010 DETAIL PLAN (Drawing 25)   | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4007-4010 FENCING PLAN (Drawing 26)  | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4007-4010 TREE PLAN (Drawing 27)     | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4007-4010 PLANTING PLAN (Drawing 28) | BESPOKE | A   | Feb-25 |
| Stage 4C-3I / Superlot 4007                          |         |     |        |
| STAGE 4C-3: LOT 4007-4010 DETAIL PLAN (Drawing 25)   | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4007-4010 FENCING PLAN (Drawing 26)  | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4007-4010 TREE PLAN (Drawing 27)     | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4007-4010 PLANTING PLAN (Drawing 28) | BESPOKE | A   | Feb-25 |
| Stage 4C-4A / Superlot 4016                          |         |     |        |
| STAGE 4C-3: LOT 4016 DETAIL PLAN (Drawing 49)        | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4016 FENCING PLAN (Drawing 50)       | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4016 TREE PLAN (Drawing 51)          | BESPOKE | A   | Feb-25 |

| Drawing Title & Reference                       | Author  | Rev | Dated  |
|-------------------------------------------------|---------|-----|--------|
| STAGE 4C-3: LOT 4016 PLANTING PLAN (Drawing 52) | BESPOKE | A   | Feb-25 |
| Stage 4C-4B / Superlot 4017                     |         |     |        |
| STAGE 4C-3: LOT 4017 DETAIL PLAN (Drawing 53)   | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4017 FENCING PLAN (Drawing 54)  | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4017 TREE PLAN (Drawing 55)     | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4017 PLANTING PLAN (Drawing 56) | BESPOKE | A   | Feb-25 |
| Stage 4C-4C / Superlot 4015                     |         |     |        |
| STAGE 4C-3: LOT 4015 DETAIL PLAN (Drawing 45)   | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4015 FENCING PLAN (Drawing 46)  | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4015 TREE PLAN (Drawing 47)     | BESPOKE | A   | Feb-25 |
| STAGE 4C-3: LOT 4015 PLANTING PLAN (Drawing 48) | BESPOKE | A   | Feb-25 |
| Stage 4C-5A / Superlot 4020                     |         |     |        |
| STAGE 4C-5: LOT 4020 DETAIL PLAN (Drawing 65)   | BESPOKE | A   | Feb-25 |
| STAGE 4C-5: LOT 4020 FENCING PLAN (Drawing 66)  | BESPOKE | A   | Feb-25 |
| STAGE 4C-5: LOT 4020 TREE PLAN (Drawing 67)     | BESPOKE | A   | Feb-25 |
| STAGE 4C-5: LOT 4020 PLANTING PLAN (Drawing 68) | BESPOKE | A   | Feb-25 |
| Stage 4C-5B / Superlot 4019                     |         |     |        |
| STAGE 4C-5: LOT 4019 DETAIL PLAN (Drawing 61)   | BESPOKE | A   | Feb-25 |
| STAGE 4C-5: LOT 4019 FENCING PLAN (Drawing 62)  | BESPOKE | A   | Feb-25 |
| STAGE 4C-5: LOT 4019 TREE PLAN (Drawing 63)     | BESPOKE | A   | Feb-25 |
| STAGE 4C-5: LOT 4019 PLANTING PLAN (Drawing 64) | BESPOKE | A   | Feb-25 |
| Stage 4C-5C / Superlot 4021                     |         |     |        |
| STAGE 4C-5: LOT 4021 DETAIL PLAN (Drawing 69)   | BESPOKE | A   | Feb-25 |
| STAGE 4C-5: LOT 4021 FENCING PLAN (Drawing 70)  | BESPOKE | A   | Feb-25 |
| STAGE 4C-5: LOT 4021 TREE PLAN (Drawing 71)     | BESPOKE | A   | Feb-25 |
| STAGE 4C-5: LOT 4021 PLANTING PLAN (Drawing 72) | BESPOKE | A   | Feb-25 |
| Stage 4C-5D / Superlot 4018                     |         |     |        |
| STAGE 4C-5: LOT 4018 DETAIL PLAN (Drawing 57)   | BESPOKE | A   | Feb-25 |
| STAGE 4C-5: LOT 4018 FENCING PLAN (Drawing 58)  | BESPOKE | A   | Feb-25 |
| STAGE 4C-5: LOT 4018 TREE PLAN (Drawing 59)     | BESPOKE | A   | Feb-25 |

| Drawing Title & Reference                                                                               | Author  | Rev | Dated         |
|---------------------------------------------------------------------------------------------------------|---------|-----|---------------|
| STAGE 4C-5: LOT 4018 PLANTING PLAN (Drawing 60)                                                         | BESPOKE | A   | Feb-25        |
| <b>Scheme Plans</b>                                                                                     |         |     |               |
| Overview Plan                                                                                           |         |     |               |
| PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN, Drawing No. P23-481-4C-0011-SU                      | WOODS   | 1   | Feb-25        |
| Stage 4C-2 / Superlots 4001 – 4005                                                                      |         |     |               |
| PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 2 (DWG No. P23-481-4C-0012-SU)            | WOODS   | 1   | Feb-25        |
| PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C - 2 SCHEDULES (DWG No. P23-481-4C-0012B-SU) | WOODS   | 1   | Feb-25        |
| Stage 4C-3 / Superlots 4006 – 4014                                                                      |         |     |               |
| PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 3 SHEET 1 (DWG No. P23-481-4C-0013-SU)    | WOODS   | 1   | Feb-25        |
| PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 3 SHEET 2 (DWG No. P23-481-4C-0014-SU)    | WOODS   | 1   | Feb-25        |
| PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 3 SCHEDULES (DWG No. P23-481-4C-0014B-SU) | WOODS   | 1   | Feb-25        |
| Stage 4C-4 / Superlots 4015 – 4017                                                                      |         |     |               |
| PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 4 (DWG No. P23-481-4C-0015-SU)            | WOODS   | 1   | Feb-25        |
| PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 4 SCHEDULES (DWG No. P23-481-4C-0015B-SU) | WOODS   | 1   | Feb-25        |
| Stage 4C-5 / Superlots 4018 – 4021                                                                      |         |     |               |
| PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 5 (DWG No. P23-481-4C-0016-SU)            | WOODS   | 1   | Feb-25        |
| PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 5 SCHEDULES (DWG No. P23-481-4C-0016B-SU) | WOODS   | 1   | Feb-25        |
| <b>Lighting Plans</b>                                                                                   |         |     |               |
| ROADWAY LIGHTING PLAN – ISOLUX PLOTS, DRAWING NO. 1, PROJECT NO. 9665                                   | ibex    | B   | 25-March-2025 |



| Drawing Title & Reference                                             | Author | Rev | Dated         |
|-----------------------------------------------------------------------|--------|-----|---------------|
| ROADWAY LIGHTING PLAN – ISOLUX PLOTS, DRAWING NO. 2, PROJECT NO. 9665 | ibex   | B   | 25-March-2025 |

## 4.0 Temporary Wastewater Treatment Plant Conditions of Consent

### 4.1 Temporary WWTP General Conditions of Consent BUN 400

The consent is subject to the following conditions:

| Condition No.                  | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Planner's Position and Reasons (where necessary) |            |             |                     |         |         |                   |         |          |                        |         |          |                          |         |          |                     |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|------------|-------------|---------------------|---------|---------|-------------------|---------|----------|------------------------|---------|----------|--------------------------|---------|----------|---------------------|
|                                | <i>General Conditions</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <u>17 September 2025</u>                         |            |             |                     |         |         |                   |         |          |                        |         |          |                          |         |          |                     |
| 1.                             | <p>The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 400]:</p> <ul style="list-style-type: none"> <li>(a) Application Form and Assessment of Environmental Effects prepared by Woods and B&amp;A, dated 28 February 2025.</li> <li>(b) Reports and Drawings as listed in <b>Section 4.5</b>.</li> </ul>                                                                                                                                                                  | All planners agree.                              |            |             |                     |         |         |                   |         |          |                        |         |          |                          |         |          |                     |
| 2.                             | <p>Under section 125 and 123 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows:</p> <table border="1"> <thead> <tr> <th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr> </thead> <tbody> <tr> <td>LUC (s9 Earthworks)</td><td>5 years</td><td>5 years</td></tr> <tr> <td>LUC (s9 Land Use)</td><td>5 years</td><td>10 years</td></tr> <tr> <td>DIS (Discharge to Air)</td><td>5 years</td><td>10 years</td></tr> <tr> <td>DIS (Wastewater to land)</td><td>5 years</td><td>10 years</td></tr> </tbody> </table> | Consent Reference and Activity                   | Lapse Date | Expiry Date | LUC (s9 Earthworks) | 5 years | 5 years | LUC (s9 Land Use) | 5 years | 10 years | DIS (Discharge to Air) | 5 years | 10 years | DIS (Wastewater to land) | 5 years | 10 years | All planners agree. |
| Consent Reference and Activity | Lapse Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Expiry Date                                      |            |             |                     |         |         |                   |         |          |                        |         |          |                          |         |          |                     |
| LUC (s9 Earthworks)            | 5 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 5 years                                          |            |             |                     |         |         |                   |         |          |                        |         |          |                          |         |          |                     |
| LUC (s9 Land Use)              | 5 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10 years                                         |            |             |                     |         |         |                   |         |          |                        |         |          |                          |         |          |                     |
| DIS (Discharge to Air)         | 5 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10 years                                         |            |             |                     |         |         |                   |         |          |                        |         |          |                          |         |          |                     |
| DIS (Wastewater to land)       | 5 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10 years                                         |            |             |                     |         |         |                   |         |          |                        |         |          |                          |         |          |                     |

|    |                                                                                                                                                                                                                                                                                                                                                                         |         |          |                     |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------|---------------------|
|    | WAT (s14 Groundwater Diversion)                                                                                                                                                                                                                                                                                                                                         | 5 years | 10 years |                     |
|    | (a) In the case of approved consent LUC 401 (Bulk Earthworks), under s123 this consent expires 5 years from the date of <u>commencement</u> of earthworks.                                                                                                                                                                                                              |         |          |                     |
| 3. | <b>Compliance and Monitoring Charge</b><br>The Consent Holder must pay the Council an initial consent compliance monitoring charge of <del>\$1170</del> \$1,788 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. |         |          | All planners agree. |

## 4.2 Temporary WWTP Land Use Conditions of Consent LUC 401

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Planner's Position and Reasons (where necessary) |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
|               | <b><i>WWTP Building and Landscaping</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b><i>4 September 2025</i></b>                   |
| 4.            | The WWTP must be constructed in accordance with the approved plans and information referenced in condition 1. Prior to the commencement of the construction of the WWTP (other than preparatory earthworks and civil infrastructure works), if there are any significant changes to the design of the WWTP from what is shown on the approved plans referenced in condition 1, the Consent Holder must provide the Council with an updated set of design drawings.                                                                                                                                                      | All planners agree.                              |
| 5.            | No later than the first planting season after the final commissioning and operation of the WWTP, the Consent Holder must implement the landscaping and fencing surrounding the WWTP (1.8m high security fence) in general accordance with the landscape plans approved under condition 1. Landscaping <del>shall</del> <u>must</u> be retained and maintained until the WWTP is no longer operating. If there are any changes to the landscaping design from what is shown on the approved plans referenced in condition 1, the Consent Holder must submit to Council an updated set of landscaping plans for approval. | All planners agree.                              |
|               | <b><i>Siteworks Pre-Construction Conditions</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                  |
| 6.            | <b>Pre-commencement Meeting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | All planners agree.                              |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|    | <p>Prior to the commencement of the construction and earthworks activity, the Consent Holder must hold a pre-start meeting that:</p> <ul style="list-style-type: none"> <li>(a) is located on the subject site;</li> <li>(b) is scheduled not less than 5 days before the anticipated commencement of construction and earthworks;</li> <li>(c) includes Monitoring Inspector officer[s], Development Engineer, Consent Holder and Consent Holder's Engineer; and</li> <li>(d) includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions e.g. the appointed Arborist].</li> </ul> <p><b>Advice Note</b></p> <p><i>To arrange the pre-start meeting please contact the <del>Team Leader Compliance Monitoring North</del> <u>Council</u> to arrange this meeting or email <a href="mailto:monitoring@aucklandCouncil.govt.nz">monitoring@aucklandCouncil.govt.nz</a>. The conditions of consent should be discussed at this meeting. All information required by the Council and listed in that condition should be provided 2 days prior to the meeting.</i></p> |                     |
| 7. | <p><b>Construction Management Plan</b></p> <p>A Construction Management Plan (CMP) must <del>be made available</del> <u>be provided to the Council at least two working days prior to each pre-commencement meeting. The CMP must be reviewed</u> at the pre-start meeting and must include the following:</p> <ul style="list-style-type: none"> <li>(a) Timeframes for key stages of the works authorised under this consent;</li> <li>(b) Resource consent conditions;</li> <li>(c) Erosion and Sediment Control Plan for the scope of works proposed;</li> <li>(d) Chemical Treatment Management Plan;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | All planners agree. |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|    | <p>(e) Construction Traffic Management Plan;</p> <p>(f) Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site; and</p> <p>(g) Dust Management Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |
| 8. | <p><b>Construction Traffic Management Plan</b></p> <p>Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Construction Traffic Management Plan (CTMP) to Council <u>for approval</u>. This must be prepared in general accordance with the application documents referenced in condition 1 and in general accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic.</p> <p>The approved CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council.</p> <p><b>Advice Note:</b></p> <p><i>The CTMP should include the following:</i></p> <ul style="list-style-type: none"> <li><i>a) Provide a parking management plan for construction traffic.</i></li> <li><i>b) Address the transportation and parking of oversize vehicles (if any).</i></li> <li><i>c) Provide appropriate loading / working areas to minimise disruption to traffic.</i></li> <li><i>d) Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.</i></li> </ul> | All planners agree. |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|    | <p>e) Provide traffic management plans in compliance with the latest edition of the NZTA “Code of Practice for Temporary Traffic Management” (COPTTM) document.</p> <p>f) Ensure the site access point <del>shall</del><u>must</u> be clearly signposted.</p> <p>g) Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.</p> <p>h) Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.</p> <p>i) Identify proposed numbers and timing of heavy vehicle movements throughout the day.</p> <p>j) Identify the location of vehicle and construction machinery access during the period of site works.</p> <p>k) Identify the storage and loading areas for materials and vehicles.</p> <p>l) For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the Auckland Transport Road network of any road closures and a plan to mitigate these effects.</p> <p>m) Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.</p> <p>n) Identify the relevant Auckland Transport approvals.</p> <p><i>It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review <a href="http://www.beforeudig.co.nz">www.beforeudig.co.nz</a> before you begin works.</i></p> |                     |
| 9. | <b>Dust Management Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Dust Management Plan (DMP) to Council <u>for approval</u>. The purpose of the DMP is to outline the potential causes and effects of dust that could be generated during the earthworks phase of the development, and to outline the mitigation measures that could be incorporated by the nominated contractor to avoid objectionable or nuisance emission of dust beyond the site boundary <u>including monitoring frequencies and responses to complaints</u>. The final DMP must be prepared in general accordance with the application documents referenced in condition 1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
| 10. | <p><b><del>(a)</del> Erosion and Sediment Controls</b></p> <p>Prior to the commencement of earthworks activity on the subject site, finalised Erosion and Sediment Control Plan(s) (ESCP) must be prepared in general accordance with the application documents referenced in condition 1 and in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2</del> (GD05) <u>including any amendments</u>, and submitted to the Council <u>for approval</u>. No earthworks activity on the subject site must commence until the Council has confirmed that the ESCP(s) satisfactorily meets the requirements of GD05. The ESCP(s) must contain sufficient details to address the following matters:</p> <ul style="list-style-type: none"> <li>(a) specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in general accordance with GD05;</li> <li>(b) supporting calculations and design drawings as necessary;</li> <li>(c) details of construction methods;</li> <li>(d) monitoring and maintenance requirements;</li> <li>(e) catchment boundaries and contour information as necessary;</li> </ul> | All planners agree. |

(f) confirmation of any erosion and sediment control measures associated with construction of pedestrian bridges and culvert installation; and

(g) details relating to the management of exposed areas (e.g. grassing, mulching).

**Advice Note:**

*In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.*

**~~(b) Chemical Treatment Management Plan~~**

~~Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05), and submitted to the Council. No earthwork activities must commence until confirmation is provided by the Council that the ChTMP, meets the requirements of GD05, and the measures referred to in that plan for the sediment retention ponds and / or decanting earth bunds have been put in place. The plan must include as a minimum:~~

~~(a) — Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds, decanting earth bunds or any other approved impoundment devices;~~

~~(b) — Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);~~

~~(c) — Details of optimum dosage (including assumptions);~~

~~(d) — Results of initial chemical treatment trial;~~

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p><del>(e) — A spill contingency plan; and</del></p> <p><del>(f) — Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.</del></p> <p><b>Advice Note:</b></p> <p><i><del>In the event that minor amendments to the ChTMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the CTMP may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</del></i></p>                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |
| 11. | <p><b><u>Chemical Treatment Management Plan</u></b></p> <p><u>Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments, and submitted to the Council for approval. No earthwork activities must commence until confirmation is provided by the Council that the ChTMP, meets the requirements of GD05, and the measures referred to in that plan for the sediment retention ponds and / or decanting earth bunds have been put in place. The plan must include as a minimum:</u></p> <p><u>(a) Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds, decanting earth bunds or any other approved impoundment devices;</u></p> <p><u>(b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);</u></p> <p><u>(c) Details of optimum dosage (including assumptions);</u></p> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p><u>(d) Results of initial chemical treatment trial;</u></p> <p><u>(e) A spill contingency plan; and</u></p> <p><u>(f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.</u></p> <p><b><u>Advice Note:</u></b></p> <p><i><u>In the event that minor amendments to the ChTMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the CTMP may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</u></i></p>                                                                         |                     |
| 12. | <p><b>Settlement Monitoring Plan</b></p> <p>A Settlement Monitoring Plan (SMP) for consolidation settlement due to placement of fill must be submitted to the Council prior to commencement of earthworks onsite. The SMP <del>shall</del><u>must</u> be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SMP <del>shall</del><u>must</u> also be submitted to the Council <u>for approval</u>. The SMP <del>shall</del><u>must</u> include, as a minimum, the following information:</p> <ul style="list-style-type: none"> <li>(a) A monitoring location plan showing the layout and type of all settlement monitoring stations within the fill areas;</li> <li>(b) Timing and frequency of survey of the settlement monitoring stations; and</li> <li>(c) Define the settlement criteria to be met on completion of earthworks.</li> </ul> | All planners agree. |
| 13. | <p><b>Fauna Management Plan</b></p> <p>Prior to the commencement of vegetation removal and stream riparian restoration works, an Indigenous Fauna Management Plan (FMP) must be submitted to the Council <u>for approval</u>. <u>for</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                          |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
|     | <p><u>approval. The FMP must be prepared in accordance with the draft FMP prepared by Viridis Environmental Consultants referenced in condition 1.</u> The purpose of the FMP is to inform management options relating to birds, lizards and bats, during the development of the site. The FMP must be prepared by a suitably qualified and experienced Ecologist and include the following details:</p> <ul style="list-style-type: none"> <li>(a) Bird Management;</li> <li>(b) Lizard Management; and</li> <li>(c) Bat Management</li> </ul>                                                |                                                                          |
| 14. | <p><b><u>Lizard Management Reporting</u></b></p> <p>Within five days of completion of vegetation clearance, all findings resulting from the search and rescue during vegetation removal must be recorded by the supervising ecologist on an Amphibian/Reptile Distribution Scheme (ARDS) Card (or similar form that provides the same information) and sent to Council</p>                                                                                                                                                                                                                     | All planners agree.                                                      |
| 15. | <p><b>Stormwater Outlet Structure</b></p> <p>Prior to the construction of the stormwater dry basin and proposed private stormwater network, the Consent Holder must submit to Council detailed design plans of the outlet structures that enable stormwater discharge to the intermittent stream. The consent holder must design and construct the stormwater outlet structure(s) associated with the stormwater dry basin or proposed private stormwater network to prevent scouring and erosion in accordance with the requirements of the Auckland Council Stormwater Code of Practice.</p> | All planners agree                                                       |
| 16. | <p><b><u>Seasonal Restriction</u></b></p> <p><u>No earthworks on the subject site must be undertaken between 01 May and 30 September in any year without the submission of a 'Request for winter works' to the Council. All requests must be renewed prior to the 1 May and no works must occur until written confirmation has been</u></p>                                                                                                                                                                                                                                                    | Additional condition inserted at request of Council. All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <u>received from the Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and may be revoked by Council upon written notice to the Consent Holder.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
|     | <b><i>Siteworks During Construction Conditions</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
| 17. | <p><b>Cultural Monitoring</b></p> <p>The Consent Holder must provide the opportunity for representatives of Ngāti Manuhiri and Te Kawerau ā Maki to monitor earthworks undertaken as part of the construction of the WWTP to ensure effects and impacts associated with earthworks are managed in general accordance with tikanga. This includes site monitoring inspections at the commencement of works, during (i.e. earthworks complete and sediment controls in place) and at the conclusion of works.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | All planners agree  |
| 18. | <p><b>Progressive Stabilisation</b></p> <p>The site must be progressively stabilised against erosion throughout the earthworks phase of the WWTP project and must be sequenced to minimise the discharge of contaminants to surface water in general accordance with the ESCP(s).</p> <p><b>Advice Note:</b></p> <p><i>Stabilisation measures may include:</i></p> <ul style="list-style-type: none"> <li>• <i>the use of waterproof covers, geotextiles, or mulching;</i></li> <li>• <i>top-soiling and grassing of otherwise bare areas of earth; and</i></li> <li>• <i>aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i></li> </ul> <p><i>It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Erosion and Sediment Control Guide for Land</i></p> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <i>Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2</del> (GD05 including any amendments).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
| 19. | <p><b>Operational Effectiveness to be Maintained</b></p> <p>The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the <u>approved</u> ESCP(s) referenced Condition 10, must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All planners agree. |
| 20. | <p><b>Avoid deposition on Public Road</b></p> <p>Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.</p> <p><b>Advice Note:</b></p> <p><i>In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:</i></p> <ul style="list-style-type: none"> <li>• <i>provision of a stabilised entry and exit(s) point for vehicles;</i></li> <li>• <i>provision of wheel wash facilities;</i></li> <li>• <i>ceasing of vehicle movement until materials are removed;</i></li> <li>• <i>cleaning of road surfaces using street-sweepers;</i></li> <li>• <i>silt and sediment traps; and</i></li> </ul> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <ul style="list-style-type: none"> <li>• <i>catchpit protection.</i></li> </ul> <p><i>In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2</del> (GD05 <u>including any amendments</u>).</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                     |
| 21. | <p><b>Completion or Abandonment of Earthworks</b></p> <p>Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the Council.</p> <p><b>Advice Note:</b></p> <p><i>Stabilisation Measures may include:</i></p> <ul style="list-style-type: none"> <li>• <i>The use of mulching or natural fibre matting;</i></li> <li>• <i>Top-soiling, grassing and mulching of otherwise bare areas of earth; and</i></li> <li>• <i>Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i></li> </ul> <p><i>The on-going monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating <del>Amendment 2</del> (GD05 <u>including any amendments</u>).</i></p> | All planners agree. |
| 22. | <p><b>Public Assets</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | All planners agree  |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the Consent Holder.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                     |
| 23. | <p><b>Stability of the Site/Neighbouring Sites.</b></p> <p>All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | All planners agree  |
| 24. | <p><b>Acoustic Condition</b></p> <p>All construction works authorised by this consent must only take place between 7.30am and 6.00pm, Monday to Saturday, with no works undertaken at any time on Sundays, or on public holidays. This condition does not prevent quiet activities from taking place on site outside of standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site).</p> <p><b>Advice Note:</b></p> <p><i>All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be assessed at 1m from the facade of any building that is occupied when the works are undertaken and in general accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.</i></p> | All planners agree  |
| 25. | <p><b>Construction Noise Notification</b></p> <p>The Consent Holder must advise the occupants of all dwellings located within 200m of a sub-stage boundary of the earthworks / construction works at least five days before earthworks</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>begin on each sub-stage. The advice must be provided in writing and include the following information:</p> <ul style="list-style-type: none"> <li>(a) An overview of the construction works including the duration of the project and the working hours on site.</li> <li>(b) The approximate dates and duration of the activities that will generate the highest levels of construction noise and vibration for them.</li> <li>(c) A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project.</li> </ul> <p><b>Advice Note:</b></p> <p><i>The purpose of notification of all dwellings within 200m of the site is considered appropriate for scale of earthworks operation proposed. This is provided for information purposes and to inform residents of upcoming construction works.</i></p> |                     |
| 26. | <p><b>Dust and odour</b></p> <p>There must be no dust and odour beyond the subject sites as a result of the activities that in the opinion of the Council, is noxious, offensive, or objectionable. All necessary measures must be taken to prevent a dust and odour nuisance to neighbouring properties and public roads, including, but not limited to:</p> <ul style="list-style-type: none"> <li>(a) The staging of areas of the works;</li> <li>(b) The retention of any existing vegetation;</li> <li>(c) Watering of all access roads, manoeuvring areas, and stockpile during dry periods;</li> <li>(d) Top-soiling and grassing stockpiles (or other similar techniques) if they are not worked <del>for more than 1 month</del>; and</li> </ul>                                                                                                                                                                | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>(e) Suspension of all operations if necessitated by the prevailing conditions.</p> <p><b>Advice Note:</b></p> <p><i>All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be assessed at 1m from the facade of any building that is occupied when the works are undertaken and in general accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.</i></p>                                                                                                                                                                                                       |                     |
| 27. | <p><b>Construction Park and Loading</b></p> <p>All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.</p> <p>All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.</p>                                                                                                                                                                                                                                                                                                                                                                                                              | All planners agree  |
| 28. | <p><b>Construction and Earthworks Activities not to Obstruct Access</b></p> <p>There must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity. All materials and equipment must be stored within the subject site's boundaries.</p>                                                                                                                                                                                                                                                                                                                                                                   | All planners agree  |
| 29. | <p><b>Geotechnical Completion Report</b></p> <p><u>Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in general accordance with the Geotechnical Investigation Report referenced in Condition 1, within twenty (20) working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the Council.</u></p> <p><i>Within 20 working days from the completion of earthworks, a Geotechnical Completion Report (including a statement of professional opinion for the suitability of the site for the intended</i></p> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p><del>development) signed by the chartered geo-professional must be provided to the Council. The Geotechnical Completion Report must include (but not to be limited to):</del></p> <p><del>Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials etc);</del></p> <p><del>Retaining wall construction;</del></p> <p><del>Testing; and</del></p> <p><del>Inspections.</del></p> <p><del>The Geotechnical Completion Report must also provide justification on soil expansivity, foundation requirements, and settlement criteria defined in the SMP (as per condition 11) have been met. The Geotechnical Completion Report must be provided to the satisfaction of the Council.</del></p> <p><b><i>Advice Notes</i></b></p> <p><del>Further investigation/testing may be required to determine soil expansivity.</del></p> <p><del>A building consent may be required for the construction of retaining walls and reinforced earth slope.</del></p> <p><del>Please send documents required as a condition of consent for 'The Council' to: <a href="mailto:monitoring@aucklandCouncil.govt.nz">monitoring@aucklandCouncil.govt.nz</a></del></p> |                     |
|     | <b><i>Vegetation Removal</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
| 30. | <p>The Consent Holder must engage the services of a qualified and competent arborist to direct, supervise and monitor the tree removals in riparian margins in general accordance with the Arboricultural Impact Assessment, <del>titled "Arboricultural Impact Assessment – Milldale Wastewater Treatment Plant, prepared by Arborlab Ltd, Job. Ref. 40572, dated February 2025"</del> <u>referenced in Condition 1.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 31. | All tree removal work must be carried out using accepted arboricultural standards and practice, including tree dismantling procedures which control the fall of stems and branches by approved lowering techniques, in recognition of the need to avoid damage to any vegetation proposed to be retained.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree. |
| 32. | The Consent Holder must ensure that all contractors, sub-contractors and workers engaged in all activities covered by this consent are advised of the protection and retention of any remaining vegetation in riparian margins and wetland buffers as detailed in the Arboricultural Impact Assessment, titled “Arboricultural Impact Assessment – Milldale Wastewater Treatment Plant, prepared by Arborlab Ltd, <del>Job. Ref. 40572, dated February 2025</del> ”, <u>referenced in Condition 1</u> . A copy of the conditions of consent must be available at all times on site.                                                                                                                                                                                                                                                                             | All planners agree. |
| 33. | For those works in the rootzone of retained vegetation, an auditing report must be prepared by the appointed arborist detailing the works monitored, frequency of monitoring, any effects on vegetation, and any remedial actions required. The auditing report must be prepared at the completion of works and made available to Council upon request.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | All planners agree. |
| 34. | <p><b>Biosecurity Measures</b></p> <p>The following measures must be undertaken by the Consent Holder (and the nominated arboricultural contractor) when working on or near elm trees (as detailed at: <a href="https://www.tiakitamakimakaurau.nz/protect-and-restore-our-environment/pests-in-auckland/pest-search/ophnov/">https://www.tiakitamakimakaurau.nz/protect-and-restore-our-environment/pests-in-auckland/pest-search/ophnov/</a>):</p> <ul style="list-style-type: none"> <li>(a) Must not distribute, move or release Dutch elm disease within the Auckland region;</li> <li>(b) Must not move any untreated Dutch elm plant material within the Auckland region;</li> <li>(c) Must destroy all elm plants on land that you occupy if they are infected with Dutch elm disease and you are directed to do so by an authorised person;</li> </ul> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p>(d) Must mulch any elm plants that you have been instructed to destroy, and you must not move this infected elm material further than 500m from the site of the parent tree for at least three months after mulching;</p> <p>(e) Must clean all vehicles, machinery or other equipment used in connection with untreated elm material with one of the following disinfectants before moving that vehicle, machinery or equipment off-site: Sterigene, 5% bleach, or 80% ethanol or methylated spirits; and</p> <p>(f) Must not store elm wood for firewood or other purposes.</p> <p>In general, all debris will remain on-site, all equipment and machinery must be cleaned and sterilised prior to entering the site and again before leaving.</p>                                                                                                 |                     |
|     | <b><i>Post-Construction</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |
| 35. | <p><b>Landscape Planting</b></p> <p>No later than the first planting season after the final commissioning and operation of the WWTP, the Consent Holder must implement the restoration works and landscaping within riparian margin of the Waterloo Creek in general accordance with the following documents approved under condition 1:</p> <ul style="list-style-type: none"> <li>(a) Milldale Wastewater Treatment Plan Landscape Layout Plan, drawing 4672100-AL-S9-1000, prepared by Beca, dated 26/02/2025;</li> <li>(b) Milldale Wastewater Treatment Plan Landscape Layout Plan, drawing 4672100-AL-S9-3000, prepared by Beca, dated 26/02/2025;</li> <li>(c) Ecological Impact Assessment Milldale Private Wastewater Treatment Plan, prepared by Viridis Environmental Consultants, Document 10015-032-01, dated 26 February 2025;</li> </ul> | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                             |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|     | <p>(d) Technical Assessment of Environmental Effects of Treated Wastewater Discharge – Milldale WWTP Project, prepared by Babbage, Job No. 67717, dated 25 February 2025; and</p> <p>(e) Arboricultural Impact Assessment Milldale Wastewater Treatment Plant, prepared by ArborLab, Job Ref. 40572, dated February 2025.</p> <p>The Consent Holder must maintain riparian landscaping for a three-year period from the commencement of WWTP operation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                             |
|     | <b><i>WWTP Operational Conditions</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                             |
| 36. | <p><b>Take-off Manhole</b></p> <p>The Consent Holder must design and construct the take-off manhole and weir in general accordance with the requirements of the wastewater utility provider, and in general accordance with the approved plans referenced in Condition 1. Engineering Approval <del>shall</del><u>must</u> be obtained for these works prior to the commencement of construction.</p> <p>When the WWTP is decommissioned, and subject to approved from the wastewater utility provider, the connection to the take-off manhole and weir <del>shall</del><u>must</u> be removed and transmission manhole made good in accordance with the wastewater utility provider standards.</p> <p><u>The weir and take off man-hole must cause no effect on the operation of the upstream and downstream transmission network.</u></p> <p><b><u>Advice Note</u></b></p> <p><u>All physical works shall be constructed in accordance with Auckland Council and Watercare Standards. The following information must be submitted in support of Engineering Approval for the WWTP:</u></p> <p>(a) <u>Operational management plan of the WWTP and associated offtake structure within the Watercare network; and</u></p> | <p>Additional condition and advice notes inserted in response to comments from WSL. All planners agree.</p> |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <u>(b) Details of the take-off manhole and weir in general accordance with the requirements of the Watercare</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
| 37. | <b>Operation and Maintenance</b><br><br>On completion of the final commissioning of the WWTP, the Consent Holder must engage the services of a suitably qualified person to be responsible for the day to day operational and maintenance requirements of the plant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | All planners agree  |
| 38. | <u><b>Land Contact Infiltration Device</b></u><br><br><u>The Land Contact Infiltration Device (including the infiltration basis and irrigation field) shall be monitored and maintained by a suitably qualified individual to ensure it continues to perform as intended.</u><br><br><u>Maintenance of the infiltration trench and disposal field shall be carried out at a minimum 3 monthly and a record of any maintenance carried out shall be kept on site and available for review upon request by the council. At a minimum, maintenance must include:</u><br><br>(a) <u>A walkover of the infiltration basin to check for blockage, runoff, overflow, or broken lines;</u><br><br>(b) <u>Inspection of the infiltration trench for weeds or other potential sources of blockages; and</u><br><br>(c) <u>Check for odour.</u> | All planners agree. |
| 39. | <b>Acoustic Assessment</b><br><br>The Consent Holder must provide evidence to Council that the design recommendations of the “Acoustics Assessment Milldale Wastewater Treatment Plant Proposed Construction & Operation, rev Final, prepared by Styles Group, dated 26 February 2025” have been implemented, within two months of the operation of the WWTP.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | All planners agree. |

40.

**Operational Noise Levels**

The noise (rating) level and maximum noise level from the WWTP site must not exceed the levels in the table below, when measured and assessed at the notional boundary of any site in the Future Urban zone or Residential zone respectively as follows.

Future Urban Zone

| Time                        | Noise level                                      |
|-----------------------------|--------------------------------------------------|
| Monday to Saturday 7am-10pm | 55dB L <sub>Aeq</sub>                            |
| Sunday 9am-6pm              |                                                  |
| All other times             | 45dB L <sub>Aeq</sub><br>75dB L <sub>AFmax</sub> |

Residential Zone

| Time                        | Noise level                                      |
|-----------------------------|--------------------------------------------------|
| Monday to Saturday 7am-10pm | 50dB L <sub>Aeq</sub>                            |
| Sunday 9am-6pm              |                                                  |
| All other times             | 40dB L <sub>Aeq</sub><br>75dB L <sub>AFmax</sub> |

These limits do not apply to the emergency generator housed on the WWTP site, the operation of which ~~shall~~must be limited to testing on a monthly basis during Monday to Friday 9am-5pm and in instances of emergency power loss to the WWTP to ensure the plant operates to mitigate the formation of odorous conditions.

All planners agree.

41.

**Service Truck Access**

All planners agree

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | Unless required for emergency works, service trucks (including trucks for solid waste removal) must not access the WWTP outside of the hours of 7:00am and 10:00pm on Monday to Friday, or at any time on Saturday and Sunday.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
|     | <b><i>Hazardous Substances</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
| 42. | Where required by Hazardous Substances and New Organisms Act 1996, and prior to the WWTP becoming operational, the Consent Holder <del>shall</del> <u>must</u> provide copies of Location and Stationary Container Compliance certificates issued by an authorised Compliance Certifier to the Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | All planners agree. |
| 43. | <p><b>Environmental Management Plan</b></p> <p>The Consent Holder <del>shall</del><u>must</u> prepare an Environmental Management Plan (EMP) which to be provided for Council approval <u>and</u> as part of the building consent application process for the WWTP (or sooner if available).</p> <p><b>Advice note:</b></p> <p><i>The purpose of the Environmental Management Plan is to ensure the risks from the site are managed appropriately.</i></p>                                                                                                                                                                                                                                                                                               | All planners agree. |
| 44. | <p>The EMP must include, but not be limited to:</p> <ul style="list-style-type: none"> <li>(a) Identification of the specific activities conducted on the site;</li> <li>(b) Identification of potential contaminants associated with these activities, including a Hazardous Substance Inventory and associated Material Safety Data Sheets;</li> <li>(c) Methods used to contain identified contaminants and prevent them contacting stormwater runoff as far as practicable, and methods to manage environmental risks from site activities;</li> <li>(d) A Spill Response Plan (which includes the provision that all spills over 20 litres, or any spill of environmentally hazardous substances that has entered the stormwater system,</li> </ul> | All planners agree  |

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|                                    | <p>a waterbody or has contacted unsealed ground, must be reported immediately to the Council's 24-Hour Pollution Hotline (09-377-3107));</p> <p>(e) Accurate site drainage plan(s) showing the location of all site catchpits, containment systems, treatment devices and the discharge point(s) of the site stormwater system;</p> <p>(f) An appropriate auditing programme to ensure site performance with all components of the Environmental Management Plan;</p> <p>(g) Methods for providing and recording staff training; and</p> <p>(h) An Operation and Maintenance Plan.</p> |                    |
| 45.                                | The site must be operated and managed in general accordance with the EMP for the duration of the consented activity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | All planners agree |
| 46.                                | The EMP must be reviewed and updated after 12 months from the date of commissioning to the WWTP, to ensure all components of the EMP are still relevant.                                                                                                                                                                                                                                                                                                                                                                                                                               | All planners agree |
| 47.                                | The EMP must be kept on site and accessible at all times.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | All planners agree |
| 48.                                | The Hazardous Substance Inventory, associated Material Safety Data Sheets, and Spill Response Plan must be kept up to date and maintained onsite at all times.                                                                                                                                                                                                                                                                                                                                                                                                                         | All planners agree |
| 49.                                | Suitable spill kits must be made available on-site at all times for the duration of the consented activity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | All planners agree |
| <b><i>WWTP Decommissioning</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |
| 50.                                | <p>When the WWTP is decommissioned, the Consent Holder must:</p> <p>(a) Remove all buildings, tanks and structures from the site;</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | All planners agree |

|  |                                                                                                                                                                                                                                                                                                                                                                                          |  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | <p>(b) Disestablish and remove the Land Contact Infiltration Device;</p> <p>(c) Undertake an environmental investigation for potential contamination in relation to buildings, tanks, structures and the Land Contact Infiltration Device;</p> <p>(d) Topsoil and grass the Land Contact Infiltration Device.</p> <p>Note: The stormwater dry basin within the site may be retained.</p> |  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

### 4.3 Temporary WWTP Wastewater Discharge Conditions of Consent DIS 401

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                       | Planner's Position and Reasons (where necessary)                                                             |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|               | <i>General Operation</i>                                                                                                                                                                                                                                                                                                                                                                                                        | <u>17 September 2025</u>                                                                                     |
| 51.           | The wastewater treatment process at the WWTP and physical discharge facilities must be designed, operated and maintained <del>, and receiving environment monitoring, must be</del> in general accordance with the <del>information provided with the application</del> <u>approved plans and information referenced in Condition 1.</u>                                                                                        | All planners agree.                                                                                          |
| 52.           | The design of the WWTP must include provision for emergency storage to address the overflow risk related to operational failure, unless the Applicant can provide the Council with evidence of agreement having been reached with Watercare as to an alternative approach to manage the risk of overflows due to emergency shutdown. <del>Such storage shall be sufficient to accommodate 8 hours of operational failure.</del> | Inserted as per Panel draft conditions. Storage volume inserted as per WSL standards.<br>All planners agree. |
| 53.           | The annual daily average volume of treated wastewater discharged to land via the Land Contact Infiltration Device) must not exceed an average of 830m <sup>3</sup> /day (as a 12-month rolling mean).                                                                                                                                                                                                                           | All planners agree                                                                                           |
| 54.           | <u>The fate of any reverse osmosis reject water must be confirmed in writing to Auckland Council prior to construction of the wastewater treatment plant.</u>                                                                                                                                                                                                                                                                   | All planners agree.                                                                                          |
| 55.           | <u>Auckland Council must be notified within seven days of any commercial arrangement or agreement reached between Watercare Services Ltd and the consent holder. Should there be</u>                                                                                                                                                                                                                                            | All planners agree.                                                                                          |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p><u>a breach of the agreement, the consent holder shall notify Auckland Council within seven days of the breach.</u></p> <p><b><u>Advice Note:</u></b></p> <p><u>This condition is predicated on the assumption that the consent holder may extract raw wastewater from the Watercare Transmission Main at a rate agreed between the applicant and Watercare, and that reverse osmosis reject water may be returned to the Transmission main. Any prolonged failure to extract and treat the agreed volumes may therefore have a negative effect on Watercare's network, treatment systems and consent compliance. This condition is therefore provided to ensure management of any such occurrence.</u></p> |                     |
|     | <b><i>Monitoring and Access</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
| 56. | <p><b>WWTP Access</b></p> <p>The Council must be provided access to the WWTP at all reasonable times for the purpose of carrying out monitoring procedures, inspections, surveys, investigations, tests, measurements or take samples while adhering to the Consent Holder's health and safety policies.</p>                                                                                                                                                                                                                                                                                                                                                                                                   | All planners agree  |
| 57. | <p><b>Flow Meter</b></p> <p>Prior to the exercise of this consent, the Consent Holder <del>shall</del><u>must</u> install a flow meter to record the daily volume of wastewater discharged to the Land Contact Infiltration Device.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | All planners agree. |
| 58. | <p><b>Wastewater Discharge Record</b></p> <p>A record of the volume of wastewater discharged daily to the Land Contact Infiltration Device <del>shall</del><u>must</u> be kept by the Consent Holder at all times. The Consent Holder <del>shall</del><u>must</u> forward the record for the previous year to the Council upon request.</p>                                                                                                                                                                                                                                                                                                                                                                    | All planners agree. |
|     | <b><i>Discharge Quality</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |

59.

Subject to any updated parameters as detailed in Condition 71, as measured immediately prior to discharge to the Land Contact Infiltration Device, the treated wastewater from the wastewater treatment system immediately prior to discharge to the Land Contact Infiltration Device shall must comply with the following criteria daily mass loading standards:

| Parameters                                        | 12-monthly median <del>must not exceed</del> <u>daily equivalent</u> |
|---------------------------------------------------|----------------------------------------------------------------------|
| Total Nitrogen <del>(mg/L) (kg/day)</del>         | <del>1.0</del> <u>0.864</u>                                          |
| Ammoniacal Nitrogen <del>(mg/L) (kg/day)</del>    | <del>0.3</del> <u>0.26</u>                                           |
| cBOD5 <del>(mg/L) (kg/day)</del>                  | <del>0.5</del> <u>0.432</u>                                          |
| Total Suspended Solids <del>(mg/L) (kg/day)</del> | <del>4.0</del> <u>3.4</u>                                            |
| Total Phosphorus <del>(mg/L) (kg/day)</del>       | <del>0.07</del> <u>0.061</u>                                         |
| Escherichia-coli (CFU/100mL)                      | <4.0                                                                 |
| Enterococci <del>(cfu</del> <u>CFU</u> /100mL)    | <4.0                                                                 |

**Advice note:**

For the purposes of this condition, to determine compliance with the consent limits in Condition 54, the daily total volume of treated wastewater discharged to the Land Contact Infiltration Device shall be taken from a totalised value as provided by the flow meter required by Condition 52 and as recorded from midnight to midnight in line with the requirements of Condition 60.

All planners agree.

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p><u>The concentration of the parameters detailed in the table above used to calculate mass loadings shall be as sampled and tested in accordance with Condition 60 by a suitably qualified and experienced person/individual/professional and tested by an IANZ accredited laboratory.</u></p> <p><u>The basis for calculation shall be as follows:</u></p> <p><u>Daily mass loading (kg/d) = (Totalised Daily flow (m3/d) x 1,000) x (Parameter Concentration (mg/L) / 1,000,000)</u></p>                                                                                                                                                                                                                                                                               |                     |
| 60. | Should three consecutive samples return results above the median limits for any of the parameters detailed above, the consent holder shall notify Auckland Council within 5 working days of the latest result. The consent holder shall then conduct an investigation into the cause, supported by a report to be supplied to Auckland Council. The report must outline the actions being undertaken to address and remedy the cause of the trigger level exceedance and detail whether further monitoring is required.                                                                                                                                                                                                                                                    | All planners agree. |
| 61. | <p><u>The wastewater treatment plant must remain in operation at all times when raw wastewater is passed to it and untreated wastewater must pass through all stages of treatment installed to achieve enhanced nutrient, solids, and pathogen reduction.</u></p> <p><b><u>Advice Note:</u></b></p> <p><u>While the bacterial limits described in condition 55 naturally require that the wastewater treatment be operated in accordance with the application documents, the purpose of this condition is to clarify that the wastewater treatment plant must be operated to achieve significant contaminant reduction. This condition is included to ensure that untreated or very poorly treated wastewater will not be discharged to the receiving environment.</u></p> | All planners agree. |
|     | <b><i>Notice of Commencement</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
| 62. | The Consent Holder must give the Council no less than 10 working days' notice of the commencement this consent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | All planners agree  |

|                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 63.                                                                      | <p><b>Sampling Access</b></p> <p>Prior to the commencement of this consent, the Consent Holder must establish adequate facility and access for wastewater quality sampling of the treated wastewater before the wastewater discharges to the Land Contact Infiltration Device. This must be at the minimum:</p> <ul style="list-style-type: none"> <li>(a) A manual valve located within the WWTP compound;</li> <li>(b) Located post the last treatment step but prior to discharge to Land Contact Infiltration Device; and</li> <li>(c) Installed in a position accessible from ground level but no higher than 1.5m.</li> </ul>                                                                           | All planners agree  |
| 64.                                                                      | <p><b>WWTP and Land Contact Infiltration Device Certification</b></p> <p>Within one month of the commencement of this consent, the Consent Holder must supply the Council with a Producer Statement/Certificate of Compliance from a suitably qualified person, certifying that the WWTP and Land Contact Infiltration Device areas have been constructed as required by this consent.</p>                                                                                                                                                                                                                                                                                                                    | All planners agree  |
| <b><i>Treated Wastewater Monitoring (Immediately after the WWTP)</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
| 65.                                                                      | <p><b>Wastewater Monitoring</b></p> <p>The Consent Holder must continuously monitor treated wastewater discharge flows and volume, with data linked to the WWTP Supervisory Control and Data Acquisition (SCADA) system. In addition, the Consent Holder must take 24-hour flow proportioned samples of the treated wastewater on a fortnightly basis from the treated wastewater compliance monitoring point(s) for the purposes of determining compliance with Condition 54 (Discharge Quality). The parameters tested <del>shall</del><u>must</u> include those detailed within Condition 60 (24-hour flow proportioned samples and parameters). All wastewater quality analyses must be undertaken by</p> | All planners agree. |

|                     | <p>an IANZ accredited or equivalent laboratory. All methods used must be appropriate for the wastewater analyses undertaken.</p> <p><i>Advice note</i></p> <p><i>For the purposes of this condition, to determine compliance with consent limits in Condition 40, no more than 12 samples out of any 24 consecutive fortnightly samples <del>shall</del><u>must</u> exceed the specified limit.</i></p> <p><i>The Consent Holder may apply for Managers Approval from Council for a reduction in sampling frequency in the early stages of the development when daily discharge rates are likely to be substantially lower than the consented volume.</i></p> |                    |      |                |        |                     |        |                  |        |                     |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------|----------------|--------|---------------------|--------|------------------|--------|---------------------|
| 66.                 | <p><b>UV Dosage</b></p> <p>The Consent Holder must ensure and be able to demonstrate that a UV dose of a minimum of 16mWs/cm<sup>2</sup> is delivered by the UV disinfection facility 85% of the time whilst discharging (calculated on the basis of a 15 minute average) over each calendar month.</p>                                                                                                                                                                                                                                                                                                                                                       | All planners agree |      |                |        |                     |        |                  |        |                     |
| 67.                 | <p><b>Wastewater Samples</b></p> <p>The Consent Holder must take 24-hour flow proportioned samples (taken in general accordance with Condition 58 - Monitoring treated wastewater discharge flows and volume) of the treated wastewater on a fortnightly basis from the treated wastewater compliance monitoring point and analyse for the parameters set out below.</p> <table><tr><th>Parameters</th><th>Unit</th></tr><tr><td>Total Nitrogen</td><td>(mg/L)</td></tr><tr><td>Ammoniacal Nitrogen</td><td>(mg/L)</td></tr><tr><td>Nitrate Nitrogen</td><td>(mg/L)</td></tr></table>                                                                         | Parameters         | Unit | Total Nitrogen | (mg/L) | Ammoniacal Nitrogen | (mg/L) | Nitrate Nitrogen | (mg/L) | All planners agree. |
| Parameters          | Unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |      |                |        |                     |        |                  |        |                     |
| Total Nitrogen      | (mg/L)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |      |                |        |                     |        |                  |        |                     |
| Ammoniacal Nitrogen | (mg/L)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |      |                |        |                     |        |                  |        |                     |
| Nitrate Nitrogen    | (mg/L)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |      |                |        |                     |        |                  |        |                     |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------|--------------------------|--------|------------------------|--------|-------------------------------|--------|------------------|--------|------------------|-------------------------------------|-------------|-------------------------------------|-------------|----|-------------------------|-------|-----|---|--|
|                               | <table><tr><td>Nitrite Nitrogen</td><td>(mg/L)</td></tr><tr><td><del>Soluble</del> cBOD5</td><td>(mg/L)</td></tr><tr><td>Total Suspended Solids</td><td>(mg/L)</td></tr><tr><td>Dissolved Reactive Phosphorus</td><td>(mg/L)</td></tr><tr><td>Total Phosphorus</td><td>(mg/L)</td></tr><tr><td>Escherichia-coli</td><td>(<del>cfu</del> <u>CFU</u>/100mL)</td></tr><tr><td>Enterococci</td><td>(<del>cfu</del> <u>CFU</u>/100mL)</td></tr><tr><td>Temperature</td><td>°C</td></tr><tr><td>Electrical Conductivity</td><td>µS/cm</td></tr><tr><td>NpH</td><td>-</td></tr></table> <p>The treated wastewater compliance monitoring point <del>shall</del><u>must</u> be at a point within the WWTP compound, immediately following the final wastewater treatment plant step.</p> | Nitrite Nitrogen   | (mg/L) | <del>Soluble</del> cBOD5 | (mg/L) | Total Suspended Solids | (mg/L) | Dissolved Reactive Phosphorus | (mg/L) | Total Phosphorus | (mg/L) | Escherichia-coli | ( <del>cfu</del> <u>CFU</u> /100mL) | Enterococci | ( <del>cfu</del> <u>CFU</u> /100mL) | Temperature | °C | Electrical Conductivity | µS/cm | NpH | - |  |
| Nitrite Nitrogen              | (mg/L)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |
| <del>Soluble</del> cBOD5      | (mg/L)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |
| Total Suspended Solids        | (mg/L)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |
| Dissolved Reactive Phosphorus | (mg/L)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |
| Total Phosphorus              | (mg/L)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |
| Escherichia-coli              | ( <del>cfu</del> <u>CFU</u> /100mL)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |
| Enterococci                   | ( <del>cfu</del> <u>CFU</u> /100mL)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |
| Temperature                   | °C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |
| Electrical Conductivity       | µS/cm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |
| NpH                           | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |
|                               | <b><i>Receiving Environment Monitoring Programme</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |
| 68.                           | <b>Water Quality Monitoring Locations</b> <p>The Consent Holder must undertake water quality monitoring at the general locations specified below:</p> <p>(a) Location one – Waterloo Creek Upstream of the Land Contact Infiltration Device; and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | All planners agree |        |                          |        |                        |        |                               |        |                  |        |                  |                                     |             |                                     |             |    |                         |       |     |   |  |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|     | (b) Location two - Waterloo Creek Downstream of the Land Contact Infiltration Device.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                    |
| 69. | The sample sites must be confirmed with the Council at least three months prior to the commencement of this consent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | All planners agree |
| 70. | <p><b>Pre-Operational Water Quality Samples</b></p> <p>For a period of at least 12 months prior to commencement of wastewater discharge, the Consent Holder must take surface water quality samples on a quarterly basis within Waterloo Creek immediately upstream and downstream of the discharge point from the Land Contact Infiltration Device. The purpose of this sampling is to establish a baseline of stream quality prior to the commencement of the discharge.</p>                                                                                                                                                                                                                                                                                                                                                                                                   | All planners agree |
| 71. | <p><b>Post-Operational Water Quality Samples</b></p> <p>Following the first discharge from the WWTP, the Consent Holder must obtain surface water quality samples on a quarterly basis at the same locations within Waterloo Creek immediately upstream and downstream of the discharge point from the Land Contact Infiltration Device.</p> <p>Once the WWTP has been fully utilised at design capacity for a minimum period of two years, the stream monitoring frequency may be reduced to annually (instead of quarterly) provided that results indicate no significant change in surface water quality has resulted from the discharge. Water quality monitoring must be undertaken by a suitably qualified and experienced person, who must provide advice to the Consent Holder if results indicate the water quality has deteriorated because of the WWTP discharge.</p> | All planners agree |
| 72. | <p><b>Water Quality Sample Parameters</b></p> <p>All surface water quality samples must be tested for the following parameters:</p> <ul style="list-style-type: none"> <li>(a) pH;</li> <li>(b) Total Suspended Solids;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | All planners agree |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|     | <ul style="list-style-type: none"> <li>(c) Total ammoniacal nitrogen;</li> <li>(d) Nitrate-nitrogen;</li> <li>(e) Nitrite-nitrogen;</li> <li>(f) Total nitrogen;</li> <li>(g) Dissolved reactive phosphorous;</li> <li>(h) Total phosphorous;</li> <li>(i) Escherichia coli;</li> <li>(j) Enterococci; and</li> <li>(k) Soluble cBOD5.</li> </ul>                                                                                                                                                                                                                                                                                                                            |                    |
| 73. | All sample analyses must be undertaken by an IANZ accredited or equivalent laboratory. All methods must be appropriate for the sample analyses undertaken.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | All planners agree |
|     | <b><i>Monitoring Ecology</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |
| 74. | <p><b>Pre-Operational Ecology Survey</b></p> <p>Prior to commencement of the discharge from the WWTP, the Consent Holder must engage a suitably qualified ecologist to undertake a surface water ecology survey in summer, at the same locations within Waterloo Creek immediately upstream and downstream of the discharge point from the Land Contact Infiltration Device. This must include a qualitative assessment of physical habitat characteristics, the collection of macroinvertebrate samples and overnight fish trapping. The purpose of this sampling is to establish a baseline of stream ecology prior to the commencement of the development discharges.</p> | All planners agree |
| 75. | <b>Post-Operational Ecology Survey</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | All planners agree |

|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|                                                           | Following the commencement of the discharge from the WWTP, the Consent Holder must conduct ecology surveys on a yearly basis, during spring, at the same locations within Waterloo Creek immediately upstream and downstream of the discharge point from the Land Contact Infiltration Device. Once the WWTP has been fully utilised at design capacity for a minimum period of two years, subject to Council approval, the in-stream monitoring frequency may be reduced to once every three years if results indicate the ecological community has been unaffected by the discharge. Ecological monitoring must be undertaken by a suitably qualified and experienced person, who must provide advice to the Consent Holder if results indicate the water quality has deteriorated because of the WWTP discharge. |                     |
| 76.                                                       | <p>All surface water ecology surveys must, as a minimum, meet the following requirements:</p> <ul style="list-style-type: none"> <li>(a) Provide an assessment of fish and macroinvertebrate communities, physical habitat quality, macrophytes and periphyton;</li> <li>(b) Must be undertaken by person(s) suitably qualified in freshwater ecology;</li> <li>(c) Must not be undertaken within two weeks of a flood event; and</li> <li>(d) Must report on any significant trends observed over time.</li> </ul>                                                                                                                                                                                                                                                                                                 | All planners agree  |
| <b><u>Adaptive Management of Wastewater Discharge</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                     |
| 77.                                                       | <p><b><u>Water Quality Prior to WWTP Operation</u></b></p> <p><u>Prior to the operation of the WWTP and following the completion of baseline environment and ecological surface water quality monitoring required by Conditions 62, 64 and 66 respectively, and a change occurs:</u></p> <ul style="list-style-type: none"> <li>(a) <u>the consent holder may request Council to adjust the daily mass loading figures in Condition 59 prior to the operation of the WWTP system;</u></li> </ul>                                                                                                                                                                                                                                                                                                                    | All planners agree. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                              |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
|     | <p>(b) <u>any request to adjust Condition 59 must be accompanied by supporting technical evidence that confirms the effects of the discharge to the stream environment remain less than minor;</u></p> <p>(c) <u>any adjustments requested by the consent holder to the daily mass loading figures in Condition 59 must be certified in writing by Council prior to giving effect to the adjusted figures.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                              |
| 78. | <p><b><u>Water Quality During WWTP Operation</u></b></p> <p><u>During operation of the WWTP, should the surface water quality results required by condition 62, 65 and 66 demonstrate that a change to the mass load discharge would maintain less than minor effects on the surface water quality and ecology:</u></p> <p>(a) <u>the consent holder may request Council to adjust the daily mass loading figures in Condition 59 during the operation of the WWTP system.</u></p> <p>(b) <u>any request to adjust condition 59 must be accompanied by supporting technical evidence that confirms the effects of the discharge to the stream environment remain less than minor.</u></p> <p>(c) <u>any adjustments requested by the consent holder to the daily mass loading figures in Condition 59 must be certified in writing by Council prior to giving effect to the adjusted figures.</u></p> | All planners agree.                                          |
| 79. | <p><b><u>Army Bay WWTP and Transmission Network</u></b></p> <p><u>The operation of the temporary WWTP will not result in a compromise to the Army Bay WWTP performance or compliance with its discharge consent or the operation Watercare's transmission network by ensuring:</u></p> <p>(a) <u>provision of a contaminant concentration and corrosion risk assessment of any discharge back to the public network;</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All planners agree in principle. CH/DP to check in with WSL. |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p><u>(b) provision for monitoring, reporting, and adaptive management in the event of non-compliance of the temporary WWTP.</u></p> <p><u>(c) staged development of the WWTP with clear hold points to manage progression of flows to the plant and any discharges back to the public network to ensure flow rates and contaminants are in line with those proposed.</u></p> <p><u>(d) ensuring there is no impact on the self-cleansing velocities upstream and downstream of the off-take manhole under dry weather flow and wet weather flow scenarios; and</u></p> <p><u>(e) developing a full hydraulic profile of the Milldale Branch Sewer to confirm no adverse backwater or surcharge effects, modelling to include transient flow conditions and sensitivity testing</u></p>                                                                                                                                                                                                                                               |                     |
|     | <b><i>Operations and Management Plan and Emergency Response Plan</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                     |
| 80. | <p><b>Operations and Management Plan</b></p> <p>Prior to the commencement of the discharge of treated wastewater, the Consent Holder must prepare an Operations and Management Plan (OMP). The objective of the OMP is to provide a framework for the operation and management of the WWTP and discharge facilities to ensure compliance with the conditions of consent.</p> <p>The OMP must be submitted to the Council <u>for approval and must be</u> <del>that it is</del> consistent with the requirements of this condition. The OMP must be reviewed and updated every three years by the Consent Holder and as required as a result of any significant changes in WWTP and discharge facilities' operation or management that could affect the quality and quantity of the discharge. An electronic copy of the OMP must be provided to the Council within 10 working days of a request to do so.</p> <p>As a minimum, the OMP must include:</p> <p>(a) Appropriate people to contact in the event of system malfunction;</p> | All planners agree. |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | <ul style="list-style-type: none"> <li>(b) Provision of manufacturer's specification for the key components of the MBR and UV disinfection systems, including manufacturers performance standards in terms of trans membrane pressure of the MBR units, total suspended solids, and UV transmissivity (UVT) of the treated wastewater;</li> <li>(c) A full description of the entire WWTP, including a site map showing the location of the treatment system, land contact infiltration device, pump station and sampling sites;</li> <li>(d) A description and schedule of the routine inspection, monitoring and maintenance procedures to be undertaken to ensure operation of the WWTP and discharge facilities, complies with this consent;</li> <li>(e) A description of the sampling location/s;</li> <li>(f) A description of the practices and procedures associated with the monitoring and reporting conditions of this consent including (as a minimum): <ul style="list-style-type: none"> <li>(i) locations and type of monitoring equipment,</li> <li>(ii) maintenance and calibration of monitoring equipment,</li> <li>(iii) schedule and log of monitoring requirements;</li> </ul> </li> <li>(g) Contingency plans to remedy any possible variations from normal plant operation that could potentially affect discharge quality;</li> <li>(h) Details of procedures to address a critical power or equipment failure at the WWTP;</li> <li>(i) Procedures for recording routine maintenance and all major repairs that are undertaken;</li> <li>(j) The Consent Holder's chain of command, responsibility and notification protocols;</li> <li>(k) A description of odour mitigation measures at the site; <del>and</del></li> <li>(l) Procedures for continuous reviewing and improving of the manual; <u>and</u></li> </ul> |  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

- (m) Procedures to immediately advise the owners and occupiers of 36 Sidwell Road by email, phone or text of any accidental overflows, emergency discharges and/or breaches of the discharge consent conditions, including notification of an 'all clear' where applicable.

**Advice Note - Use of Public Assets Consent Holder Agreement with Watercare**

The WWTP includes the use of public assets including the wastewater network owned and managed by Watercare. A formal agreement between the consent holder and Watercare is required to be in place prior to the commissioning of the WWTP.

The agreement must address:

- (a) Operation management protocols, including emergency response procedures,
- (b) The Consent Holders obligations regarding activities in proximity to Watercare assets
- (c) Requirements for performance, monitoring, quality control, and testing of any discharges into the Watercare network
- (d) Emergency response protocols in the event of plant failure
- (e) A decommissioning management plan for the plant

The agreement must also address:

That to date evidence provided to Watercare has concluded there are no adverse effects on the wastewater network down stream of the WWTP. Prior to commencement of operation of the WWTP and the Consent Holder obtaining Certificate of Title for any residential lots under Milldale Stages 10 - 13, the Consent Holder must provide the following information to Watercare:

- (a) Proof that the WWTP will operate in accordance with the application documents referenced in Condition 1.

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
|     | <p><i>(b) <u>Proof that the RO discharge is in accordance with the application documents referenced in Condition 1.</u></i></p> <p><i>(c) <u>A copy of the Emergency Response Plan (ERP) as set out in Condition 77.</u></i></p> <p><i>(d) <u>Testing of the systems prior to operation of the WWTP to confirm that they are operating in accordance with the application documents referenced in Condition 1.</u></i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     |
| 81. | <p><b>Emergency Response Plan</b></p> <p>Prior to the commencement of the operation of the WWTP, a final Emergency Response Plan (ERP) must be submitted to Council <u>for approval</u>.</p> <p><u>Approval from Watercare of the ERP must be obtained before the ERP is submitted to Council. Evidence of Watercare's written approval must be provided with the submission of the ERP to Council.</u></p> <p>The objective of the EMP is to identify risks to personnel on site and within the vicinity of the plant, and how these <del>shall</del><u>must</u> be responded to in the event of an emergency. The final ERP must be prepared in general accordance with the application documents referenced in condition 1.</p> <p>The ERP must include procedures to immediately advise the owners and occupiers of 36 Sidwell Road by email, phone or text of any accidental overflows, emergency discharges and/or breaches of the discharge consent conditions, including notification of an 'all clear' where applicable.</p> | All planners agree. |
|     | <b><i>Odour Management</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                     |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 82.                     | <b>Odour Emissions</b><br><br>There must be no odour emission from the treatment system that is offensive or verified as objectionable by the Council assessor to such an extent that it has an adverse effect on the environment beyond the boundary of the property on which the WWTP is located.                                                                                                                                                                                                                                                                                                                                       | All planners agree  |
| 83.                     | <b>Significant Air Discharge Notification</b><br><br>Council must be notified as soon as practicable in the event of any significant discharge to air which results, or has the potential to result, in a breach of Condition 71 (Odour emission management). The information <del>shall</del> <u>must</u> include details of the nature of the discharge, an explanation of the cause, and remedial action being undertaken.                                                                                                                                                                                                             | All planners agree. |
| 84.                     | <b>Odour Management Plan</b><br><br>An Odour Management Plan <del>shall</del> <u>must</u> be submitted to the Council <u>for approval</u> prior to the commissioning of the WWTP. The Odour Management Plan <del>shall</del> <u>must</u> detail the maintenance and inspection procedures for the odour control system, as well as the procedures for the receipt, recording, and handling of odour complaints.                                                                                                                                                                                                                           | All planners agree. |
| <b><i>Reporting</i></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                     |
| 85.                     | <b>Annual Report</b><br><br>The Consent Holder must prepare and, if requested by Council, forward an annual report in writing to the Council by 30 June each year. A copy of the report shall also be sent to the owners and occupiers of 36 Sidwell Road. The annual report must cover the preceding 12-month period (from 1 April the preceding year until 31 March of the current year) and must report on compliance with this consent. As a minimum, the report must include: <ul style="list-style-type: none"> <li>(a) Comments on compliance with this consent, and actions taken where there has been non-compliance;</li> </ul> | All planners agree  |

|     |                                                                                                                                                                                                                                                                                                                                                  |                    |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|     | <p>(b) A summary of any complaints received, the validity of each complaint and the corrective action taken;</p> <p>(c) A summary of any malfunctions or breakdowns and the corrective action taken; and</p> <p>(d) Any other issues considered relevant by the Consent Holder.</p> <p>(e) Any other reports conducted in the previous year.</p> |                    |
| 86. | <p><b>Operations and Management Plan</b></p> <p>At all times the Consent Holder must provide to Council, on request, the most up-to-date Operations and Management Plan.</p>                                                                                                                                                                     | All planners agree |
| 87. | <p><b>Maintenance Service Contract</b></p> <p>A maintenance service contract, which provides for the operation and servicing of the WWTP, must be entered into with an appropriately qualified contractor prior to the exercising of this consent.</p>                                                                                           | All planners agree |
| 88. | All analysis carried out in connection with this consent must be performed by a laboratory that meets ISO 17025 standards, or otherwise as specifically approved by the Council.                                                                                                                                                                 | All planners agree |
| 89. | No sludge or grease is permitted to be discharged to land or water.                                                                                                                                                                                                                                                                              | All planners agree |

#### 4.4 Temporary WWTP Air Discharge Conditions of Consent DIS 402

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                          | Planner's Position and Reasons (where necessary) |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
|               | <b><i>WWTP Air Discharge Performance Standards</i></b>                                                                                                                                                                                                                                                                             | <b><i>17 September 2025</i></b>                  |
| 90.           | <b>Odour &amp; Dust Discharges</b><br>Beyond the boundary of Lot 4 DP 353309, there must be no odour and/or dust caused by the discharge which, as verified by <del>the a suitably qualified and experienced person</del> <u>Council assessor</u> , is the cause of a noxious, dangerous, offensive or objectionable effect.       | All planners agree                               |
| 91.           | <b>Hazardous Air Pollutant Discharges</b><br>Beyond the boundary of Lot 4 DP 353309 there must be no hazardous air pollutant, caused by discharges, which is present at a concentration that causes, or is likely to cause adverse effects to human health, ecosystems or property.                                                | All planners agree                               |
| 92.           | <b>Visible Emissions</b><br>Discharges from any activity on site must not give rise to visible emissions, other than water vapour or heat haze, to an extent which, <u>as verified by the Council assessor</u> <del>in the opinion of the Council</del> , is the cause of a noxious, dangerous, offensive or objectionable effect. | All planners agree                               |
| 93.           | <b>Operations and Maintenance Manual</b><br>All processes on site must be operated in general accordance with the Operations and Maintenance Manual (OMM) required by Condition 96 (OMM). All processes must be operated,                                                                                                          | All planners agree                               |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|     | maintained, supervised, monitored, and controlled to ensure that all emissions authorised by this consent are maintained at the minimum practicable level.                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |
|     | <b><i>Enclosure of Odour Sources</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |
| 94. | <p>A ventilation system must be designed and operated to minimise fugitive emissions of odour from the ventilated sources or ventilation system. At a minimum the following processes must be enclosed and mechanically ventilated to an Odour Control Unit (OCU):</p> <ul style="list-style-type: none"> <li>(a) Headworks screens;</li> <li>(b) Sludge storage tanks and skips;</li> <li>(c) Sludge dewatering equipment; and</li> <li>(d) WWTP sump.</li> </ul>                                                                                                                | All planners agree |
|     | <b><i>Odour Unit Performance</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |
| 95. | <p><b>Odour Control Units</b></p> <p>All Odour Control Units (OCU) used to treat mechanically ventilated air must incorporate one or more carbon adsorber units designed, constructed, operated and maintained in general accordance with Condition 86 (carbon adsorber units).</p>                                                                                                                                                                                                                                                                                               | All planners agree |
| 96. | <p><b>Carbon Adsorber Units</b></p> <p>All carbon adsorber units must be designed, constructed, maintained and operated in general accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) In-line duct heating must be provided on the inlet side of each adsorber unit to ensure that the temperature of the saturated air to the OCU can be raised to achieve reduced humidity to prevent condensation and promote optimal adsorption in the activated carbon bed. The capacity of heaters used for this purpose must be sufficient to reduce</li> </ul> | All planners agree |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                    |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|     | <p>the relative humidity of the maximum design inlet air flow to no greater than 70% from 100% at 20 degrees Celsius;</p> <p>(b) The absorptive media must comprise activated carbon that is steam activated and impregnated with sodium hydroxide or potassium hydroxide, potassium iodide or copper oxide;</p> <p>(c) The depth of adsorptive media must be such that the minimum residence time of airflow through the media is no less than 3 seconds at the maximum design airflow;</p> <p>(d) The adsorptive media must be evenly distributed in the bed so that no bypassing or short circuiting of inlet airflow occurs; and</p> <p>(e) The media is to be replaced as soon as practicable (and no later than within one month) where testing conducted indicates that saturation may occur within two months of testing.</p> |                    |
|     | <b><i>Anaerobic Process Conditions</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                    |
| 97. | <p><b>Dissolved Oxygen Concentration</b></p> <p>The Dissolved Oxygen (DO) concentration in any aeration tanks must not remain below 0.1 ppm for more than 12 consecutive hours.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | All planners agree |
| 98. | <p>If the DO concentration in an aeration tank is less than 0.2 ppm for more than 8 consecutive hours the Consent Holder must notify the Council within 24 hours and investigate and determine the cause and take the action necessary to ensure the compliance limits are not breached. The Consent Holder must document each trigger level exceedance and investigation and provide summaries in the annual report and provide to the Council within 48 hours of a request.</p>                                                                                                                                                                                                                                                                                                                                                     | All planners agree |
| 99. | <b>Monitoring</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                    |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|      | <p>The Consent Holder must monitor and record operational parameters of WWTP units as follows:</p> <ul style="list-style-type: none"> <li>(a) Continuous flow metering of all influent flows to the WWTP;</li> <li>(b) Continuous monitoring of DO concentration in each aeration tank;</li> <li>(c) Continuous monitoring of Oxidation-reduction potential in each anoxic tank; and</li> <li>(d) Continuous monitoring of operation of fans of the mechanical ventilation system.</li> </ul> <p>The data must link to the WWTP SCADA system with alarms to indicate alert level exceedances as set out in the Operations and Maintenance Manual (OMM) prepared in general accordance with Condition 96 (OMM).</p> <p>All data, including flow records, must be recorded for a minimum of five years and provided to the Council within 48 hours of a request.</p> |                    |
| 100. | <p><b>WWTP Air Ventilation System</b></p> <p>The WWTP must be designed such that the operational parameters of the air ventilation system and OCUs are as follows:</p> <ul style="list-style-type: none"> <li>(a) For carbon adsorber units, saturation of the adsorptive media can be checked on at least a monthly basis.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | All planners agree |
| 101. | <p><b>Meteorological Monitoring Station</b></p> <p>Prior to commissioning of the WWTP, the Consent Holder must install and thereafter operate and maintain a meteorological monitoring station at or within 500 m of the WWTP site to record wind speed, wind direction, ambient air temperature and relative humidity.</p> <p>At a minimum:</p> <ul style="list-style-type: none"> <li>(a) The monitoring station must include an ultrasonic anemometer or equivalent measurement device capable of measuring wind speeds at a resolution of no greater</li> </ul>                                                                                                                                                                                                                                                                                                | All planners agree |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|      | <p>than 0.1 m/s and capable of measuring wind direction at a minimum wind speed of no greater than 0.1 m/s;</p> <p>(b) Weather parameters must be measured continuously, at a frequency of not more than 1-minute intervals; and</p> <p>(c) 10-minute averaged meteorological data must be retained in the form of an electronic record for a minimum of five years. Meteorological data must be provided to the Council within 48 hours of a request.</p> <p>The monitoring station must be calibrated in general accordance with the manufacturers' recommendations for each instrument, with the documentation of the calibration retained and must be provided to the Council within one week of a request.</p> |                    |
| 102. | <p><b>Operator Availability</b></p> <p>An appropriately trained wastewater operator must be available twenty-four hours a day and seven days per week to respond to any plant contingencies that may cause an adverse odour nuisance effect outside the site boundary.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                          | All planners agree |
| 103. | <p><b>Preventative Maintenance</b></p> <p>The Consent Holder must implement a system of scheduling, undertaking and documenting preventative maintenance on all equipment critical to the effective operation of the odour control systems and other plant processes that affect odour as set out in the Operations and Maintenance Manual (OMM) prepared in general accordance with Condition 96 (OMM). An updated copy of the maintenance schedule must be provided with the annual report each year. Information which demonstrates compliance with this must be provided to the Council within 5 working days of a request.</p>                                                                                 | All planners agree |
| 104. | <p><b>Power Outages</b></p> <p>The following management measures for power outages must be implemented:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | All planners agree |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|      | <p>(a) A power outage alarm system must be installed and maintained which provides electronic notification of (via SMS and email at a minimum) of any loss of mains power supply to the WWTP;</p> <p>(b) The Consent Holder must maintain a generator on site that is configured to automatically start upon loss of mains power supply. The generator must be of sufficient capacity to power all aeration systems, recycle pumps, odour control and air extraction systems, at a minimum; and</p> <p>(c) The alarm system, DO probe and supporting data telemetry system must be powered by an uninterruptable power supply with a minimum 4-hour battery life.</p>         |                    |
| 105. | <p><b>Critical Spares</b></p> <p>The Consent Holder must implement the following, such that the equipment critical to the effective operation of the WWTP, OCUs and air extraction system and ongoing compliance with the conditions of this consent is operational as soon as practicable and no later than 24 hours after any failure or outage:</p> <p>(a) Hold onsite or maintain reliable access to spare equipment critical to the effective operation of the WWTP, OCUs and air extraction system and ongoing compliance with the conditions of this consent; and</p> <p>(b) Retain staff or contractors capable of installation and maintenance of the equipment.</p> | All planners agree |
| 106. | <p><b>Operations and Maintenance Manual (OMM)</b></p> <p>Within 3 months of the date of commencement of the WWTP an Operations and Maintenance Manual (OMM) must be submitted to the Council, to confirm that the activities undertaken in general accordance with the OMM will achieve the objectives of the plan and compliance with the relevant consent conditions. The OMM must incorporate a series of monitoring, management and operational procedures, methodologies and contingency plans, and together must accurately record all information required to comply with the conditions of this consent. The OMM must include the following:</p>                      | All planners agree |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|      | <ul style="list-style-type: none"> <li>(a) An overview description of WWTP processes and activities and associated sources of odour and other air contaminants;</li> <li>(b) Identification of potential odour sources (including potential fugitive odour sources), risks of odour impacts associated with each source and procedures for minimising risks as far as practical:               <ul style="list-style-type: none"> <li>(i) For each odour source and emission control system, this is to include identification of key process operating parameters for odour management, how these will be monitored, alert level thresholds, and procedures to respond to alert level exceedances;</li> <li>(ii) Identification of critical spares and procedures to ensure availability of critical spares;</li> <li>(iii) Contingency procedures for each emergency, plant breakdown, equipment failure and malfunction scenario that could result in an increase in emissions to air;</li> </ul> </li> <li>(c) Procedures for implementing the monitoring requirements of this consent;</li> <li>(d) Training and induction of personnel operating the WWTP;</li> <li>(e) Procedures for responding to and investigating complaints relating to odour or other air contaminants emitted from the WWTP;</li> <li>(f) Roles and responsibilities of personnel for implementing the requirements set out in the OMM;</li> <li>(g) Contact details of key personnel including after hours; and</li> <li>(h) Procedures for reviewing and/or improving the OMM.</li> </ul> |                    |
| 107. | <p><b>Notification of Potential Non-Compliance</b></p> <p><del>The Consent Holder must notify the Council as soon as practicable, and as a minimum requirement within 24 hours, of the Consent Holder becoming aware of any accidental discharge, mechanical failure, or other circumstances which has resulted in, or is likely to result</del></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | All planners agree |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                           |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | <p><del>in, a breach of any condition of this consent. The council must be notified as soon as practicable in the event of any significant discharge to air, which results or has the potential to result in a breach of air quality conditions or adverse effects on the environment. The following information must be supplied:</del></p> <p><del>(a) Details of the nature of the discharge;</del></p> <p><del>(b) An explanation of the cause of the incident; and</del></p> <p><del>(c) Details of remediation action taken.</del></p>                                                                                                                                                             |                                                                                                                                                                                                                                                           |
|      | <p><del>The Consent Holder must, within 7 days of the incident occurring, provide a written report to the Council, identifying the condition breached, possible causes, steps undertaken to remedy the effects of the incident and measures that will be undertaken to ensure future compliance.</del></p>                                                                                                                                                                                                                                                                                                                                                                                               | <p>All planners agree The condition has been deleted in response to Auckland Council feedback and in response to the Milldale Expert Consenting Panel's request dated 15 August 2025. The revised wording of condition above addresses these matters.</p> |
| 108. | <p><b>Complaint Response</b></p> <p>The Consent Holder must maintain a log of all complaints (including those received via third parties including the Council) regarding odour. The Consent Holder must notify the Council of each complaint as soon as practicable. The complaint log must be made available to the Council at all reasonable times on request. The Consent Holder must record the following details in the complaint log:</p> <p>(a) Time and type of complaint including details of the incident, e.g. duration, location and any effects noted;</p> <p>(b) Name, address and contact phone number of the complainant unless the complainant elects not to supply these details;</p> | <p>All planners agree</p>                                                                                                                                                                                                                                 |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|      | <ul style="list-style-type: none"> <li>(c) Weather conditions, including approximate wind speed and direction, at time of the complaint, including the data collected from the weather station required by Condition 91 (Meteorological monitoring station);</li> <li>(d) The likely cause of the complaint and the response made by the Consent Holder including any corrective action undertaken if applicable;</li> <li>(e) Future actions proposed as a result of the complaint, if applicable; and</li> <li>(f) The response from the Consent Holder to the complainant.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |
| 109. | <p><b>Review of Conditions</b></p> <p>The Council may, within one month following each anniversary of commencement of this consent, serve notice on the Consent Holder under section 128(1) of the Resource Management Act 1991, of its intention to review the conditions of this resource consent for the following purposes:</p> <ul style="list-style-type: none"> <li>(a) Deal with any significant adverse effects on the environment arising from the exercise of the consent which was not foreseen at the time the application was considered and which is appropriate to deal with at the time of the review.</li> <li>(b) Consider the adequacy of conditions which prevent nuisance and adverse effects beyond the boundary of the Site, particularly if regular or frequent complaints have been received and validated by an enforcement officer.</li> <li>(c) Consider developments in control technology and management practices that would enable practical reductions in the discharge of contaminants to air.</li> <li>(d) Alter the monitoring requirements, including requiring further monitoring, or increasing or reducing the frequency of monitoring.</li> </ul> <p>Or, the consent may be reviewed by the Manager Resource Consents at any time, if it is found that the information made available to the Council in the application contained inaccuracies</p> | All planners agree |

|  |                                                                                                                                                             |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions. |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

#### 4.5 Temporary WWTP List of Reports and Drawings

##### Reports

| Report Title & Reference                                                                                                                       | Author                                 | Rev                      | Dated                                |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------|--------------------------------------|
| Acoustic Assessment: Milldale Wastewater Treatment Plant Proposed Construction & Operation                                                     | Styles Group                           | 1                        | 26 February 2025                     |
| Arboricultural Impact Assessment: Milldale Wastewater Treatment Plant                                                                          | Arborlab Limited                       | -                        | February 2025                        |
| Archaeological Assessment: Wainui, Auckland, Milldale Development, Auckland – Wastewater Treatment Plant: Fast Track Archaeological Assessment | Clough & associates Limited            | A                        | February 2025                        |
| Geotechnical Investigation Report: Milldale Temporary Wastewater Treatment Facility                                                            | CMW Geosciences                        | 1                        | 26 February 2025                     |
| Groundwater Assessment: Milldale Wastewater Treatment Plant                                                                                    | Williamson Water & Land Advisory       | 1                        | 25 February 2025                     |
| Infrastructure Report: Milldale Temporary Wastewater Treatment Plant                                                                           | WOODS                                  | 0                        | 28 March 2025                        |
| <a href="#"><u>Technical Memo: Engineering Response Memo Wastewater Treatment Plant</u></a>                                                    | <a href="#"><u>WOODS</u></a>           | <a href="#"><u>1</u></a> | <a href="#"><u>5 August 2025</u></a> |
| Ecological Impact Assessment: Milldale Private Wastewater Treatment Plant                                                                      | Viridis Limited                        | Final 1                  | 26 February 2025                     |
| Economic Assessment of Milldale Stages 4C and 10-13 Fast-track Application                                                                     | Insight Economics                      | Final                    | 27 March 2025                        |
| Milldale Subdivision Wastewater Treatment Plant: Hazardous Substances and ITA Assessment                                                       | Williamson Water & Land Advisory       | -                        | 20 February 2025                     |
| Preliminary Site Investigation: Wastewater Treatment Plant Lot 4 DP 353309 Wainui                                                              | Groundwater and Environmental Services | A                        | 24 February 2025                     |
| Technical Assessment of Discharges to Air from Proposed Wastewater Treatment Plant – Milldale, Orewa                                           | Air Matters Limited                    | 6                        | 26 March 2025                        |
| Technical Assessment of Environmental Effects of Treated Wastewater Discharge – Milldale WWTP Project                                          | Babbage Consultants                    | 1                        | 25 February 2025                     |
| Wastewater Treatment Plant Design Report – For Consenting                                                                                      | Apex Water Limited                     | 1                        | 20 February 2025                     |

| Report Title & Reference                                                                | Author                                    | Rev                      | Dated                                |
|-----------------------------------------------------------------------------------------|-------------------------------------------|--------------------------|--------------------------------------|
| <a href="#"><u>Technical Note – Response to Requests for Additional Information</u></a> | <a href="#"><u>Apex Water Limited</u></a> | <a href="#"><u>3</u></a> | <a href="#"><u>1 August 2025</u></a> |

### Drawings

| Drawing Title & Reference                                                            | Author       | Rev | Dated            |
|--------------------------------------------------------------------------------------|--------------|-----|------------------|
| <b>Landscape Drawings</b>                                                            |              |     |                  |
| Landscape Layout Plan: Planting Sheet 1 or 2 (Drawing No: 4672100-AL-S9-1000)        | BECA Limited | A   | 26 February 2025 |
| Landscape Layout Plan: Planting Sheet 2 or 2 (Drawing No: 4672100-AL-S9-3000)        | BECA Limited | A   | 26 February 2025 |
| <b>Civil Drawings</b>                                                                |              |     |                  |
| OVERALL ZONING PLAN (Drawing No: P24-189-0005-GE-WWTP)                               | WOODS        | 1   | Feb-25           |
| EXISTING TITLE PLAN (Drawing No: P24-189-0020-GE-WWTP)                               | WOODS        | 1   | Feb-25           |
| SITE LOCATION PLAN (Drawing No: P24-189-0100-GE-WWTP)                                | WOODS        | 1   | Feb-25           |
| EXISTING CONTOURS PLAN (Drawing No: P24-189-1000-EW-WWTP)                            | WOODS        | 1   | Feb-25           |
| PROPOSED CONTOURS PLAN (Drawing No: P24-189-1100-EW-WWTP)                            | WOODS        | 1   | Feb-25           |
| CUT AND FILL CONTOURS PLAN (Drawing No: P24-189-1200-EW-WWTP)                        | WOODS        | 1   | Feb-25           |
| PROPOSED EARTHWORKS CROSS SECTIONS PLAN (Drawing No: P24-189-1300-EW-WWTP)           | WOODS        | 1   | Feb-25           |
| PROPOSED EARTHWORKS CROSS SECTIONS – SHEET 1 OF 3 (Drawing No: P24-189-1301-EW-WWTP) | WOODS        | 1   | Feb-25           |
| PROPOSED EARTHWORKS CROSS SECTIONS – SHEET 2 OF 3 (Drawing No: P24-189-1302-EW-WWTP) | WOODS        | 1   | Feb-25           |
| PROPOSED EARTHWORKS CROSS SECTIONS – SHEET 3 OF 3 (Drawing No: P24-189-1303-EW-WWTP) | WOODS        | 1   | Feb-25           |
| EROSION & SEDIMENT CONTROL PLAN (Drawing No: P24-189-1800-EW-WWTP)                   | WOODS        | 1   | Feb-25           |

| Drawing Title & Reference                                                                          | Author | Rev | Dated  |
|----------------------------------------------------------------------------------------------------|--------|-----|--------|
| EROSION & SEDIMENT CONTROL STANDARD DETAILS<br>– SHEET 1 OF 3 (Drawing No: P24-189-1801-EW-WWTP)   | WOODS  | 1   | Feb-25 |
| EROSION & SEDIMENT CONTROL STANDARD DETAILS<br>– SHEET 2 OF 3 (Drawing No: P24-189-1802-EW-WWTP)   | WOODS  | 1   | Feb-25 |
| EROSION & SEDIMENT CONTROL STANDARD DETAILS<br>– SHEET 3 OF 3 (Drawing No: P24-189-1803-EW-WWTP)   | WOODS  | 1   | Feb-25 |
| OVERALL LAYOUT PLAN (Drawing No: P24-189-2000-RD-WWTP)                                             | WOODS  | 1   | Feb-25 |
| PROPOSED TYPICAL CROSS SECTIONS – SHEET 1 OF 2<br>(Drawing No: P24-189-2200-RD-WWTP)               | WOODS  | 1   | Feb-25 |
| PROPOSED TYPICAL CROSS SECTIONS – SHEET 2 OF 2<br>(Drawing No: P24-189-2201-RD-WWTP)               | WOODS  | 1   | Feb-25 |
| PROPOSED ACCESSWAY LONG SECTIONS – SHEET 1<br>OF 2 (Drawing No: P24-189-2600-RD-WWTP)              | WOODS  | 1   | Feb-25 |
| PROPOSED ACCESSWAY LONG SECTIONS – SHEET 2<br>OF 2 (Drawing No: P24-189-2601-RD-WWTP)              | WOODS  | 1   | Feb-25 |
| VEHICLE TRACKING CURVE (Drawing No: P24-189-2800-RD-WWTP)                                          | WOODS  | 1   | Feb-25 |
| PROPOSED STORMWATER LAYOUT PLAN (Drawing<br>No: P24-189-3000-DR-WWTP)                              | WOODS  | 1   | Feb-25 |
| PROPOSED LAND CONTACT INFILTRATION DEVICE<br>PLAN (Drawing No: P24-189-3200-DR-WWTP)               | WOODS  | 1   | Feb-25 |
| PROPOSED LAND CONTACT INFILTRATION DEVICE<br>CROSS SECTIONS (Drawing No: P24-189-3210-DR-<br>WWTP) | WOODS  | 1   | Feb-25 |
| PROPOSED STORMWATER DRY BASIN PLAN (Drawing<br>No: P24-189-3300-DR-WWTP)                           | WOODS  | 1   | Feb-25 |
| PROPOSED STORMWATER DRY BASIN CROSS<br>SECTIONS (Drawing No: P24-189-3310-DR-WWTP)                 | WOODS  | 1   | Feb-25 |
| OVERALL STORMWATER OVERLAND FLOW PATH<br>PLAN (Drawing No: P24-189-3500-DR-WWTP)                   | WOODS  | 1   | Feb-25 |
| PROPOSED WASTEWATER LAYOUT PLAN (Drawing<br>No: P24-189-4000-DR-WWTP)                              | WOODS  | 1   | Feb-25 |

| Drawing Title & Reference                                                          | Author | Rev | Dated    |
|------------------------------------------------------------------------------------|--------|-----|----------|
| EXISTING WASTEWATER CONNECTION MANHOLE DETAILS (Drawing No: P24-189-4400-DR-WWTP)  | WOODS  | 1   | Feb-25   |
| PROPOSED WASTEWATER TAKE-OFF MANHOLE DETAILS (Drawing No: P24-189-4401-DR-WWTP)    | WOODS  | 1   | Feb-25   |
| PROPOSED WATER MAIN LAYOUT PLAN (Drawing No: P24-189-6000-WR-WWTP)                 | WOODS  | 1   | Feb-25   |
| PROPOSED UTILITIES LAYOUT PLAN (Drawing No: P24-189-7000-UT-WWTP)                  | WOODS  | 1   | Feb-25   |
| <b>Architectural Drawings</b>                                                      |        |     |          |
| MILLDALE WASTEWATER TREATMENT PLANT, OVERALL SITE PLAN (Drawing No. P24-189-UD402) | WOODS  | 1   | Feb 2025 |
| MILLDALE WASTEWATER TREATMENT PLANT, SITE PLAN (Drawing No. P24-189-UD403)         | WOODS  | 1   | Feb 2025 |
| MILLDALE WASTEWATER TREATMENT PLANT, ELEVATIONS (Drawing No. P24-189-UD404)        | WOODS  | 1   | Feb 2025 |
| MILLDALE WASTEWATER TREATMENT PLANT, ELEVATIONS (Drawing No. P24-189-UD405)        | WOODS  | 1   | Feb 2025 |
| MILLDALE WASTEWATER TREATMENT PLANT, ELEVATIONS (Drawing No. P24-189-UD406)        | WOODS  | 1   | Feb 2025 |
| MILLDALE WASTEWATER TREATMENT PLANT, SECTIONS (Drawing No. P24-189-UD407)          | WOODS  | 1   | Feb 2025 |
| MILLDALE WASTEWATER TREATMENT PLANT, 3D VISUALISATION (Drawing No. P24-189-UD408)  | WOODS  | 1   | Feb 2025 |
| MILLDALE WASTEWATER TREATMENT PLANT, 3D VISUALISATION (Drawing No. P24-189-UD409)  | WOODS  | 1   | Feb 2025 |
| MILLDALE WASTEWATER TREATMENT PLANT, 3D VISUALISATION (Drawing No. P24-189-UD410)  | WOODS  | 1   | Feb 2025 |

## 5.0 Archaeological Authority

### 5.1 Authority Details

#### Heritage New Zealand Pouhere Taonga Act 2014

- Authority No: xxx
- Determination Date: xxx
- Expiry Date: xxx
- Authority Holder: Fulton Hogan Land Development Limited
- Archaeological Site: R10/1452
- Location:

| Address                                                                | Legal Description            |
|------------------------------------------------------------------------|------------------------------|
| <i>Stage 4C</i>                                                        |                              |
| 21 Karapapa Road, Wainui, Auckland                                     | Lot 9001 DP 586972 (1112048) |
| <i>Stage 10-13</i>                                                     |                              |
| 507 Wainui Road, 525 Wainui Road, 131 Argent Lane, and 16 Lysnar Road. | Lot 9006 DP 602895 (1187464) |
| 168 Argent Lane                                                        | Lot 1 DP 147739 (NA88A/16)   |
| n/a                                                                    | Lot 3 DP 151229 (NA90A/713)  |
| 167 Argent Lane                                                        | Lot 2 DP 147739 (NA88A/17)   |
| n/a                                                                    | Lot 2 DP 488814 (701832)     |
| n/a                                                                    | Lot 3 DP 488814 (701833)     |
| 107 Cemetery Road                                                      | Lot 1 DP 488814 (701831)     |
| <i>Temporary Wastewater Treatment Plant</i>                            |                              |
| n/a                                                                    | Lot 4 DP 353309 (218138)     |

- Section 45 Approved Person: Ellen Cameron
- Landowner Consent: Completed

### 5.2 Determination

The FTAA Expert Consenting Panel grants an authority pursuant to section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological site described above, within the area specified as Lot 9001 DP 586972, Lot 9006 DP 602895, Lot 1 DP 147739, Lot 3 DP 151229, Lot 2 DP 147739, Lot 2 DP 488814, Lot 3 DP 488814, Lot 1 DP 488814, Lot 4 DP 353309 to Fulton Hogan Land Development Limited for the proposal to undertake earthworks at multiple sites including 21 Karapapa Road, 507 Wainui Road, 525 Wainui Road, 131 Argent Lane, 16 Lysnar Road,

168 Argent Lane, 167 Argent Lane and 107 Cemetery Road, Wainui, Auckland, subject to the following conditions:

### 5.3 Conditions of Authority

All planners agreed with the Panel's draft conditions.

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.            | <p><b>Site Briefing</b></p> <p>The authority holder must ensure that all contractors working on the project are briefed on site by the s45 approved person, who may appoint a person to carry out the briefing on their behalf, prior to any works commencing on the possibility of encountering archaeological evidence, how to identify possible archaeological sites during works, the archaeological work required by the conditions of this authority, and contractors' responsibilities with regard to notification of the discovery of archaeological evidence to ensure that the authority conditions are complied with.</p>                                                                                                                                     |
| 2.            | <p><b>Start Work Notification</b></p> <p>Prior to the start of any on-site archaeological work, the authority holder must ensure that Heritage New Zealand Pouhere Taonga is advised of the date when work will begin. This advice must be provided at least 2 working days before work starts. The authority holder must also ensure that Heritage New Zealand Pouhere Taonga is advised of the completion of the on-site archaeological work, within 5 working days of completion.</p>                                                                                                                                                                                                                                                                                 |
| 3.            | <p><b>Archaeological Management Plan</b></p> <p>The authority must be exercised in accordance with the Archaeological Management Plan (Cameron, E. 2025 Wainui, Auckland, Proposed Milldale Fast Track Residential Development) attached to this authority and an archaeological investigation must be carried out of R10/1452 in accordance with the recording strategy included in the management plan.</p> <p>The aims of the investigation shall be to investigate, research and analyse standing structures and remains in accordance with current archaeological practice to gather information about the historical and cultural heritage of New Zealand. Any changes to the plan require the prior written agreement of Heritage New Zealand Pouhere Taonga.</p> |
| 4.            | <p><b>Additional Archaeological Sites</b></p> <p>Any earthworks that may affect any additional archaeological sites encountered during the works must be monitored by the s45 approved person who may appoint a person to carry out monitoring on their behalf.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 5.            | <p><b>Archaeological Finds</b></p> <p>Any archaeological evidence encountered during the exercise of this authority must be investigated, recorded and analysed in accordance with archaeological practice.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6. | <p><b>Ngāti Manuhiri and Te Kawerau ā Maki</b></p> <p>In addition to any tikanga agreed to between the authority holder, Ngāti Manuhiri and Te Kawerau ā Maki provided with the authority application, the following shall apply:</p> <ul style="list-style-type: none"> <li>(a) Access for Ngāti Manuhiri and Te Kawerau ā Maki shall be enabled in order to undertake tikanga consistent with any requirements of site safety;</li> <li>(b) Ngāti Manuhiri and Te Kawerau ā Maki shall be informed 48 hours before the start and finish of the archaeological work;</li> <li>(c) If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Senior Archaeologist, New Zealand Police, Ngāti Manuhiri and Te Kawerau ā Maki must be advised immediately in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2010) and no further work in the area may take place until future actions have been agreed by all parties;</li> <li>(d) Ngāti Manuhiri and Te Kawerau ā Maki shall be informed if any possible taonga or Māori artefacts are identified to enable appropriate tikanga to be undertaken, so long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 are met; and</li> <li>(e) Ngāti Manuhiri and Te Kawerau ā Maki shall be provided with a copy of any reports completed as a result of the archaeological work associated with this authority and be given an opportunity to discuss it with the s45 approved person if required.</li> </ul> |
| 7. | <p><b>Completion of Archaeological Siteworks</b></p> <p>Within 20 working days of the completion of the on-site archaeological work associated with this authority, the authority holder shall ensure that:</p> <ul style="list-style-type: none"> <li>(a) An interim report following the Archaeological Report Guideline (AGS12 2023) is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library; and</li> <li>(b) Site record forms are updated or submitted to the NZAA Site Recording Scheme.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 8. | <p><b>Archaeological Records</b></p> <p>That within 12 months of the completion of the on-site archaeological work, the authority holder shall ensure that a final report, completed following the Archaeological Report Guideline (AGS12 2023), is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.</p> <ul style="list-style-type: none"> <li>(a) One hard copy and one digital copy of the final report are to be sent to the Heritage New Zealand Pouhere Taonga Senior Archaeologist; and</li> <li>(b) Digital copies of the final report must also be sent to the NZAA Central Filekeeper, Council CHI, Auckland War Memorial Museum, Ngāti Manuhiri and Te Kawerau ā Maki, Council (landowner).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



## **APPENDIX 2: VOLUME 9B**

## VOLUME 9B: Conditions Not Agreed by the Council and Applicant's Experts

The table below sets out the substantive changes/additions to the Conditions that are recommended by the Council but are not agreed to by the Applicant's experts. Only those substantive changes/additions are included below.

Further changes sought by Council but are not agreed by the Applicant's experts are shown in green highlighted ~~strikethrough~~ and underline.

Further changes sought by the Applicant's experts but are not agreed by the Council's experts are shown in yellow ~~strikethrough~~ and underline.

Further changes agreed between the Council and the Applicant's experts are shown in red ~~strikethrough~~ and underline (these are also addressed in Volume 9A together with the reasons).

Note: Condition numbering has generally not been included but where there are references to specific conditions this refers to that contained in the Panel's draft conditions.

## Greenfield Stages 10 – 13 Conditions of Consent

### Stages 10-13 General Conditions of Consent BUN 200

The consent is subject to the following conditions:

| Condition Condition<br>No. |                                                                                                                                                                                                                                                                                                                                                                                                                      | Planner's Position and Reasons (where<br>necessary)<br><u>17 September 2025</u>                                                                                             |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15.                        | <b>Stream 21 Monitoring Report</b><br><br>Throughout the duration of bulk earthworks, an updated Stream 21 Monitoring Report must be prepared on an annual basis, and once earthworks are completed within the catchment area of Stream 21. (Note: The original stream monitoring report refers to Stream P9, which has been renamed to Stream 21). Annual monitoring must be undertaken in October each year during | The Council has recommended amendments to the condition shown in green highlight. DP is seeking further advice from specialists regarding the additional condition wording. |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>earthworks phase <u>to monitor the stability of the stream channel, both vertical and horizontal, for the first five years and until the banks are fully vegetated</u>. The updated monitoring report and results must be provided to Auckland Council by 1 December of each year of earthworks.</p> <p><u>In addition:</u></p> <p>a) <u>Any scour or erosion should be remediated, and the risk of future scour and erosion must be mitigated by the consent holder.</u></p> <p>b) <u>Any sediment deposition that has the potential to reduce the channel conveyance in frequent to rare flood events should be remediated, and the risk of future deposition must be mitigated by the consent holder</u></p> | <p>EW/RM disagree with additional text requested. This condition focuses on effects on the stream as a result of earthworks. The stabilisation of the stream is addressed in Condition 96.</p> |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### Stages 10-13 Land Use Conditions of Consent LUC 201

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                      | Planner's Position and Reasons (where necessary)<br><u>17 September 2025</u>                                                                                                                                                                                                                               |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 54.           | <p><u>Pine Valley Road/Dairy Flat Highway Upgrade</u></p> <p><u>No more than a total of 2,800 residential dwellings may be occupied in Milldale (Wainui Precinct) until the Pine Valley Road / Dairy Flat Highway give-way control is upgraded to a signalised intersection, in general accordance with the approved Resource Consent BUN60366520 and DRP-0142 Argent Lane Detailed Design.</u></p> <p><u>Advice Note:</u></p> | <p>The planners agree to the text shown in red as per Volume 9A.</p> <p>DP/CH consider that the advice note is necessary to ensure that AT are consulted as part of the EA process.</p> <p>EW/RM consider that the advice note is unnecessary as the design has already been approved through Auckland</p> |

|  |                                                                                                                      |                                          |
|--|----------------------------------------------------------------------------------------------------------------------|------------------------------------------|
|  | The final detailed design of the intersection must be agreed with Auckland Transport as part of Engineering Approval | Transport's Design Review Panel process. |
|--|----------------------------------------------------------------------------------------------------------------------|------------------------------------------|

## 1.1 Stages 10-13 Streamworks and Wetlands Conditions of Consent LUS 201, WAT 201 & WAT 2023

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Planner's Position and Reasons (where necessary)<br><u>17 September 2025</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | <i><b>Wetland and Streams Conditions</b></i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 63.           | <p><b>Stream and Wetland Management Plan - Milldale North Offset and Compensation Site</b></p> <p>Prior to the stream enhancement and riparian planting works, along with the creation of the new wetland and associated enhancement planting, a Stream and Wetland Management Plan (SWMP) must be submitted to Council <u>for approval</u>. The SWMP <del>shall</del> <u>must</u> be prepared in consultation with Ngāti Manuhiri and Te Kawerau ā Maki.</p> <p>The SWMP must be prepared by a suitably qualified and experienced ecologist and give effect to the enhancement planting and wetland creation (totalling 2.81ha), culvert removals, and stream riparian planting detailed in the "Ecological Impact Assessment Milldale – Stages 10-13 <u>Rev Final 1</u>, prepared by Viridis Environmental Consultants, <del>dated 26 February 2025</del>" and "Milldale Wetland Offset Planting Plans, prepared by Beca, <del>dated 26.02.25</del>", both referenced in Condition 1.</p> <p>The SWMP must include, but not be limited to:</p> <ul style="list-style-type: none"> <li>(a) How the implementation of stream and wetland enhancement works at the Offset Site will be staged proportional with the extent of wetland and stream reclamation at each stage of earthworks within Milldale Stages 10-13 <i>[noting that the phases of compensation works will be completed within 24 months of reclamation]</i>;</li> <li>(a) Extent of compensation required at the Milldale Stages 10-13 site, and timing of stream enhancement works and riparian planting in relation to subdivision stages <i>[noting that a portion of the compensation works required for stream <del>and wetland</del> reclamation will be</i></li> </ul> | <p>DP/CH propose additional text shown in green highlight as sought by. Council's ecologist to require a 10 year monitoring period for the new wetland, given the uncertainty around suitable hydrology on the offset site.</p> <p>The ecologist states that this is fundamental to the assessment of offset and compensation for the loss of wetlands resulting from this application are the premise that a new wetland will be created that will be a stable freshwater feature in perpetuity. Given the significant uncertainty around wetland delineation and the available hydrology on the offset site, the Council's ecologist deems it of the utmost importance that the permanent establishment of a long-term stable feature be ensured through rigorous</p> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><i>undertaken within proposed local purpose (drainage) reserves that will be vested with Council as the subdivision stages progress</i>];</p> <p>(b) Planting plan of stream and wetland and buffer planting detailing species diversity outcomes relative to historic site conditions, expected wetland ecosystem, and regional biodiversity targets. Planting plans <del>shall</del> <u>must</u> be in general accordance with the “Milldale Wetland Offset Planting Plans, drawing no. 4672100-AL-1000 and drawing no. 4672100-AL-1001 prepared by Beca, dated 26.02.25” referenced in Condition 1;</p> <p>(c) Site preparation details and approaches to weed suppression;</p> <p>(d) Implementation of planting, weed control and pest control; <del>and</del></p> <p>(e) Detailed monitoring timeframes and outcomes spanning planting <del>and vegetation establishment, and hydrology creation</del>, and to ensure the new <del>wetland’s stream’s</del> predicted ecological values are achieved or maintained, with specific 2-year and 5-year outcomes;</p> <p><u>(f) Detailed monitoring timeframes and outcomes spanning planting and vegetation establishment, and hydrology creation, and to ensure the new wetland is a stable, permanent aquatic habitat, with specific 2-year, 5-year and 10-year outcomes; and</u></p> <p>(g) <u>Protocols for corrective action should monitoring indicate that stream or wetland establishment is not achieved.</u></p> | <p>monitoring over the long-term. They categorically do not agree that a 5 year monitoring period is in any way sufficient to indicate that the proposed new wetland, created on very steep slopes will remain a wetland in perpetuity. The ecologist considers there to be a significant risk that the proposed bunds will erode away and the wetland not persist in the long term.</p> <p>EW/RM consider that a 10 year monitoring period is unnecessary and unjustified. However, they agree that further changes can be made to specify the ecological outcomes sought for this area more clearly. They further note that the Council’s ecologist opinion, while expressed in strong terms, does not provide clear justification for 10 years vs 5 years other than to say it is necessary.</p> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 1.2 Stages 10-13 Subdivision Conditions of Consent SUB 201

The consent is subject to the following conditions:

| Condition No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Planner's Position and Reasons (where necessary)<br><br><u>17 September 2025</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | <i>Survey plan approval (s223) conditions applicable to each stage</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|               | <p><u>Survey Plan Approval (s223) Condition – All Stages</u></p> <p><u>The consent holder must ensure that the following matters have been complied with for the survey plan where parks and reserves are proposed to be vested:</u></p> <ul style="list-style-type: none"> <li>a) <u>Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002 must be shown as Land in Lieu of Reserve (for the purpose of recreation)</u></li> <li>b) <u>That a right of way easement, in favour of Auckland Council, is established over any lots required for the purposes of public access and/or reserve maintenance to allow access to Council staff and contractors</u></li> </ul> | <p>DP/CH propose additional condition as requested by Parks shown in green highlight. They state that it is an additional s223 survey condition required for vesting classifications to be located after Condition 32. It is important that the condition notes the specific wording as Council requires the land to be received under the Local Government Act.</p> <p>EW/RM consider that this condition is unnecessary and this is already appropriately addressed by Condition 77. Clause (b) is not required as all parks have public access and no right of way easements are required.</p> |
|               | LDrand to Vest in Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | DP/CH consider that further amendments are required as advised by Healthy Waters shown in green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Lots 6000-6022 and 6003 - 6021 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as a <b>Local Purpose (Drainage) Reserve Land in Lieu of Reserve</b>. The Consent Holder must meet all costs associated with the vesting of the <b>Local Purpose (Drainage) Reserves Land in Lieu of Reserve</b>.</p> <p><u>Where vesting of reserves is to occur, all reserves must vest free of easements, encumbrances and with no utility devices, transformers, structures or the like on the land or on any of its road frontages or berms except as follows:</u></p> <ul style="list-style-type: none"> <li>a) <u>Where agreed at EA stage.</u></li> <li>b) <u>Lots 6000-6022 will vest subject to Section 239(2) of the RMA for right to convey electricity in favour of Vector Limited where required for power supply and lighting in the reserve.</u></li> </ul> <p><b>Advice note:</b></p> <p><b>Detail on the final extent of land proposed to be vested must be agreed by Council prior to lodgement of Engineering Plan Approval</b></p> | <p>highlight. Changes in red text are agreed as per Volume 9A.</p> <p>Healthy Waters states:</p> <p><i>HWFR requires land to be held under the Local Government Act rather than Reserves Act. This requires vesting as Land in Lieu of Reserve.</i></p> <p><i>Lots 6001, 6002 and 6022 will not be accepted as public land as these do not demonstrate public benefit beyond a stormwater function which can be provided for if the land remained in private ownership and protected via legal mechanisms.</i></p> <p><i>HWFR requests for the proposed amendment (01.09.2025) to be incorporated, otherwise s127 will likely be required as land cannot be forced upon HWFR to accept.</i></p> <p>EW/RM strongly disagree that the lots should vest as land in lieu of reserve. The technical evidence provided demonstrates that the drainage reserves do perform an important drainage function and would provide a public benefit in the future, particularly in terms of the efficiency of long term operation and maintenance.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | They consider that the recommended advice note is not accepted on the basis that the extent of land proposed to be vested is defined by the approved scheme plan and should not be altered.                                                                                                                                                                                                                                                                                                                         |
|  | <p><b>Pedestrian Bridges</b></p> <p>The Applicant must ensure that pedestrian bridges 2,3 and 4 (on Engineering drawing P24-128-00-2080-RD, authored by Woods, Dated February 2025), and their interfaces are designed in accordance with Auckland Transport's requirements.</p> <p><b>Advice Note:</b></p> <p>For any bridges with a dual function (e.g., Bridge 4, which includes a stormwater pipe), the responsibility for maintaining the utility must be clearly defined. Auckland Transport is not responsible for the non-transport functions of the bridges.</p>                                                                                                                                                                                                      | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) as requested by AT. DP/CH consider that this condition is necessary as outlined in previous discussions.</p> <p>EW/RM consider that this condition is unnecessary. The design of the bridges will be addressed at EA stage, when the relevant AT requirements will be addressed. The responsibility for maintaining the asset is not the concern of the consent holder but is an internal matter for Council to address.</p> |
|  | <p><b>Parks to Vest as Land in Lieu of Reserve</b></p> <p>Lots 7000 and 7002 must vest in Council as land in lieu of reserve to be held by Council as a park pursuant to Section 138 of the Local Government Act 2002 provided an unconditional agreement has been entered into (as outlined later in this condition).</p> <p>Lots 7000 and 7002 must be vested only if by the time of application for the survey plan to be approved under Section 223 of the RMA the applicant has entered into an agreement for sale and purchase of Lots 7000 and 7002.</p> <p>If no agreement is in place by the time of Section 223 application, the land will become a balance lot and any conditions relating to vesting, landscaping and ground conditions will become redundant.</p> | <p>DP/CH propose to delete Condition 84 and replace it with the text shown in green below. They rely on the advice of Council's parks specialist who states:</p> <p><i>Removal of applicants condition 84 to preserve future open space outcomes and substitute it with Parks recommended condition. The change is to ensure lots 7000 and 7002 are</i></p>                                                                                                                                                         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Where vesting of reserves is to occur, all reserves must vest free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms unless otherwise agreed with Council Parks Department.</p> <p>Neighbourhood Parks (Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002)</p> <p>Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002 shall be transferred to Auckland Council as land in lieu of reserve if by the time of application for the survey plan for Stage 10 and Stage 12 to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase.</p> | <p>received by Council under the Local Government Act.</p> <p>Where vesting does not occur, it is critical that the lots are not left as unmanaged or uncertain. Requiring the establishment of an Incorporated Society (or equivalent legal body) ensures that:</p> <p>All lot owners are legally bound to contribute to its maintenance and operation;</p> <p>The community has certainty that the lots will be maintained to an appropriate open space function, preventing fragmentation or neglect over time;</p> <p>The community has a reasonable expectation that they would be provided with a certain level of amenity provided as per the I544.10.1 Wainui: Precinct plan and as per I544.2.(1) and I544.3.(4)</p> <p>Open space is not linked to purchase of land but the provision and the quality of the outcome.</p> <p>This condition is justified on the basis that it secures the delivery of high-quality, accessible neighbourhood park land for the community, while also</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><i>ensuring long-term maintenance and protection of these assets.</i></p> <p><i>It provides a legally enforceable mechanism under the RMA, offers flexibility in delivery, and upholds both the public interest and the expectations of future residents. Without such a condition, there would be a material risk of the intended open space outcome not being delivered or maintained.</i></p> <p>EW/RM disagree with the suggested changes and consider current wording is adequate.</p>                             |
|  | <p><b><u>If no agreement is in place in accordance with Condition 84 by the time of application for the survey plan for Stage 10 and 12 to be approved under section 223, then Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002 will remain as a balance for the purposes of a neighbourhood park to meet the need for open space to the community it is located within and have registered a consent notice for that purpose.</u></b></p> <p><b><u>Advice Note</u></b></p> <p><b><u>If a sale and purchase agreement is not entered into, the intended outcome for park and open green space, as outlined in the RFI – Change Plan (referenced A-RFI-1-01, prepared by Terra Studio), will still be achieved by the consent holder through the provision of a privately owned and managed open space made available for public use via a common entity.</u></b></p> | <p>DP considers that the open space provision for Milldale is an important amenity, recreation and planning outcome. DP acknowledges that there are future maintenance burdens placed on members of the Resident's Society.</p> <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Council's parks specialist who states that:</p> <p><i>Removal of applicant's condition to preserve future open space outcomes if open space lots are not acquired by</i></p> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><i>Council and substitute it with Parks recommended condition.</i></p> <p><i>Please see the condition 84 comments above for same reasons.</i></p> <p>EW/RM strongly disagree with the notion that a Residents Society should be established should the Council not purchase the open space. In addition to being entirely unworkable from a development feasibility perspective, it is highly inefficient and unfair, with a small group of landowners paying for the operation and maintenance of what is a publicly accessible open space for the benefit of the wider community in the long term.</p> |
|  | <p><b>Boundary treatments</b></p> <p><b>Retaining Walls adjacent to lots to vest neighbourhood park Stage 12 (Park Lot 7002) and the drainage reserve (Lot 6020)</b></p> <p><b>Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and must be clear of the boundary of any reserve(s) (Lots 7002 and 6020). A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.</b></p> | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Council's parks specialist who states that:</p> <p><i>Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.</i></p> <p>Cas H considers that a reference to 1.5m maximum height for retaining walls in the condition is necessary.</p>                                                                                                                                                                                      |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | EW/RM disagree on the basis that this is already covered by Condition 1 and Condition 104.                                                                                                                                                                                                                                                                                                                                                                                                                               |
|  | <p>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1, 19, 25, 30, 36, 45, 53, 61, 124–129, 142–149, 152, 153, 162, 163, 168, 169, 188, 193, 198, 229, 230, 236, 266, 282, 291, 323, 335, 336, 356, 4017, 4018, 468, 472, 474, 482, 483–490, 492, 545, 595, 1001, 1004, 1005, 1022, 1024, 1025, 1026 and 1027. The consent notice/s must record that condition/s X-X are to be complied with on a continuing basis.</p> <p>a) Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and must be clear of the boundary of any reserve(s) (Lots 7002 and 6020).</p> <p>b) Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Park Lot 7002 must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots 1022. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</p> | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Council's parks specialist who states that:</p> <p><i>Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.</i></p> <p>Cas H considers that a reference to 1.5m maximum height for retaining walls in the condition is necessary.</p> <p>EW/RM disagree on the basis that this is already covered by Condition 1 and Condition 104.</p> |
|  | <u><i>Flood Management</i></u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  | <p><b>Flooding</b></p> <p>The consent holder must ensure that the development does not result in any increase in flood hazard risk to upstream or downstream properties when measured against the existing rainfall and land use conditions for the 50% AEP, 10% AEP, and 1% AEP storm events.</p> <p>Hazard assessments must be undertaken in accordance with ARR(2019) criteria.</p> <p>Note: In instances where streams are present within properties, any flood depth increases contained within the watercourse and associated riparian margins are not considered adverse flood effects, as</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>EW/RM propose an additional condition as shown in red underlined text with yellow highlight. This is informed by advice of PW and is intended to provide clarity.</p> <p>DP/CH propose an alternative condition shown in green highlight. This is informed by advice of DS and makes</p>                                                                                                                                                                                                                              |

streams/watercourses function as the natural conveyance pathways for floodwaters and such increases do not present risk to people or habitable floor.

#### **Flood Hazard Risk**

The consent holder must ensure that the development does not result in any increase in flood hazard risk to upstream or downstream properties when measured against the existing land use conditions for the 50% AEP, 10% AEP, and 1% AEP storm events, considering both existing rainfall and future rainfall as affected by 3.8 degree climate change.

changes to refer to 3.8 degrees climate change and to delete the reference to ARR(2019) criteria and delete the note.

The engineers' comments are as follows:

DS/PW agrees in principle that an increase in flooding contained within the riparian margin would not increase the flooding risk on the basis that there is no infrastructure, buildings or other habitable buildings in that location. However, DS considers that this does not need to be included in the condition. PW considers that it does need to be an advice note to ensure consistent application of the condition.

PW does not agree with the requirement to consider 3.8 degree climate change, although this is appropriate for a resilience assessment. DS considers that an effects assessment is required to consider 3.8 degree climate change. PW's concern is with the implications for consented or recently constructed infrastructure and alignment with the SMP.

DS considers that new resource consents should be assessed under the 3.8 degree climate change scenario.

For the purposes of assessing flooding effects associated with any new infrastructure within Milldale Stages 10–13, the tidal boundary conditions shall be consistent with those applied in the Wainui East SMP and the Flood Assessment Report for Milldale Stages 10–13 prepared by Woods, dated 5 August 2025.

Accordingly the tidal boundary conditions to be applied shall be based on Mean High Water Springs 10 percentile (MHWS10, NIWA July 2012), with allowances for 1.0 metre sea level rise for future scenarios, as agreed with Auckland Council during the Milldale Query List review (2022).

No alternative tidal boundary conditions shall be used for assessment purposes.

The tidal boundary conditions to be applied are as set out in Table 1 below.

**Table 1**

| MHWS10, NIWA<br>(July 2012) | Tidal Boundary Condition (m RL) |        |
|-----------------------------|---------------------------------|--------|
|                             | Existing                        | Future |
| Orewa River                 | 1.44                            | 2.44   |
| !                           | !                               | !      |
| Weiti Stream                | 1.51                            | 2.51   |

EW/RM propose an additional condition as shown in red underlined text. This is informed by advice of PW and is intended to provide clarity and certainty about the baseline assumptions for the assessment of flooding effects.

DP/CH informed by the advice of DS do not agree with this condition because the tidal boundary condition used as part of the Wainui East SMP modelling do not represent the latest climate change effects. This opinion is based on GD15 (2024) and Mfe Coastal Hazard Guidance (2024). They consider that an additional condition is unnecessary.

PW states that this condition reflects work undertaken in 2022 in consultation with Healthy Waters and is an appropriate baseline. PW considers that GD15 is guidance only.

EW/RM and PW consider that it is important that this condition is included to provide certainty in the future within the period in which the consent can be given effect to.

## Flood Hazard Management

EW/RM propose an additional condition as shown in red underlined text. This is informed by advice of PW and is

The Wainui East SMP and the Flood Assessment Report for Milldale Stages 10-13 prepared by Woods dated 5 August 2025 (as referenced in Condition 1) is based on climate change allowance of 2.1 degrees. Therefore, any flooding effects assessment (including upstream and downstream of the development) associated with the development of Milldale Stages 10-13 must be limited to rainfall depths and climate change allowance of 2.1 degrees as detailed in **Table 1**.

Climate change allowance of 3.8 degrees, as detailed in the Stormwater Code of Practice dated July 2025 and rainfall depths as detailed in **Table 2**, should only be considered for the purpose of resilience within Stages 10-13 so that new habitable floor levels and new infrastructure within Stages 10-13 is designed adequately and future proofed.

The consent holder must ensure that the development does not result in any increase in flood hazard to upstream or downstream properties, measured against the modelled rainfall depths identified in Table 1 below and for the 50% AEP, 10% AEP, and 1% AEP storm events.

**Table 1 – Effects Assessment (2.1 CC)**

| Average Recurrence Interval (ARI) | SMP                         |         |
|-----------------------------------|-----------------------------|---------|
|                                   | 24-hour rainfall depth (mm) |         |
|                                   | No climate change           | 2.10 CC |
| 50% AEP                           | 88                          | 95.9    |
| 10% AEP                           | 145                         | 164.1   |
| 1% AEP                            | 225                         | 262.8   |

**Table 2 – Resilience Purposes Only**

| Average Recurrence Interval (ARI) | SWCOP v 4                   |  |
|-----------------------------------|-----------------------------|--|
|                                   | 24-hour rainfall depth (mm) |  |

intended to provide clarity and certainty about the baseline assumptions for the assessment of flooding effects.

PW and DS agree with the rainfall depths specified in Table 1 and 2 can be referenced in the conditions, on the basis that they are as per the temporal patterns and depth increases outlined in the Stormwater Code of Practice V4.

DS does not agree with the lead in wording to Tables 1 and 2 for the reasons already provided above. PW considers that the wording is consistent with the SMP for the reasons already provided above.

DP/CH and DS considers that Tables 1 and 2 could be included in Flood Hazard Risk assessment condition above.

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |               |                |           |              |                |            |              |               |            |              |  |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------|----------------|-----------|--------------|----------------|------------|--------------|---------------|------------|--------------|--|
|                | <table> <tr> <td></td><td><u>No climate change</u></td><td><u>3.8 CC</u></td></tr> <tr> <td><u>50% AEP</u></td><td><u>88</u></td><td><u>112.1</u></td></tr> <tr> <td><u>10% AEP</u></td><td><u>145</u></td><td><u>189.7</u></td></tr> <tr> <td><u>1% AEP</u></td><td><u>225</u></td><td><u>286.6</u></td></tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>No climate change</u> | <u>3.8 CC</u> | <u>50% AEP</u> | <u>88</u> | <u>112.1</u> | <u>10% AEP</u> | <u>145</u> | <u>189.7</u> | <u>1% AEP</u> | <u>225</u> | <u>286.6</u> |  |
|                | <u>No climate change</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <u>3.8 CC</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                          |               |                |           |              |                |            |              |               |            |              |  |
| <u>50% AEP</u> | <u>88</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <u>112.1</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |               |                |           |              |                |            |              |               |            |              |  |
| <u>10% AEP</u> | <u>145</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <u>189.7</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |               |                |           |              |                |            |              |               |            |              |  |
| <u>1% AEP</u>  | <u>225</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <u>286.6</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                          |               |                |           |              |                |            |              |               |            |              |  |
|                | <b>Overland Flow Paths</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                          |               |                |           |              |                |            |              |               |            |              |  |
| 1.             | <p><b>Stormwater Devices</b></p> <p>All public stormwater treatment and/or attenuation devices <del>(dry basins and rain gardens)</del> and the private stormwater detention tanks within JOALs must be designed and constructed in general accordance with the Infrastructure Report Milldale Stages 10-13 <del>ref P24-128, rev 1, prepared by Woods, dated 28/03/2025</del> and “Stormwater Management Devices in the Auckland Region, December 2017, Guideline Document 2017/001” referenced in Condition 1, and in general accordance with the approved plans referenced in Condition 1.</p> <p><b>Advice Notes</b></p> <p><i>Safety in design documents will need to be reviewed by Healthy Waters and the residual risks will need to be agreed prior to issuing approvals. <u>Design must remain consistent with the overarching stormwater management strategy set out in the Wainui East SMP (V4, September 2016) and be approved by Auckland Council Healthy Waters prior to Engineering Plan Approval.</u></i></p> <p><u>Refinements to stormwater devices, including changes to type, layout, and function, such as the potential conversion of dry basins to wetlands (e.g. Basins H and I), may be undertaken during the detailed design phase, where appropriate and in consultation with Auckland Council Healthy Waters.</u></p> <p><u>Opportunities to optimise the design for long-term operation, maintenance, and asset management should be explored as part of the detailed design process in consultation with</u></p> | <p>DP/CH as informed by DS, consider that additional advice notes are necessary as shown in green highlight (red text is agreed as per Volume 9A) based on the advice of Healthy Waters who states that:</p> <p><i>The proposed Advice Notes collectively guide the Consent Holder on the further refinements required for detailed design.</i></p> <p>EW/RM disagree with other additional advice notes. Maintenance requirements are set out in GD01 and the stormwater design is otherwise as set out in the consent documentation. The additional advice notes create confusion and conflict with the proposal set out in the infrastructure report. Other options could be considered in the future.</p> |                          |               |                |           |              |                |            |              |               |            |              |  |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><i>Auckland Council Healthy Waters. This includes ensuring adequate access, minimisation of maintenance burden, and consolidation of devices where practicable.</i></p> <p><i>Safety in Design documentation must be submitted to Auckland Council Healthy Waters for review, and any residual risks must be agreed upon prior to the issue of Engineering Plan Approval.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|  | <p><b>Maintenance of Communal Stormwater Management Devices</b></p> <p>The consent holder must maintain the communal stormwater management devices serving the subdivision in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>a) The consent holder must maintain the communal devices until the earlier of: <ul style="list-style-type: none"> <li>i) 80% of the building sites discharging to the devices have been developed, or</li> <li>ii) A period of five (5) years has passed from the date of issue of the final section 224(c) certificate under the Resource Management Act 1991 for the subdivision.</li> </ul> </li> <li>b) The consent holder must remove any sediment from the communal device that has resulted from development activities within the subdivision, if required by the Council, prior to acceptance of the device(s) by Council for ongoing maintenance.</li> <li>c) At the time of transfer of any stormwater management devices to Council for ongoing maintenance, all planted areas associated with the stormwater management devices must achieve a minimum plant survival rate of 95%.</li> <li>d) Updated Operation and Maintenance Manuals for all communal stormwater management devices must be provided to the Council at the time of transfer of any stormwater management devices to Council for ongoing maintenance.</li> <li>e) A bond must be provided at the time of application for the section 224(c) certificate to ensure the ongoing maintenance of the communal stormwater management devices until transfer of any stormwater management devices to Council for ongoing maintenance.</li> </ul> | <p>DP/CH as informed by DS, consider an additional condition is necessary as shown in green highlight. This is based on the advice of Healthy Waters who states that:</p> <p><i>Maintenance period condition was included to ensure that the devices are handed over to HWFR in sound condition. Wording to the condition could be amended to avoid 'double-ups' with landscaping maintenance conditions.</i></p> <p>EW/RM disagree and observe that there have been no issues with the previous eight stages of the Milldale development in terms of the functionality and efficiency of stormwater management devices vested to Council. The basis for this condition is therefore unclear based on what is happening on the ground in Milldale.</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Requirement for Bond</b></p> <p>Prior to the issue of the section 224(c) certificate under the RMA, the consent holder must provide a bond to the Council in accordance with Section 222 of the RMA to ensure the performance of the proposed stormwater management devices.</p> <p><b>The bond must:</b></p> <ul style="list-style-type: none"> <li>Be calculated at a rate of communal device area.</li> <li>Be provided in the form of a cash deposit, a bank bond guaranteed by a New Zealand-registered bank, or another form of security (e.g., an encumbrance) as agreed with the Council.</li> <li>Be documented and executed by the Council's solicitor. All legal and administrative costs associated with preparation, execution, variation, administration, or release of the bond must be met by the consent holder.</li> <li>Be released once the relevant condition(s) have been satisfied and all associated Council costs have been paid.</li> </ul> <p><b>Advice Notes:</b></p> <p>The Council may use the bond to restore the communal stormwater device(s) to comply with Auckland Council's GD01 standards if the consent holder fails to meet the condition requirements.</p> <p>The final bond amount will be confirmed and agreed by Council prior to Engineering Plan Approval. It will be calculated based on a per-square-metre rate of communal raingarden area, with the rate to be determined at that time. The bond value will be adjusted for inflation using the Reserve Bank inflation calculator or another method agreed with Council.</p> | <p>DP/CH as informed by DS, consider an additional condition is necessary as shown in green highlight. They consider that an additional condition is necessary based on the advice of Healthy Waters who states that:</p> <p><i>Maintenance bond condition was included to ensure that the devices can be brought up to standard, at no cost to Council, should the condition of the devices be compromised at the time of handover.</i></p> <p>EW/RM disagree for the same reason as provided above.</p> |
| <p><b>Hydrology Mitigation Report</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>DP/CH as informed by DS, consider an additional condition is necessary as</p>                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Prior to Engineering Plan Approval, the Consent Holder must prepare a Hydrology Mitigation report and submit to Council for review and approval. The Hydrology Mitigation report must include a comparative analysis of Stream 21 flows for a range of rainfall events up to and including 50% AEP. The analysis must compare the proposed 'offset' hydrology mitigation approach with the equivalent complaint hydrology mitigation approach and must demonstrate that any increase in stream peak flow, depth and velocity will not increase the risk of stream erosion.</p> <p><u>Advice Notes:</u></p> <p>'Offset' hydrology mitigation approach is where the required SMAF volume from a catchment is being accommodated within a device to which this catchment does not drain. Compliant hydrology mitigation approach is where the required SMAF volume from a catchment is being provided within the device that this catchment drains to.</p> | <p>shown in green highlight. They consider that an additional condition is necessary based on the advice of Healthy Waters who states that:</p> <p><i>Further information set by this condition is required to demonstrate compliance with the hydrology mitigation requirements of the SMP and the NDC. This will generally be required to be completed at the Resource Consent stage, however given consent is sought under the Fast Track legislation HWFR has requested that this is completed prior to EPA should the Panel grant the consent.</i></p> <p><i>Without this information, HWFR cannot confirm compliance with the SMP or authorise stormwater discharges from the proposed development under the NDC.</i></p> <p><i>HWFR requests for the proposed amendment (01.09.2025) to be incorporated, otherwise an additional diversion and discharge consent may be required.</i></p> <p>EW/RM disagree with this condition on the basis of the additional information provided in the response to comments and are confident that additional information is not required.</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Stormwater Model</b></p> <p>The Consent Holder must provide a copy of the full stormwater model to Auckland Council Healthy Waters for review, verification, and endorsement prior to application for Engineering Plan Approval. The model must include both pre- and post-development scenarios, with all relevant parameters, assumptions, and input data clearly documented.</p> <p>The model must enable assessment of downstream effects and include, at a minimum, the following areas:</p> <ul style="list-style-type: none"> <li>The Wainui Road bridge crossing above Waterloo Creek;</li> <li>Properties located downstream between the Wainui Road bridge and Lysnar Road; and</li> <li>147 Argent Lane and its immediate receiving environment.</li> </ul> <p>The model must demonstrate that the proposed stormwater management approach does not increase flood risk or result in adverse effects on downstream properties or infrastructure in accordance with the Wainui East Stormwater Management Plan (V4, September 2016).</p> | <p>DP/CH as informed by DS, consider an additional condition is necessary as shown in green highlight. They consider that an additional condition is necessary based on the advice of Healthy Waters who states that:</p> <p>HWFR have provided additional comments on the model provided which have not yet been addressed. This will generally be required to be completed at the Resource Consent stage, however given consent is sought under the Fast Track legislation HWFR has requested that this be completed prior to EPA should the Panel grant the consent.</p> <p>Without this information, HWFR cannot confirm compliance with the SMP or authorise stormwater discharges from the proposed development under the NDC.</p> <p>HWFR requests for the proposed amendment (01.09.2025) to be incorporated in this regard.</p> <p>NB. If there is an agreement on the new flooding Condition 93 then the requirement for stormwater model to be provided to HW for review can be incorporated as an advice note under that condition as a mean to demonstrate compliance prior to EPA.</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                        |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                                                                                                                                                                                                                                                                                                                                                 | EW/RM disagree. This information has already been provided via the response to comments. The information adequately demonstrates the extent of effects on the Wainui Road Bridge crossing and 147 Argent Lane. If Healthy Waters disagree with the analysis that is a matter of professional opinion, not a matter for the conditions. |
|  | <p><b>Land Covenants – Streams</b></p> <p><b>Lots 6001, 6002 and 6022 must be subject to land covenants for protection and maintenance of the streams, streambanks, and riparian vegetation in perpetuity</b></p>                                                                                                                                                                               | <p>DP/CH as informed by DS, consider that an additional condition is necessary as shown in green highlight. They consider that this condition should be included in conjunction with comments provided under Condition 81 to cover land not being vested to Council.</p> <p>EW/RM disagree for the reasons already provided above.</p> |
|  | <p><b>Protection and Maintenance of Streams and Riparian Planting</b></p> <p><b>Lots 6001, 6002 and 6022 must be retained and protected to provide for a for a continued function of the streams and riparian vegetation.</b></p> <p><b>Lot owners must:</b></p> <p><b>a) Maintain all riparian vegetation in general accordance with the approved and implemented landscape plans; and</b></p> | <p>DP/CH as informed by DS, consider an additional condition is necessary as shown in green highlight. They consider that this condition should be included in conjunction with comments provide under Condition 81 to cover land not being vested to Council.</p>                                                                     |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>b) Replace any dead, diseased, or damaged plants with plants of the same species and grade as originally approved, within the next planting season.</p> <p>c) Control pest plants and noxious weeds in accordance with the with the approved and implemented landscape plans</p> <p>d) Maintain the streams and streambanks so they remain free of debris, blockages, and structures that could cause erosion, flooding, or adverse effects on water quality.</p> <p>e) Not carry out earthworks, place fill, deposit material, remove vegetation, or alter the bed or banks of the stream except where necessary for maintenance as specified in the covenant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>EW/RM disagree for the reasons already provided above.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  | <p><i>Public Streetscape, Accessways, Reserves and Parks</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  | <p><b>Streetscape and Public Accessway Landscaping</b></p> <p>The Consent Holder must submit a detailed streetscape landscaping plans for all public roads and public accessways to the Council for certification. In particular, the plans must:</p> <p><b>Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816 &amp; 819-820) and Public Accessway (Lots 3001-3009) Landscaping</b></p> <p>Prior to the implementation of works and as part of the engineering plan approval, the Consent Holder must submit detailed streetscape landscaping plans for all public roads and public accessways to the Council for certification. The plan(s) and supporting planting methodology, to be submitted for certification must:</p> <ul style="list-style-type: none"> <li>(a) Be prepared by a suitably qualified landscape architect;</li> <li>(b) Be in general accordance with the relevant landscape plans referenced in Condition 1;</li> <li>(c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of street lights and other service access points;</li> </ul> | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Cas H who states that:</p> <p>Additional condition wording relating to species lots and sequencing and timing.</p> <p>This is required to meet the required level of mitigation due to the introductions of hard built form and less green infrastructure.</p> <p>The condition is strengthen to ensure that implementation is not undertaken prior to certification of the detail design and to avoid</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in general accordance with the Auckland Transport Code of Practice;</p> <p>(e) Include hard landscaping details for accessways;</p> <p>(f) Include planting methodology;</p> <p>(g) Include all lighting details within the proposed streets and accessways; and</p> <p>(h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.</p> <p>(i) <u>Phormium tenax must be replaced in the planting schedule for the proposed public accessway batters by more suitable alternative species to better address maintenance of batter areas.</u></p> <p><u>Advice note:</u></p> <p><u>Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.</u></p> | <p>retrospective consideration of the landscaping plans.</p> <p>EW/RM disagree and the original wording achieves the same outcome. The advice note is unnecessary. All planners agree with the inclusion of (i) and this is included in the Volume 9A document.</p>                                                                             |
| <p><u>Drainage Reserves and Parks Parks and Reserve Development (Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002))</u> Prior to the implementation of works and as part of the engineering plan approval. The Consent Holder must submit a detailed engineering and landscape plans (including all hard assets/park furniture/fixtures/planting/<u>grassing/turfing</u>) for all <u>local purpose drainage reserves and</u> land in lieu of a reserve <u>(Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002)</u> as shown on the approved scheme plans referenced in Condition 1. <u>The plans must. The plan(s) and supporting planting methodology, to be submitted for certification must:</u></p> <p>(i) Be prepared by a suitably qualified <u>landscape architect person/s</u>;</p> <p>(ii) Be in general accordance with the relevant landscape plans referenced in Condition 1;</p>                                                                              | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Cas H who states that:</p> <p><i>Condition included with specific reference and to differentiate between land in lieu of reserves (parks) and drainage reserves. It is also necessary to note timing of requirement while</i></p> |

- (iii) Include a Weed ~~and Pest~~ Management Plan detailing weed eradication and control methods prior to and after planting;
- (a) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established;
  - (b) Include specifications for plant condition and a written specification detailing the planting methodologies to be used;
  - (c) Identify existing species to be retained;
  - (d) ~~Demonstrate the proposed slopes~~ Demonstrate a topographic overlay to illustrate suitable gradient levels within the reserve;
  - ~~(e) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing; and~~
  - (f) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.
  - ~~(g) Design and details of any retaining walls in the park(s)/reserve(s) or adjacent to the park(s)/reserve(s), and any other structures in the reserves.~~
  - ~~(h) Identify flood-prone areas within the reserve to demonstrate usability in accordance with its purpose.~~
  - ~~(i) Locate stormwater outfalls and retaining walls outside reserve areas and naturalised to reduce visual effects.~~
  - ~~(j) No transformers are to be located within or on the boundary of the reserve.~~
  - ~~(k) The consent holder must implement additional visual mitigation measures and/or reduce the height or step the design of Retaining Wall 09 within Lot 1022 (adjacent to Lot 7002) to the satisfaction of the Parks Planning Manager.~~

Advice note:

*allowing for overbearing retaining to be mitigated.*

*The condition is to ensure that implementation is not undertaken prior to certification of the detailed design and to avoid retrospective consideration of the landscaping plans.*

*Under section 239 of the RMA, land to be vested must be free from restrictions and encumbrances. As land is acquired at market value for the live zone, any flooding, structures, or easements that burden the land would compromise its intended use.*

*It is noted that for infrastructure such as transformers and pumpstations, there are legislative requirements around buffer zones for health and safety reasons as well as noise and odour.*

EW/RM prefer to combine the parks and drainage reserve landscape detail condition as they largely address the same matters. This is simpler to administer. They support some further amendments to address the matters raised and this is included in Volume 9. They do not agree with amendments regarding retaining

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public works in the absence of that approval.</i></p> <p><i>If the consent holder wishes to place any structures or assets on the proposed reserve, approval will be required from the local board</i></p> <p><i>If the consent holder wishes to retain any private structures, rights or encumbrances on land to be vested, it will require a certificate of acceptance from the Manager Land Advisory Services under section 239 (2) on behalf of the local board.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>walls, as none are proposed within the parks or drainage reserves and where they adjoin their height is low. For the same reason, they do not agree with (k) proposed by Council. The advice notes are unnecessary.</p>                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>Parks condition only where drainage reserves are acceptable to Healthy Waters:</b></p> <p><b>Drainage reserves landscaping (Lots 6000-6006, 6009-6022)</b></p> <p><b>Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed landscaping plan(s) for drainage reserves for the certification of the Manager Parks Planning. The plans must:</b></p> <ul style="list-style-type: none"> <li><b>a) Be prepared by a suitably qualified landscape architect.</b></li> <li><b>b) Be in general accordance with the Landscape Plans prepared by LASE Landscape Architects, revision 2, dated 31/07/2025.</b></li> <li><b>c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, and the overall material palette.</b></li> <li><b>d) Include planting methodology.</b></li> <li><b>e) Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.</b></li> <li><b>f) demonstrate a flood overlay identifying flood-prone areas within the reserve.</b></li> </ul> | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Cas H who states that</p> <p><i>Condition included with specific reference and to differentiate between land in lieu of reserves (parks) and drainage reserves. It is also necessary to note timing of requirement while allowing for overbearing retaining to be mitigated.</i></p> <p>EW/RM consider that this condition is unnecessary and is covered by the other conditions proposed, noting that we propose further amendments to address matters raised by the Council.</p> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                          |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>g) Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.</p> <p>h) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.</p> <p>i) Provide a Safety in Design Register for shared pathway connections within the drainage reserves.</p> <p>j) Comply with the Auckland Code of Practice for Land Development and Subdivision, Chapter 7: Landscape.</p> <p>k) Planting within the Upper and Lower Riparian Zones must consist of species that are suited to the environmental conditions and functional requirements of each respective zone.</p> <p>l) The consent holder must implement additional visual mitigation measures and/or reduce the height or step the design of Retaining Wall 14 within Lots 1024 and 1025 (adjacent to Lot 6019) to the satisfaction of the Parks Planning Manager.</p> <p><i>Advice note:</i></p> <p><i>Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.</i></p> <p><i>Any structures and encumbrances, including but not limited to retaining walls and easements, are to receive the approval from Healthy Waters.</i></p> <p><i>Recreational infrastructure, including but not limited to seating, rubbish bins, play equipment etc. will require local board approval.</i></p> |                                                                                                                                          |
|  | <p>Balance lots for Neighbourhood Park purposes Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Cas H who states that:</p> |

Prior to the issue of a s.224(c) certificate, the Consent Holder must establish an Incorporated Society (or equivalent legal body) to own, manage and maintain any communal lots, and all associated communal infrastructure, (if any) not accepted by Auckland Council for vesting under condition X.

The following requirements must be met in order to satisfy the condition:

- a) The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.
- b) The structure, functions and rules of the Incorporated Society must include provision for the following:
- c) The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.
- d) The structure, functions and rules of the Incorporated Society must include provision for the following:
- e) All lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;
- f) All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
- g) The Incorporated Society will be responsible for the maintenance of landscaping, infrastructure, asset management plans, and similar matters as they pertain to the common assets.
- h) Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and
- i) An acceptable method of management of the Incorporated Society's (or equivalent legal body) future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules must identify a process for setting, collecting and enforcing the payment of levies.

*If no agreement is in place, this condition ensures that the future residents' society will be responsible for the ongoing management and maintenance of the publicly accessible open space.*

*Please see the condition 84 comments above for same reasons.*

EW/RM strongly disagree with this recommended condition for the reasons already provided above as has been explained in relation to drainage reserves. We both provided a comprehensive response to this matter in the technical reporting that supported our response to Council's comments. It is not clear if Cas H has reviewed this material as it is not referenced in their advice.

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>j) All costs associated with the establishment and maintenance of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder.</p> <p>k) A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to Auckland Council for certification that the infrastructure and assets will be properly maintained over time. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  | <p>In accordance with section 221 of the Resource Management Act 1991, a consent notice shall be registered on the Record(s) of Title to be issued for each lot requiring that for so long as they are a registered proprietor of the Lot, the owners of the Lot must be members of the established Incorporated Society (or equivalent legal body) that jointly owns and is responsible and liable for the ongoing management and maintenance of the common assets.</p>                                                                                                                                                                  | <p>DP/CH consider that an additional condition is necessary based on the advice of Cas H who states that:</p> <p><i>This condition secures the long-term maintenance of shared open spaces and infrastructure by requiring future lot owners to be members of an Incorporated Society. It ensures these areas are managed and funded by residents if not vested in Council.</i></p> <p>EW/RM strongly disagree with this recommended condition for the reasons already provided above.</p> |
|  | <p><b>Implementation of Streetscape and Public Accessway Landscape Works</b></p> <p><del>Prior to issue of section 224(c) certification, all landscaping for public roads and accessways must be implemented in general accordance with the approved streetscape plans and in general accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping.</del></p>                                                                                                                                                                                                                                | <p>DP/CH consider that an additional condition is necessary based on the advice of Cas H who states that:</p> <p><i>Implementation condition which acts as a 'proof condition' at the s224c</i></p>                                                                                                                                                                                                                                                                                        |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Advice note:</b></p> <p><i>Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.</i></p> <p><b>Implementation of Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816 &amp; 819-820) and Public Accessway (Lots 3001-3009) Landscape Works</b></p> <p><i>Prior to issue of section 224(c) certification, all street landscaping must be implemented on Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820, 3001-3009/2000-2006, 2008 and 2100-2106 in accordance with the certified planting and streetscape plans and implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:</i></p> <ul style="list-style-type: none"> <li><i>a. The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition</i></li> <li><i>b. Should site factors preclude compliance with any of these conditions, the Manager Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed by the consent holder to the satisfaction of Manager Parks Planning.</i></li> <li><i>c. Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately</i></li> </ul> | <p><i>stage and for appropriate asset handover.</i></p> <p><i>Council must be confident that the landscaping has been implemented to an appropriate standard and in accordance with the certified plans. Without this safeguard, there is a risk that incomplete or substandard works could be handed over, creating long-term maintenance and associated operational burdens for Council and the community.</i></p> <p>EW/RM consider that these matters are already addressed by Condition 105. The changes add unnecessary detail.</p> |
|  | <p><b>Implementation of Drainage Reserve and Parks Landscape Works</b></p> <p><i>Prior to the issue of section 224(c) certification, all hard and soft landscape works (including pedestrian bridges) within the public drainage reserves and public parks must be implemented</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Cas H who states that:</p>                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><del>in general accordance with the approved landscape plans in general accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping.</del></p> <p><b>Implementation of Neighbourhood park (Stage 10 Park Lot 7000) and Stage 12 Park Lot 7002) and drainage reserve (Lots 6000-6006, 6009-6022) Landscape Works</b></p> <p>Prior to the issue of section 224(c) certification, all hard and soft landscape works within the neighbourhood parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022) must be implemented in accordance with the certified landscape plans and implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular:</p> <ul style="list-style-type: none"> <li>a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.</li> <li>b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1.5 grade.</li> <li>c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Council immediately.</li> <li>d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.</li> <li>e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.</li> </ul> | <p><i>Implementation condition which acts as a ‘proof condition’ at the s224c stage and for appropriate asset handover.</i></p> <p><i>Council must be confident that the landscaping has been implemented to an appropriate standard and in accordance with the certified plans. Without this safeguard, there is a risk that incomplete or substandard works could be handed over, creating long-term maintenance and associated operational burdens for Council and the community.</i></p> <p>DP considers that the approach taken by Cas H is broadly consistent with earlier stages of the Milldale development.</p> <p>EW/RM consider that these matters are already addressed by Condition 106. The changes add unnecessary detail.</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The application for a certificate under section 224(c) of the RMA for the neighbourhood parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022) must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:</p> <ul style="list-style-type: none"> <li>a) a completion certificate has been issued in relation to any conditions to which section 222 applies;</li> <li>b) a consent notice has been issued in relation to any conditions to which section 221 applies; and</li> <li>c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).</li> </ul> | <p>DP/CH consider that an additional condition is necessary (shown in green highlight), or alternatively, as captured under an alternative Condition 86. This is based on the advice of Cas H who states that:</p> <p><i>Implementation and certification condition which acts as a 'proof condition' at the s224c stage and for appropriate asset handover.</i></p> <p>EW/RM consider that these matters are already addressed by Condition 86. EW/RM will check that (a) and (c) are adequately covered by other conditions and will include in the response for 26/09/25.</p> |
| <p>Weed control for Neighbourhood Parks (Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002) and Drainage Reserves (Lots 6000-6006, 6009-6022)</p> <p>The consent holder must submit a Weed Control Programme for certification to the Manager of Parks Planning within 2 months of the issue of this consent. The certified Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme needs to include:</p> <ul style="list-style-type: none"> <li>a. An inventory of the weed species to be removed;</li> <li>b. Removal techniques to be utilised; weed disposal methods;</li> </ul>                                                                                                                                                                                                  | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Cas H who states that:</p> <p><i>Inclusion of weed control additional condition for neighbourhood parks and drainage reserves for future maintenance and appropriate handover.</i></p> <p><i>This requirement enables vegetation to establish and provide the</i></p>                                                                                                                                                                                              |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>c. Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins);</p> <p>d. Any re-vegetation programme required to prevent re infestation of weeds;</p> <p>e. As assessment of any ecological issues around the removal of vegetation</p> <p>f. Methods for addressing stability and erosion and sediment control methods;</p>                                                                                                                                                                                                                                                                                       | <p><i>necessary level of mitigation in response to increased hard-built form. Without this provision, the financial burden of remediation would ultimately fall on the community and ratepayers.</i></p> <p>EW/RM consider that these matters are already addressed by Condition 104. That condition specifically requires a weed management plan to be prepared so it is unclear why a further specific condition is necessary. However, EW/RM will consider this further and will include any revisions in the response for 26/09/25.</p> |
|  | <p><b>POST DEVELOPMENT</b></p> <p><b>Maintenance – Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820) and Accessways (Lots 3001-3009)</b></p> <p>Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape and accessways (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820, 3001-3009). The Maintenance Plan must include:</p> <p>a. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.</p> | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Cas H who states that:</p> <p><i>Relevant maintenance and s224c stage condition for appropriate asset handover.</i></p> <p><i>It is necessary to confirm when the maintenance period will commence and to obtain appropriate maintenance plans to ensure works are managed to an acceptable</i></p>                                                                                                                           |

|  |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>b. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth</p> <p>c. Vandalism eradication policies.</p>                                                   | <p><i>standard by the consent holder during the establishment period.</i></p> <p><i>It is noted that the s224(c) completion certificate may be issued prior to full completion of works, and the associated risk must rest with the consent holder to ensure that no additional financial burden is placed on the community or ratepayers as a result of titles being issued for the sale of lots.</i></p> <p>EW/RM consider that these matters are already addressed by Condition 107. That condition specifically requires a landscape maintenance plan to be prepared so it is unclear why a further specific condition is necessary. However, EW/RM will consider this further and will include any revisions in the response for 26/09/25.</p> |
|  | <p><b><u>If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.</u></b></p> | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Cas H who states that:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><i>Relevant maintenance and s224c stage condition for appropriate asset handover.</i></p> <p>EW/RM consider that these matters are already addressed by Condition 108. This specifically requires replacement planting if damage or theft occurs with the same height and species. However, EW/RM will consider this further and will include any revisions in the response for 26/09/25.</p>                                                                                                                                                                    |
|  | <p><b>Monitoring Report – (2-year maintenance period) Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820) and Accessways (Lots 3001-3009)</b></p> <p><b>Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lots 2000-2006, 2008 and 2100-2106:</b></p> <ul style="list-style-type: none"> <li><b>a. Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</b></li> <li><b>b. State of protection barriers where required;</b></li> <li><b>c. Canopy maturity, beginnings of natural ecological process-s - natural regeneration in understorey, use by native birds, etc;</b></li> <li><b>d. A running record of fertilisation, animal and weed pest control and replacement of dead plants;</b></li> </ul> | <p>CH/DP consider that an additional condition is necessary (shown in green highlight) based on the advice of Cas H who states that:</p> <p><i>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</i></p> <p>DP acknowledges that earlier stages of Milldale do not have this condition and the implementation and maintenance of streetscape, accessway and reserve landscaping has been successful.</p> <p>EW/RM disagree that the condition is necessary and consider a three monthly reporting requirement to be</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>e. Details on the condition of, and recommendations for maintenance of, the fencing and</p> <p>f. Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).</p> <p>g. Any recommended remediation work must include a start date for replanting.</p> <p>h. The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</p> <p><b>Advice Note:</b></p> <p><i>This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</i></p>                                                                                                                                                                                                                                    | <p>excessive, creating unnecessary and costly paper work with limited corresponding benefit. The conditions proposed simply need to be monitored and enforced. Further, it is our understanding that there has been no previous issues with the earlier eight stages of the Milldale development that would warrant this new requirement.</p>                                                                                                                   |
| <p><b>Monitoring Report – (5-year maintenance period) Neighbourhood Parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022)</b></p> <p>Following the written confirmation that the landscaping works have been implemented to the satisfaction of the Manager of Parks Planning, the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for approval every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022):</p> <p>a) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</p> <p>b) State of protection barriers where required;</p> | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Cas H who states that:</p> <p><i>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</i></p> <p><i>A five-year maintenance and monitoring period is essential to ensure the successful establishment of neighbourhood parks and drainage reserves before their long-term management is secured.</i></p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>c) Canopy closure, beginnings of natural ecological process—s - natural regeneration in understorey, use by native birds, etc.</p> <p>d) A running record of fertilisation, animal and weed pest control and replacement of dead plants.</p> <p>e) Details on the condition of, and recommendations for maintenance of, the fencing and</p> <p>f) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).</p> <p>g) Any recommended remediation work must include a start date for replanting.</p> <p>h) The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</p> <p><b>Advice Note:</b></p> <p><i>This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</i></p> | <p><i>Auckland Council's Landscape Code of Practice (Chapter 7) specifies the establishment period for stormwater devices shall be a minimum of five years. Aligning with these standards gives Council assurance that ecological processes such as canopy closure and understorey regeneration are progressing as intended, while also enabling early identification and the remediation of any failures.</i></p> <p><i>This approach also reflects Auckland Council's established practice of requiring developers to maintain new parks, reserves, and communal infrastructure for a defined period prior to vesting.</i></p> <p><i>A five-year maintenance period ensures open spaces are healthy, resilient, and functional, while protecting Council and the community from the risk of unmanaged or poorly established assets.</i></p> <p><i>It secures the delivery of high-quality neighbourhood parks and drainage reserves consistent with Council policy, while providing a robust and enforceable mechanism under the RMA to guarantee long-term amenity and ecological outcomes.</i></p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>DP acknowledges that earlier stages of Milldale do not have this condition and the implementation and maintenance of streetscape, accessway and reserve landscaping has been successful. DP notes that the five year maintenance period provides a more certain outcome.</p> <p>EW/RM disagree that this condition is necessary and consider a five year maintenance period for parks and drainage reserves to be excessive. A three year maintenance period is proposed, which is generally consistent with the earlier eight stages of development, where there have been no issues. Other than stating that a five year period is “essential” there are no site specific reasons provided by the Council for this change in approach.</p> |
|  | <p><b>Maintenance – Reserve planting (subdivision) neighbourhood parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022</b></p> <p><b>Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the reserves (neighbourhood Parks being Park Lot X (Stage</b></p> | <p>CH/DP consider that an additional condition is necessary (shown in green highlight) based on the advice of Cas H who states that:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>1) and Park Lot 5020 (Stage 2) and drainage reserves lots 1601-1609, 1616, 1621-1627)). The Maintenance Plan must include:</p> <ul style="list-style-type: none"> <li>a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;</li> <li>b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.</li> <li>c) Vandalism eradication policies;</li> </ul> | <p><i>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</i></p> <p>EW/RM disagree for the reasons provided above.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  | <p>The consent holder must undertake maintenance, in accordance with the certified Maintenance Plan for a five-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager of Parks Planning during this period must be remedied by the consent holder at their expense.</p>                                                                                                                                                                                                                                                       | <p>DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Cas H who states that:</p> <p><i>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</i></p> <p><i>A five-year maintenance and monitoring period is essential to ensure the successful establishment of neighbourhood parks and drainage reserves before their long-term management is secured.</i></p> <p><i>Auckland Council's Landscape Code of Practice (Chapter 7) specifies the establishment period for stormwater devices shall be a minimum of five years. Aligning with these standards gives Council assurance that ecological processes such as canopy closure and understorey</i></p> |

|  |                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                                                                                                                                                    | <p><i>regeneration are progressing as intended, while also enabling early identification and remediation of any failures.</i></p> <p><i>This approach also reflects Auckland Council's established practice of requiring developers to maintain new parks, reserves, and communal infrastructure for a defined period prior to vesting.</i></p> <p><i>A five-year maintenance period ensures open spaces are healthy, resilient, and functional, while protecting Council and the community from the risk of unmanaged or poorly established assets.</i></p> <p><i>It secures the delivery of high-quality neighbourhood parks and drainage reserves consistent with Council policy, while providing a robust and enforceable mechanism under the RMA to guarantee long-term amenity and ecological outcomes.</i></p> <p>EW/RM disagree for the reasons provided above.</p> |
|  | <p><b><u>if any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be</u></b></p> | <p>CH/DP consider that an additional condition is necessary (shown in green)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>maintained for a period of two years following the replacement planting, to the satisfaction of the Manager of Parks Planning.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>highlight) based on the advice of Cas H who states that:</p> <p><i>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</i></p> <p>EW/RM disagree for the reasons provided above.</p>                                                                                                                                                               |
| 85. | <p><b>Operation and Maintenance of Stormwater Management Devices <u>and all other shared assets</u> within JOALs</b></p> <p>The Consent Holder must provide a copy of the draft land covenant document to the Council, Legal Team. The draft covenant document <del>shall</del><u>must</u> include provision for the following items:</p> <ul style="list-style-type: none"> <li>(a) specifies ownership, operation, and maintenance of the private stormwater systems, <u>pedestrian pathways and speed management devices</u> for JOALs in each respective stage;</li> <li>(b) specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; and</li> <li>(c) in relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in <del>general</del> accordance with relevant sections of the OMM supplied to Council and any other relevant consents (as detailed in Condition 93); and</li> <li>(d) <u>Specifies that evidence of maintenance (e.g. inspection reports, service logs) must be made available to Auckland Council on request; and</u></li> </ul> | <p>CH/DP request additional wording is included shown in green because pedestrian pathways and speed management measures will form part of the JOAL and will need to be maintained.</p> <p>EW/RM will consider this further and will include any revisions in the response for 26/09/25.</p> <p>The red underlined text has been agreed between the planners and is addressed in Volume 9A.</p> |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | <p>(e) <u>Specifies that the device must continue to meet the hydrology mitigation requirements (retention and/or detention) set out in the Wainui East SMP (Version 4, dated 7 September 2016) in perpetuity; and</u></p> <p>Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 105. | <p><b>Vehicle Accessways</b></p> <p>The Consent Holder must design and construct JOALs <u>(including surface treatment)</u> in general accordance with the approved resource consent subdivision plans referenced in Condition 1. <u>The vehicle accessways must provide speed management devices and pedestrian pathways that are differentiated by a different surface treatment.</u> Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.</p> <p><b>Advice Note:</b></p> <ul style="list-style-type: none"> <li>• <i>Right of ways, Jointly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to Common access way approval (<a href="http://aucklandCouncil.govt.nz">aucklandCouncil.govt.nz</a>)</i></li> <li>• <i>Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.</i></li> <li>• <i>Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Approval and should not be used for the purposes of constructing common access ways.</i></li> <li>• <i>The Consent Holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Jointly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names must be approved by the</i></li> </ul> | <p>DP/CH consider that the additional wording shown in green highlight is required. They consider this is necessary because these have not been fully resolved or documented in the resource consent material.</p> <p>EW/RM disagree with additional references to speed management or pedestrian pathways. These are not proposed uniformly across the JOALs as shown on the plans referred to in Condition 1, and the condition wording proposed by DP would essentially require this. This can be addressed as part of the detailed design process.</p> |

|  |                                                                                                                                                                                                                                                                                             |  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | <i>Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before applying for a section 223 certificate.</i> |  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|