



Conditions Suite: Milldale Stages 14-17

FTAA Substantive Application

Milldale North, Wainui, Auckland

Proposed Conditions Suite

17 August 2026

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1 Introduction

1.1 Structure of the Conditions of Consent

This document sets out the proposed conditions of consent for Milldale Stages 14-17. The approvals are sought through a substantive application under the Fast-track Approvals Act 2024 (“FTAA”). The conditions address the full suite of District and Regional consent matters required to enable the subdivision, residential and commercial development, infrastructure works, stream works, wetland works, and associated activities forming part of the Project. The application seeks approvals that would otherwise be sought under the Resource Management Act 1991 (“RMA”), comprising:

- Resource consents required to construct, operate and maintain the Project; and
- Cancellation of an existing consent notice under section 221 of the RMA.

A separate authority to modify has already been obtained under the Heritage New Zealand Pouhere Taonga Act 2014.

The proposed conditions have been prepared in accordance with section 83, and Schedule 5 (Clause 18) of the FTAA and are intended to provide a clear, integrated and practical framework for the implementation of the Project. The conditions address the district and regional consent matters arising under the Auckland Unitary Plan (“AUP”), the National Environmental Standards for Freshwater 2020 (“NES-F”) and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (“NES-CS”).

Unless otherwise specified, the conditions apply for the duration of the consent and are to be read together with the application documentation and the plans and reports listed in **Schedule 1**.

1.2 Basis of the condition suite

The approved conditions for the previous Milldale stages (Milldale Stages 10–13 and Stage 4C (FTAA-2503-1038)) have been used as the primary basis for this condition suite. These approvals relate to adjoining southern stages of the wider Milldale development and provide an established framework for subdivision, earthworks, infrastructure delivery, environmental management and consent administration. The recent Delmore Project conditions (FTAA-2512-1164) have also been utilised where they provide a more current or relevant approach particularly in relation to the required regional consents and servicing framework.

The precedent conditions have been adapted to reflect the specific activities, effects, technical assessments and staging proposed for Milldale Stages 14-17, including:

- The Phase 1 and Phase 2 subdivision process;
- The alternative public and private water and wastewater servicing pathways;
- The proposed freshwater, ecological restoration and offsetting works;
- The infrastructure proposed within Te Korowai o Maraeariki; and
- Matters raised through consultation with Council, infrastructure providers and mana whenua.

1.3 Purpose and structure of the conditions

The conditions are intended to provide a clear and practical framework for implementing, monitoring and managing the Project, while maintaining consistency with the established Milldale consenting framework.

They have been structured to:

- Manage the environmental effects and secure the outcomes relied on in the application;
- Distinguish between conditions applying to the whole Project and those applying only to a particular consent, stage, activity or servicing pathway;
- Provide for the staged delivery of Stages 14–17 and the Phase 1 and Phase 2 subdivision processes;
- Accommodate public or private water and wastewater servicing, including any subsequent transition to public networks; and
- Avoid unnecessary duplication between the approvals sought.

The conditions are grouped into consent-specific sections, with common administrative and implementation requirements addressed separately in the overarching general conditions suite.

Unless otherwise specified, the conditions are to be read together with the substantive application, the Assessment of Environmental Effects, and the plans, reports and management plans identified in the relevant schedules.

1.4 Consent Overview and Condition Structure

The Project requires a suite of district and regional resource consents to authorise the subdivision, development, infrastructure and ongoing activities forming part of Milldale North. Conditions are identified according to the relevant sections of the RMA. The principal approvals are grouped as follows:

Report Section	Consent Ref	Consent Approval	Description
3.0	BUN-XXX	General and administrative conditions	These conditions apply across the Project and across more than one approval. They address matters including implementation in general accordance with the application, staging, management plans, certification, complaints, monitoring, reporting, review and consent administration.
4.0	LUC-1XX	Land use consent and regional earthworks [RMA s9]	Residential and commercial development, buildings, retaining walls, earthworks, construction activities, vegetation removal, transport infringements and activities within the Future Urban and Rural Production Zones, WWTP, WTP and drilling of a groundwater bore.
5.0	SUB-1XX	Subdivision consent – Phase 1 [RMA s11]	Phase 1 subdivision to create standalone residential lots, residential superlots, a commercial superlot, roads, reserves, jointly owned access lots, infrastructure lots and balance lots.

Report Section	Consent Ref	Consent Approval	Description
6.0	SUB-2XX	Subdivision Consent – Phase 2 [RMA s11]	Phase 2 subdivision of the residential superlots into individual titles.
7.0	DIS-CON	Contaminated land consent [RMA s15]	Soil disturbance, remediation and redevelopment of land affected by actual or potential contamination.
8.0	LUS-XXX and WAT-XXX	Stream and wetland consents [RMA s13] and Stream and surface water diversion permits [RMA s14]	Stream realignment, reclamation, culverts, crossings, streambed disturbance, wetland reclamation, freshwater restoration, offsetting and compensation works. Stream and surface water diversion.
9.0	DIS-SW	Stormwater consents [RMA s14]	Diversions and discharge of stormwater from the proposed stormwater network, including treatment, detention, recharge devices, outlets and overland flow paths.
10.0	DIS-WW	Wastewater discharge and hazardous substance consents [RMA s15]	Discharge of wastewater to land and water.
11.0	DIS-AIR	Air discharge consents [RMA s15]	Discharges of odour to air from the operation of the WWTP.
12.0	WAT-GW	Water permit [RMA s14]	Groundwater take.
13.0	WAT-SW	Water permit [RMA s14]	Surface water take, water storage and any associated damming or diversion required for the private water supply system.
14.0	VAR-XXX	Consent notice variation [RMA s221]	Variation of existing consent notice conditions affecting land within Stages 17A and 17B.

2 Glossary of Terms

Acronym/Term	Definition
AEP	Annual Exceedance Probability
AGS8	Archaeological Guidelines Series No. 8 – Guidelines for Kōiwi Tangata/Human Remains (2010)
AMP	Adaptive Management Plan
AMRR	Adaptive Management Response Report
ANZECC	Australian and New Zealand Environment Conservation Council
AQMP	Air Quality Management Plan
ARDS	Amphibian/Reptile Distribution Scheme
ARI	Average Recurrence Interval
ARR	Australian Rainfall and Runoff (2019)
AT	Auckland Transport
ATTCC	Auckland Transport Traffic Control Committee
AUP	Auckland Unitary Plan
B&A	Barker and Associates Limited
BPO	Best Practicable Option
BRANZ	Building Research Association of New Zealand
BRMP	Biodiversity and Restoration Management Plan
BUN	Bundled Consent
CAR	Corridor Access Request
CAU	Carbon Adsorber Unit
ChTMP	Chemical Treatment Management Plan
CMP	Construction Management Plan
CMW	CMW Geosciences

Acronym/ Term	Definition
CNVMP	Construction Noise and Vibration Management Plan
COPTTM	Code of Practice for Temporary Traffic Management
Council	Auckland Council
CPTED	Crime Prevention Through Environmental Design
CTMP	Construction Traffic Management Plan
DIS	Discharge Consent
DMP	Dust Management Plan
DO	Dissolved Oxygen
DOC	Design Outcomes and Controls Document
DSI	Detailed Site Investigation
EA	Engineering Approval
EMP	Environmental Management Plan
EPA	Engineering Plan Approval
ESCP	Erosion and Sediment Control Plan
FHL	Fulton Hogan Limited
FIDOL	Frequency, Intensity, Duration, Offensiveness and Location (odour assessment factors)
FMP	Fauna Management Plan
FPMMP	Fish Passage Monitoring and Maintenance Plan
FTAA	Fast-track Approvals Act 2024
GCR	Geotechnical Completion Report
GD01	Auckland Council Stormwater Management Devices Guideline Document (GD01)
GD05	Auckland Council Erosion and Sediment Control Guideline Document (GD05)
HNZPT	Heritage New Zealand Pouhere Taonga

Acronym/ Term	Definition
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
NES-CS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
NES-F	National Environmental Standards for Freshwater 2020
NFCRP	Native Fish Capture and Relocation Plan
NIWA	National Institute of Water and Atmospheric Research
NZEC34	New Zealand Electrical Code of Practice for Electrical Safe Distances (NZEC34:2001)
NZTA	New Zealand Transport Agency
NZTM	New Zealand Transverse Mercator
OCU	Odour Control Unit
OMM	Operation and Maintenance Plan
OMMP	Operation, Maintenance and Monitoring Plan
OMP	Operation and Maintenance Plan
OSC	Open Space - Conservation zone
OWMP	Offset Wetland Management Plan
RMA	Resource Management Act 1991
SCADA	Supervisory Control and Data Acquisition
SeMP	Settlement Monitoring Plan

Acronym/ Term	Definition
SEMP	Stream Enhancement Management Plan
SEV	Stream Ecological Valuation
SHZ	Residential - Single House zone
SMP/RAP	Site Management & Remedial Action Plan
SQEP	Suitably Qualified and Experienced Practitioner
SUB	Subdivision Consent
SVR	Site Validation Report
SWCOP	Stormwater Code of Practice
SWWMP	Stream and Wetland Works Management Plan
TDM	Auckland Transport Design Manual
THAB	Residential - Terraced Housing and Apartment Buildings Zone
TMP	Tree Management Plan
TP108	Technical Publication 108
VAR	Variation (consent notice variation)
WAT	Water Permit
WMP	Waste Management Plan
Woods	Wood & Partners Consultants Limited
WTP	Water Treatment Plant
WWLA	Williamson Water & Land Advisory Limited
WWTP	Wastewater Treatment Plant

3 General Conditions: BUN-XXX

All aspects of the substantive consent application are subject to the following general conditions:

***Explanatory Note:** The following general conditions apply to all parts of this bundled resource consent. These conditions are not repeated under each individual consent to avoid duplication and to ensure consistency across the consenting package.*

No. Conditions - General																													
No.	General																												
1.	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-XX]: - Assessment of Environmental Effects prepared by B&A, dated August 2026; and - Reports and Drawings as listed in Schedule 1.																												
2.	Lapse & Expiry Dates 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: <table border="1"> <thead> <tr> <th>Type of consent</th><th>Lapse date</th><th>Expiry date</th></tr> </thead> <tbody> <tr> <td>Bulk earthworks land use consent (s9)</td><td>10 years</td><td>10 years</td></tr> <tr> <td>Stream works consent (s13)</td><td>10 years</td><td>-</td></tr> <tr> <td>Other land use consents (s9)</td><td>10 years</td><td>-</td></tr> <tr> <td>Permanent stream diversion water permit (s14)</td><td>10 years</td><td>-</td></tr> <tr> <td>Temporary groundwater diversion water permit and discharge of sediment laden water associated with earthworks within proximity to a wetland (s14)</td><td>10 years</td><td>10 years</td></tr> <tr> <td>All other discharges to land, air and water (s14 and s15)</td><td>10 years</td><td>35 years</td></tr> <tr> <td>Taking and damming of water (s14)</td><td>10 years</td><td>35 years</td></tr> <tr> <td>Subdivision (s11)</td><td>10 years</td><td>-</td></tr> </tbody> </table> (a) These consents will lapse 10 years after the date they commence unless: They have been given effect to; or		Type of consent	Lapse date	Expiry date	Bulk earthworks land use consent (s9)	10 years	10 years	Stream works consent (s13)	10 years	-	Other land use consents (s9)	10 years	-	Permanent stream diversion water permit (s14)	10 years	-	Temporary groundwater diversion water permit and discharge of sediment laden water associated with earthworks within proximity to a wetland (s14)	10 years	10 years	All other discharges to land, air and water (s14 and s15)	10 years	35 years	Taking and damming of water (s14)	10 years	35 years	Subdivision (s11)	10 years	-
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No. Conditions - General	
	- The Council extends the period after which the consent lapses. (b) In the case of approved subdivision SUB-XXX, under section 125 of the RMA this consent lapses 10 years after the date it is granted unless: - 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 - 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.
3.	Compliance and Monitoring Charge The Consent Holder must pay the Council an initial consent compliance monitoring charge of \$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.
Servicing Framework	
4.	Public Reticulation Network If at Engineering Plan Approval for any stage of the development, the Consent Holder has received written confirmation from the water and wastewater utility provider that a connection can be made to the public water supply and/or wastewater network for that stage of the development, the Consent Holder must provide connections to the public water supply and/or wastewater network for that stage in accordance with the following conditions: (a) Phase 1 subdivision conditions – 116 and 117; and (b) Phase 2 subdivision conditions - 158 and 159.
5.	Private Wastewater Servicing If at Engineering Plan Approval for any stage of the development, the Consent Holder has not received written confirmation from the wastewater utility provider that a connection to the public wastewater network is available, the Consent Holder must provide wastewater servicing through on-site wastewater treatment and discharge in accordance with the following conditions of consent: (a) Land use conditions 59 - 69; (b) Phase 1 Subdivision conditions 118 and 120; (c) Phase 2 Subdivision condition 160; (d) All conditions of the wastewater discharge permit; and (e) All conditions of the air discharge permit.
6.	Private Water Supply Servicing If at Engineering Plan Approval for any stage of the development, the Consent Holder has not received written confirmation from the water utility provider that a connection to the public water supply network is available, the Consent Holder must provide water supply and water treatment in accordance with the following conditions of consent: (a) Land use conditions 59 - 74; (b) Phase 1 subdivision conditions 119 - 120 and 148; (c) Phase 2 subdivision condition 161 and 166; (d) All conditions of the groundwater take permit; and (e) All conditions of the surface water take permit, including the damming of surface water.

No.	Conditions - General
	For the avoidance of doubt, the groundwater take permit may be implemented prior to the surface water take permit. The surface water take permit, including any associated damming of surface water, is not required to be implemented until such time as it is required for the development.
7.	Decommissioning of Private Infrastructure and Connection to the Public Network If at any time after private infrastructure servicing has commenced, the Consent Holder receives written confirmation from the water and wastewater utility provider that a connection to the public water supply and/or wastewater network is available, the Consent Holder may decommission the private water and wastewater infrastructure and transfer the servicing of the site to the public water supply and/or wastewater network in accordance with the following conditions: (a) Land use conditions 75 - 76

4 Land Use: LUC-XX

LUC-XX authorises the following activities pursuant to section 9 of the RMA:

- Bulk earthworks and civil infrastructure;
- Construction and operation of the WWTP, and WTP;
- The drilling of a groundwater bore;
- Construction of 1,401 residential dwellings; and
- Construction and operation of commercial development.

No.	Conditions – LUC-1XX
	Siteworks Pre-Construction Conditions
8.	Pre-commencement Meeting Prior to the commencement of each earthworks construction season and each sub-stage of civil construction, the Consent Holder must hold a pre-commencement meeting that: (a) Is located on the subject site; (b) Is scheduled not less than five working days before the anticipated commencement of construction and earthworks; (c) Includes the Council Monitoring Inspector officer, Development Engineer, Consent Holder and Consent Holder's Engineer; and (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). Representatives from Ngāti Manuhiri and Te Kawarau ā Maki must be invited to attend the pre-commencement meeting at least 10 working days prior to the meeting. Any cultural induction and monitoring material supplied to the Consent Holder by or on behalf of Ngāti Manuhiri and/or Te Kawarau ā Maki must be provided and discussed at the pre-commencement meeting. <i>Advice Note: To arrange the pre-commencement meeting email monitoring@aucklandCouncil.govt.nz. The conditions of consent should be discussed at this meeting. All information required by the Council and listed in that condition should be provided two working days prior to the meeting.</i>
9.	Cultural Monitoring Prior to the commencement of earthworks, the Consent Holder must invite Ngāti Manuhiri and Te Kawarau ā Maki to undertake cultural monitoring of the earthworks. For the purpose of this condition, Ngāti Manuhiri and Te Kawarau ā Maki may determine whether cultural monitoring is required.
10.	Construction Management Plan A Construction Management Plan (CMP) must be provided to the Council at least two working days prior to each pre-commencement meeting. The CMP must be reviewed at the pre-commencement meeting and must include the following: (a) Timeframes for key stages of the works authorised under this consent; (b) Resource consent conditions; (c) Erosion and Sediment Control Plan (ESCP) for the scope of works proposed;

No.	Conditions – LUC-1XX
	(d) Chemical Treatment Management Plan (ChTMP); (e) Adaptive Management Plan (AMP) which is applicable to the earthworks operations; (f) Construction Traffic Management Plan (CTMP), including details of contractor vehicle parking locations; (g) Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site; and (h) Dust Management Plan (DMP).
11.	Dust Management Plan At least five working days prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a Dust Management Plan (DMP) to Council for certification. 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 including monitoring frequencies and responses to complaints. The DMP must be prepared in general accordance with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).
12.	Construction Traffic Management Plan At least five working days 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 certification. The CTMP must: (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 is 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;

No.	Conditions – LUC-1XX
	(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; and (n) Identify the relevant Auckland Transport approvals.
13.	Erosion and Sediment Controls At least five working days prior 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 (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 GD05 including any amendments, and submitted to the Council for certification. 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 ESCPs 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; (h) Details relating to the management of exposed areas (e.g. grassing, mulching); (i) 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.
14.	Chemical Treatment Management Plan At least five working days 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 certification. 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; (e) A spill contingency plan; and

No.	Conditions – LUC-1XX
	(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.
15.	Activity in General accordance with Approved ChTMP The sediment retention ponds, decanting earth bunds and any other approved dewatering devices utilised as part of the earthworks must be chemically treated in general accordance with the certified ChTMP(s).
16.	Certification of Works Within 10 working days following implementation and completion of the specific erosion and sediment control works, 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 ESCP(s). Written certification must be in the form of a report or any other form acceptable to the Council. <i>Advice Note: 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 GD05 including any amendments: Erosion and Sediment Control construction quality checklists.</i>
17.	Settlement Monitoring Plan At least five working days prior to the commencement of earthworks, a Settlement Monitoring Plan (SeMP) for consolidation settlement due to placement of fill must be submitted to the Council for certification. The SeMP must be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SeMP must also be submitted to the Council for certification. The SeMP must include, as a minimum, the following information: (a) A monitoring location plan showing the layout and type of all settlement monitoring stations within the fill areas; (b) Timing and frequency of survey of the settlement monitoring stations; and (c) Define the settlement criteria to be met on completion of earthworks.
18.	Construction Noise and Vibration Management Plan At least five working days prior to noise generating activity commencing on the site, a Construction Noise and Vibration Management Plan (CNVMP) covering the site clearance, earthworks, and civil works must be prepared by a suitably qualified person and submitted to Council for certification. The objectives of the CNVMP must be to: (a) Set out the procedures to identify and adopt the best practicable options for minimising adverse construction noise and vibration effects on neighbours; and (b) Define the procedures to be followed to ensure that the project construction noise and vibration limits are complied with. The CNVMP must address the requirements of Annex E of NZS 6803:1999 Acoustics – Construction Noise as a minimum and must be prepared in accordance with the Association of Australasian Acoustical Consultants Guideline for interpreting and applying NZS 6803:1999. Construction works must not begin until certification has been received in writing from Council. All construction works on the site must be carried out in accordance with the certified CNVMP.
19.	Construction Noise Notification The Consent Holder must advise the occupants of all dwellings located within 100m of the site boundary of the construction area at least five working days before any construction works authorised by the approval begin. The advice must be provided in writing and must include the following information:

No.	Conditions – LUC-1XX
	(a) A general description of the construction works including the duration of the project and the working hours on site. (b) A contact name and phone number for any questions or complaints during the project. <i>Advice Note:</i> <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>
20.	Fauna Management Plan At least five working days prior to the commencement of earthworks and vegetation clearance, an Indigenous Fauna Management Plan (FMP) must be submitted to the Council for certification. The FMP must be prepared in accordance with the draft FMP prepared by Viridis Environmental Consultants referenced in Condition 1. 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: (a) Bird Management; (b) Lizard Management; and (c) Bat Management.
21.	Tree Management Plan At least five working days prior to the commencement of any vegetation clearance works for any stage or sub-stage of the development, the Consent Holder must prepare and submit to Council a TMP for certification. The TMP must be prepared in general accordance with the Tree Protection methodology contained within Appendix 1 of the Arboricultural Report referenced in Condition 1. The purpose of the TMP is to manage arboricultural effects on vegetation identified within the Arboricultural Report.
Siteworks During Construction	
22.	Management Plans During Construction The Consent Holder must maintain and implement the certified Construction Management Plan (CMP), Erosion and Sediment Control Plan (ESCP), Construction Traffic Management Plan (CTMP), Dust Management Plan (DMP), Construction Noise and Vibration Management Plan (CNVMP), Chemical Treatment Management Plan (ChTMP), Adaptive Management Plan (AMP) referenced in Condition 1, Settlement Monitoring Plan (SeMP), Tree Management Plan (TMP), and the Fauna Management Plan (FMP) throughout the entire earthworks and construction period within the Stage to which they relate. Any changes to those plans must be re-submitted to Council for certification.
23.	Accidental Discovery Protocols (a) If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. HNZPT, New Zealand Police, Ngāti Manuhiri and Te Kāwarau 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. (b) Access for Ngāti Manuhiri and Te Kāwarau ā Maki shall be enabled in order to undertake tikanga consistent with any requirements of site safety; and (c) Ngāti Manuhiri and Te Kāwarau ā Maki shall be informed if any possible taonga or Māori/Moriori artefacts are identified to enable appropriate tikanga to be undertaken.
24.	Adaptive Management Response Report (AMRR)

No.	Conditions – LUC-1XX
	Following every rainfall trigger event (as defined in the approved AMP referenced in Condition 1), 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 must be notified by email within one working day of any threshold breach. A report must be provided to Council within 10 working days of the threshold breach.
25.	Adaptive Management 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.
26.	Progressive Stabilisation 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 ESCP(s). <i>Advice Note:</i> <i>Stabilisation measures may include:</i> • The use of waterproof covers, geotextiles, or mulching; • Top-soiling and grassing of otherwise bare areas of earth; and • Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward. <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 GD05 including any amendments.</i>
27.	Operational Effectiveness to be Maintained The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the certified ESCP(s), 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.
28.	Avoid Deposition on Public Roads 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. <i>Advice Note:</i> <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> • Provision of a stabilised entry and exit(s) point for vehicles; • Provision of wheel wash facilities; • Ceasing of vehicle movement until materials are removed;

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	• <i>Cleaning of road surfaces using street-sweepers;</i> • <i>Silt and sediment traps; and</i> • <i>Catchpit protection.</i>
29.	Completion or Abandonment of Earthworks 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. <i>Advice Note:</i> <i>Stabilisation Measures may include:</i> • <i>The use of mulching or natural fibre matting;</i> • <i>Top-soiling, grassing and mulching of otherwise bare areas of earth; and</i> • <i>Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i>
30.	Exposed Earthworks Area The maximum area of earth exposed at any one time associated with bulk earthworks when exercising this consent must be no greater than 30 hectares. <i>Advice note:</i> <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>
31.	Seasonal Restriction No earthworks on the subject site must be undertaken between 1 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.
32.	Public Assets 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.
33.	Stability of the Site/Neighbouring Sites. 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.
34.	Geotechnical Works – Supervision 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 Geotechnical Investigation Report referenced in Condition 1 including the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the

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	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.
35.	Contamination Remediation Earthworks must be undertaken in accordance the following documents: (a) Detailed Site Investigation Milldale Stages 14-17 Wainui, prepared by Groundwater & Environmental Services, dated 7 August 2026". (DSI). (b) Preliminary Site Investigation Te Korowai o Maraeariki Wainui, prepared by Groundwater & Environmental Services, dated 7 August 2026". (PSI). (c) "Site Management & Remedial Action Plan Milldale Stages 14-17 Wainui, prepared by Groundwater & Environmental Services, dated 7 August 2026". (SMP/RAP). (d) "Site Management & Remedial Action Plan Te Korowai o Maraeariki Wainui, prepared by Groundwater & Environmental Services, dated 7 August 2026". (SMP/RAP). 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. <i>Advice Note:</i> <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>
36.	Accidental discovery of contamination 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. <i>Advice Note:</i> <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>
37.	Contamination 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 SMP/RAP.
38.	Contamination 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.
39.	Construction Hours All construction works authorised by the approval must only take place between 6:30 am and 6:00 pm, Monday to Saturday, with no works undertaken at any time on Sundays or public holidays.

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40.	Construction Hours Machinery and concrete trucks must only be operated outside the following set back distances between 6:30 am and 7:30 am: (a) At least 130m from any occupied dwelling when unmitigated; (b) At least 45m from any occupied dwelling when acoustically screened in accordance with the requirements of the CNVMP.
41.	Construction Hours Vibratory pile driving, mulching, chipping, bored piling, and chainsaw work must only take place between 7:30 am and 6:00 pm on Monday to Saturday.
42.	Construction Noise Chipping and mulching must not take place within 60m of any occupied building.
43.	Construction Limits Variation The setback distances and / or time limitations in Conditions 40 to 42 may be varied subject to all of the following criteria being met: (a) The results of noise measurements of plant on the site demonstrate that the variations will not result in the project noise limits being exceeded; (b) Council has provided written confirmation that the proposed variations based on Condition 43(a) are acceptable; and (c) The variations are documented in the project CNVMP.
44.	Dust and Odour There must be no dust and odour beyond the subject site 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: (a) The staging of areas of the works; (b) The retention of any existing vegetation; (c) Watering of all access roads, manoeuvring areas, and stockpile during dry periods; (d) Top-soiling and grassing stockpiles (or other similar techniques) if they are not worked for more than 1 month; and (e) Suspension of all operations if necessitated by the prevailing conditions.
45.	Construction Park and Loading All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.
46.	Construction Storage All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.
47.	Construction and Earthworks Activities not to Obstruct Access 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.
48.	Lizard Management Reporting Within five working 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 for certification. The information provided must detail the

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	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.
	Siteworks post-construction
49.	Geotechnical Completion Report Within 20 working days from the completion of each stage of earthworks, a Geotechnical Completion Report (GCR) prepared by suitably qualified engineering professional must be provided to the satisfaction of Council to confirm the suitability of the site for the intended development. The GCR must include (but not to be limited to): (a) Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials etc); (b) Retaining wall and reinforced earth slope construction; (c) Settlement monitoring; (d) Testing; (e) Inspections; (f) Statement of professional opinion; (g) As-built plans; and (h) Details and plans showing development restriction zones. The GCR must also provide justification on soil expansivity, foundation design parameters, and settlement criteria defined in the SMP have been met. The GCR must be provided to the satisfaction of the Council. <i>Advice Notes:</i> <i>Further investigation/testing may be required to determine soil expansivity.</i> <i>A building consent may be required for the construction of retaining walls and reinforced earth slope.</i> <i>Please send documents required as a condition of consent for the Council to: monitoring@aucklandCouncil.govt.nz</i>
50.	Contamination – Site Validation Report (SVR) Within three months of the completion of earthworks on the site, a Site Validation Report (SVR) must be submitted to the Council for certification. 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: (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 if required) and interpretation of the results in the context of the NES-CS and the AUP 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

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	(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.
	NES-F Requirements
51.	Culvert Information Requirements Within 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).
	Site-wide Residential Land Use Activities
52.	Residential Development in accordance with Design Outcomes & Controls Document All dwellings and associated buildings constructed must be designed in accordance with the Design Outcomes & Controls Document (DOC).
53.	Vehicle Crossing Widths (a) All lots that front local roads with a front boundary of less than 14m may construct a Type A vehicle crossing (3.0m at boundary and 4.5m at kerb) as shown on Woods drawing P25-609-01-2070-RD referenced in Condition 1 unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design. (b) All lots that front local roads with a front boundary of 14m or greater may construct a Type A vehicle crossing (3.0m wide at the boundary and 4.5m wide at the kerb) OR a Type B vehicle crossing (4.8m wide at the boundary and 4.8m wide at the kerb) as shown on Woods drawing P25-609-01-2071-RD referenced in Condition 1 unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design. (c) All lots that front a collector road or arterial road may construct a Type C vehicle crossing (4.9m wide at the boundary and 4.8m wide at the kerb) as shown on Woods drawing P25-609-01-2072-RD referenced in Condition 1 unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design. (d) All corner lots may construct a Type B vehicle crossing (4.8m wide at the boundary and 4.8m wide at the kerb) or a Type C vehicle crossing (4.8m wide at the boundary and 4.8m wide at the kerb) as shown on Woods drawing P25-609-01-2073-RD referenced in Condition 1 unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design. (e) Paired vehicle crossings may be provided in accordance with the Typical Paired Vehicle Crossing Details as shown on Woods drawing P25-609-03-0160-GE referenced in Condition 1 unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design.
54.	Driveway Gradients (a) 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 P25-609-01-2074-RD referenced in Condition 1 unless approval from Council is obtained to deviate from this design.
	Land Use Activities on Lot 3029 – Lot for Commercial Activities
55.	Development on Lot 3029 All buildings and activities on Lot 3029 must be designed in accordance with the Design Outcomes & Controls Document (DOC).
56.	Commercial Noise Limits

No.	Conditions – LUC-1XX
	The noise (rating) levels and maximum noise level arising from any commercial activity on Lot 3029 must comply with the following noise limits when measured within the boundary of an adjacent residential site: (a) Monday to Saturday 7am – 10pm: 50dB LAeq (b) Sunday 9am – 6pm: 50dB LAeq (c) All other times: 40dB LAeq, 75dB LAFmax <i>Advice Note: This condition is intended to reflect the requirements of commercial activities in residential zones in accordance with Rule E25.6.2.</i>
	WWTP and WTP ('Treatment Plants')
57.	Wastewater Treatment If a connection to the public wastewater network is not provided in accordance with Condition 4, the Consent Holder must construct and operate the WWTP in accordance with the plans and information referenced in Condition 1, and the following conditions: (a) Conditions 59 - 69 For the avoidance of doubt, Conditions 59 - 69 apply independently to the WTP and WWTP. Where either Treatment Plant is not constructed, those conditions continue to apply, where relevant, to the Treatment Plant that is constructed.
58.	Water Supply and Treatment If a connection to the public water supply network is not provided in accordance with Condition 4, the Consent Holder must construct and operate the WTP and groundwater bore in accordance with the following conditions: (b) Conditions 59 - 74 For the avoidance of doubt, Conditions 59 - 69 apply independently to the WTP and WWTP. Where either Treatment Plant is not constructed, those conditions continue to apply, where relevant, to the Treatment Plant that is constructed.
59.	Treatment Plant(s) Noise Limits Noise Rating Levels generated by permanent fixed plant associated with the operation of the Treatment Plant(s) must comply with the following limits when measured and assessed at any notional boundary in accordance with NZS 6801:2008 and NZS 6802:2008: (a) 7:00 am to 10:00 pm on all days: 45 dB LAeq (b) 10:00 pm to 7:00 am on all days: 35 dB LAeq and 65 dB LAmx.
60.	Treatment Plant Vehicles There must be no trucks movements to and from the Treatment Plant(s) outside of the following hours, unless for emergencies: (c) 7:00 am to 10:00 pm on all days
61.	Treatment Plant(s) Plans The Treatment Plant(s) must be constructed in accordance with the approved plans and information referenced in Condition 1. Prior to the commencement of the construction of the Treatment Plant(s) (other than preparatory earthworks and civil infrastructure works), if there are any significant changes to the design of the Treatment Plant(s) 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 for certification prior to construction.
62.	Landscaping

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	No later than the first planting season after the final commissioning and operation of the Treatment Plant(s), the Consent Holder must implement the landscaping and fencing surrounding the Treatment Plant(s) (1.8m high security fence) in general accordance with the landscape plans approved under Condition 1. This is identified as the “Screen Planting” on Drawing “LA-114”. Landscaping must be retained and maintained until the Treatment Plant(s) is/are 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 certification prior to implementation.
63.	Hazardous Substances Where required by Hazardous Substances and New Organisms Act 1996, and prior to the Treatment Plant(s) becoming operational, the Consent Holder must provide copies of Location and Stationary Container Compliance certificates issued by an authorised Compliance Certifier to the Council.
64.	Environmental Management Plan The Consent Holder must prepare an Environmental Management Plan (EMP) which is to be provided for Council certification as part of the building consent application process for the Treatment Plant(s) (or sooner if available). The EMP must include, but not be limited to: (a) Identification of the specific activities conducted on the site; (b) Identification of potential contaminants associated with these activities, including a Hazardous Substance Inventory and associated Material Safety Data Sheets; (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; (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, a waterbody or has contacted unsealed ground, must be reported immediately to the Council’s 24-Hour Pollution Hotline (09-377-3107)); (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; (f) An appropriate auditing programme to ensure site performance with all components of the Environmental Management Plan; (g) Methods for providing and recording staff training; and (h) An Operation and Maintenance Plan for the WWTP and/or WTP. <i>Advice note:</i> <i>The purpose of the Environmental Management Plan is to ensure the risks from the site are managed appropriately.</i>
65.	Environmental Management Plan The site must be operated and managed in general accordance with the EMP for the duration of the consented activity.
66.	Environmental Management Plan The EMP must be reviewed and updated after 12 months from the date of commissioning to the Treatment Plant(s), to ensure all components of the EMP are still relevant.
67.	Environmental Management Plan The EMP must be kept on site and accessible at all times.

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68.	Hazardous Substances 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.
69.	Spill Kits Suitable spill kits must be made available on-site at all times for the duration of the consented activity.
Groundwater Bore Construction	
70.	The groundwater bore must be constructed within 50m of 1746950 mE, 5948620 mN NZTM.
71.	The groundwater bore must be completed within 30 days of the commencement of its construction.
72.	The groundwater bore must be constructed, maintained (periodically checking the integrity of the headworks), tested, and records kept (drilling log), in accordance with the application submitted and NZS 4411:2001, Environmental Standard for Drilling of Soil and Rock. Adequate provisions for groundwater water level measurement and water sampling must be provided at each of the bore heads.
73.	The bore identification number must be permanently affixed, in a clearly visible location and in a form that will remain legible, to the bore head structure.
74.	The following information must be supplied to the council, within 20 working days of completion of the groundwater bore: (a) The drilling log. (b) A digital photograph(s) legibly showing: • The bore number affixed to the bore head structure; • The length of the casing protruding above the concrete pad; and • The concrete pad around the bottom of the bore head. (c) An annotated map, or aerial photograph, that accurately and clearly shows the physical location and coordinates for the bore. (d) The following as built details for each bore: • Map reference (NZTM Easting and NZTM Northing); • Depth (m); • Casing depth (m); • Casing Material; and • Bore diameter (mm).
Treatment Plant(s) Decommissioning	
75.	Where, at any time in the future, a connection to the public water supply and/or wastewater network is proposed, and the water/wastewater network utility operator has confirmed in writing that connections are available, the Consent Holder must: (a) Within 3 months of receiving the water/wastewater network utility operators written confirmation, submit a Decommissioning Plan to the Council for certification;

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	(b) Obtain certification of the Decommissioning Plan prior to any connection to the public network occurring; and (c) Implement the Decommissioning Plan as certified.
76.	The Decommissioning Plan must be prepared in consultation with the water/wastewater network utility operator and include: (a) The design and steps for disconnection of the Treatment Plant(s) from the local water supply and wastewater reticulation network; (b) The design and steps for the connection of the local water supply and wastewater reticulation network to the public network; (c) Testing and commissioning procedures; (d) Measures to maintain service continuity during the transition; (e) The decommissioning, making safe, and removal of all infrastructure associated with the Treatment Plant(s); (f) Any required remediation of the site, including the treatment and removal of any contamination caused from the operation of the Treatment Plant(s); (g) A programme and timetable for all decommissioning and connection works, including notification to residents, and written notification to Council confirming completion of decommissioning; (h) Written approval from the water/wastewater network utility operator that there is sufficient capacity in the network to enable the development to be connected; and (i) Evidence of any consultation with Ngāti Manuhiri and Te Kawerau ā Maki in relation to the decommissioning of the infrastructure, including whether any reinstatement planting is required.

5 Subdivision: SUB-1XX

SUB-XX authorises the following activities pursuant to section 11 of the RMA:

- 926 residential lots, including 44 superlots;
- Roads to be vested;
- Esplanade reserve to be vested;
- Two neighbourhood parks to be vested;
- Drainage reserves to be vested;
- Jointly Owned Access Lots (JOAL's) and pedestrian accessways;
- Associated infrastructure, site works and landscaping required to establish and service the subdivision; and
- Consent notices to facilitate and manage development within the subdivision.

Explanatory Notes:

- Section 223 Survey Plan Approval: Unless stated otherwise or excluded from the respective stage, the following conditions apply as required to each independent stage.
- Section 224(c) Certification: Unless stated otherwise or excluded from the respective stage, the following conditions apply as required to each independent stage. A certificate pursuant to section 224(c) of the RMA 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.

No.	Conditions – SUB-XXX
	Section 223 - Survey plan approval conditions applicable to each stage
	Survey Plan The Consent Holder must submit a survey plan for each stage in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Stages may be undertaken individually, concurrently, or in any sequence, provided that all lots will have legal road frontage at the time the relevant Record of Title is issued.
78.	Amalgamation Conditions JOALs 2000, 2001, 2003, 2008, 2017, 2025, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2043, 2045, 2047 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.
79.	Amalgamation Conditions JOALs 2002, 2004, 2005, 2006, 2007, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2026, 2027, 2028, 2029, 2030, 2042, 2044, 2046, 2048 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.

No.	Conditions – SUB-XXX
80.	Amalgamation Conditions Pursuant to section 220(1)(b)(ii) of the RMA, Lots 8001, 8002, 8003 and Lot 14 DP 198205 must be endorsed on the survey plan to be held together, and one record of title must be issued to include all parcels.
81.	Amalgamation Conditions Pursuant to section 220(1)(b)(ii) of the RMA, Lots 7001, 7002 and Part allot 74 Parish of Waiwera (NA1527/25) must be endorsed on the survey plan to be held together, and one record of title must be issued to include all parcels.
82.	Amalgamation Conditions Pursuant to section 220(1)(b)(ii) of the RMA, Lots 7000 and Part allot 74 Parish of Waiwera (NA1527/24) must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
83.	Cancellation of Amalgamation Conditions Pursuant to section 241(3) of the RMA, the requirement for Lot 7 and Lot 14 DP 198205 to be held together in the same Record of Title must be cancelled.
84.	Land Covenant Areas identified in yellow on the approved scheme plans referenced in Condition 1 must be subject to land covenants for reinforced slopes and subsoil drainage protection. Areas identified in orange will be subject to land covenants for retaining wall and subsoil drain protection.
85.	Easements Rights-of-way easements must be created in general accordance with the scheme plans referenced in Condition 1. The easements must be included in a memorandum of easements endorsed on the relevant survey plan and must be created as necessary. The Consent Holder must meet all costs associated with the preparation, review, and registration of the easement instruments against the relevant Records of Title.
86.	Vesting of Land in Lieu of Reserve Lots 6000-6017 on the approved scheme plans referenced in Condition 1 must vest as Land in Lieu of Reserve. The Consent Holder must meet all costs associated with the vesting of the Land in Lieu of Reserve. Where vesting of reserves is to occur, all reserves must vest free of easements, encumbrances and with no transformers, structures or the like on the land or on any of its road frontages or berms except as follows: (a) Lots 6001 and 6006 will vest subject to Section 239(2) of the RMA for right of way as required to provide legal access to adjacent parcels; (b) Where agreed at EPA stage; or (c) Lot(s) 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(s).
87.	Parks to vest as Land in Lieu of Reserve Lots 6500 and 6501 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. The Consent Holder must meet all costs associated with the vesting of the Land in Lieu of Reserve. 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 except as follows:

No.	Conditions – SUB-XXX
	(a) Where agreed at EPA stage; or (b) Lot(s) 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(s).
88.	Esplanade Reserves to Vest in Council Lots 5000-5005 on the approved scheme plans referenced in Condition 1 must vest in the Council as Local Purpose (Esplanade) Reserve. The Consent Holder must meet all costs associated with the vesting of the reserves. 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: (a) Where agreed at EPA stage; or (b) Lots 5000-5005 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.
89.	Stream Bed Lots 9000 & 9001 on the approved scheme plans referenced in Condition 1 must vest in the Council as stream bed in accordance with Section 237A(1)(a) of the RMA.
90.	Road to Vest The proposed roads shown as Lots 4000-4025 on the approved scheme plans referenced in Condition 1 must vest in the Council as road and must be shown on the survey plan. The Consent Holder must meet all costs associated with the vesting of the roads.
91.	Road to Vest The bioretention devices proposed on shown as Lots 4800-4802 on the approved scheme plans referenced in Condition 1 must vest in the Council as road and must be shown on the survey plan. The Consent Holder must meet all costs associated with the vesting of the bioretention devices.
92.	Accessways to Vest The proposed public accessways shown as Lots 4500-4509 on the approved scheme 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.
Engineering Plan Approval	
93.	Infrastructure to Vest Prior to the commencement of infrastructure works, the Consent Holder must submit complete engineering plans for all infrastructure proposed to be vested in Council and obtain Engineering Plan Approval. All infrastructure proposed to be vested in Council must be designed and constructed in accordance with the Auckland Council Code of Practice for Land Development and Subdivision, unless a departure is approved through the Engineering Plan Approval process.
94.	Pavement Design 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. <i>Advice Note:</i> <i>Appropriate pavement design will be reviewed at the Engineering Approval stage.</i>
95.	Operation and Maintenance Manual for Public Stormwater Devices An Operation and Maintenance Plan (OMM) must be provided to Council to address all public stormwater management systems at EPA stage. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental

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	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: (c) Details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process; (d) A programme for regular maintenance and inspection of the stormwater management system; (e) A programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices; (f) A programme for post storm inspection and maintenance; (g) A programme for inspection and maintenance of the outfall; (h) General inspection checklists for all aspects of the stormwater management system, including visual checks; and (i) A programme for inspection and maintenance of any vegetation associated with the stormwater management devices.
5	Overland Flow Path Management At Engineering Plan Approval stage, 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.
5	Detailed Landscape Plans – Streetscape At Engineering Plan Approval stage, the Consent Holder must submit detailed streetscape landscaping plans for all public roads and public accessways to the Council for certification. In particular, the plans and supporting planting methodology must: (a) Be prepared by a suitably qualified landscape architect; (b) Be in general accordance with the relevant landscape plans referenced in Condition 1; (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; (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; • Include hard landscaping details for accessways; • Include planting methodology; • Include all lighting details within the proposed streets and accessways; and • Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.
5	Detailed Landscape Plans – Land in Lieu of Reserves At Engineering Plan Approval stage, the Consent Holder must submit detailed engineering and landscape plans (including all hard assets/park furniture/fixtures/planting/turfing) for all land in lieu of a reserve parcels to the Council for certification. The plans and supporting planting methodology must: (a) Be prepared by a suitably qualified landscape architect;

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	(b) Be in general accordance with the relevant landscape plans referenced in Condition 1; (c) Include a Weed and Pest Management Plan detailing weed eradication and control methods prior to and after planting; (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; (e) Include specifications for plant condition and a written specification detailing the planting methodologies to be used; (f) Identify existing species to be retained; (g) Demonstrate a topographic overlay to illustrate suitable gradient levels within the reserve; (h) 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; (i) Include specifications for plant condition and a written specification detailing the planting methodologies to be used; (j) Identify existing species to be retained; (k) Demonstrate a topographic overlay to illustrate suitable gradient levels within the reserve; (l) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing; (m) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping; (n) Include 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; (o) Identify flood-prone areas within the reserve to demonstrate usability in accordance with its purpose; (p) In relation to Neighbourhood Parks, stormwater outfalls and associated retaining walls are to be located outside reserve areas and naturalised to reduce visual effects; and (q) No transformers are to be located within or on the boundary of the reserve. <i>Advice note:</i> <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>
5	Detailed Landscape Plans – JOALs At Engineering Plan Approval stage, the Consent Holder must submit detailed landscaping plans for all JOALs to the Council for certification. The plans must be in general accordance with the landscaping plans included in Condition 1.
	Section 224(c) Compliance Conditions
	Section 224(c) Certificates An application for a certificate under section 224(c) of the RMA for each stage must be accompanied by certification from a professionally qualified surveyor or engineer that all the applicable conditions for each stage of subdivision consent SUB-XX have been complied with, and identify all those conditions that have not been complied with and are subject to the following:

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	(a) A consent notice has been issued in relation to any conditions to which section 221 applies.										
	Section 224(c) – Existing Temporary WWTP Decommissioning										
	Prior to the issue of a section 224(c) certificate for any lot within Stage 16, the existing temporary WWTP on the site must be decommissioned. Evidence must be provided to Council that the decommissioning conditions have been satisfied as part of the application for section 224(c). <i>Advice Note:</i> <i>The existing temporary WWTP is authorised under FTAA-2503-1038. The decommissioning conditions are included below for reference:</i> <i>When the WWTP is decommissioned, the Consent Holder must:</i> <i>(a) Remove all buildings, tanks and structures from the site;</i> <i>(b) Disestablish and remove the Land Contact Infiltration Device;</i> <i>(c) Undertake an environmental investigation for potential contamination in relation to buildings, tanks, structures and the Land Contact Infiltration Device;</i> <i>(d) Topsoil and grass the Land Contact Infiltration Device.</i> <i>Note: The stormwater dry basin within the site may be retained.</i>										
	Section 224(c) – Transport										
	Transport Infrastructure Upgrades Prior to the issue of a section 224(c) certificate for the specified number of residential lots specified in Column 1, the following transport infrastructure upgrades listed in Column 2 must be constructed and operational. The Consent Holder must provide appropriate evidence to the Council confirming the infrastructure upgrades listed in Column 2 of the table below are constructed and operational. Concept plans for the transport upgrades identified in Column 2 are identified on the External Road Upgrade drawings prepared by Woods and the Integrated Transport Assessment prepared by Stantec and referenced in Condition 1. <table border="1"> <thead> <tr> <th>Column 1 – Maximum number of residential lots</th><th>Column 2 – Transport infrastructure required to enable residential lots in Column 1</th></tr> </thead> <tbody> <tr> <td>Up to a maximum of 739 residential lots</td><td>No transport upgrades required.</td></tr> <tr> <td>Prior to the issue of s224(c) certification for 740 or more residential lots</td><td>Upgrade of the Pine Valley Road / Dairy Flat Highway intersection to include an additional right turn bay into Pine Valley Road from Dairy Flat Highway</td></tr> <tr> <td>Prior to the issue of s224(c) certification for 960 or more residential lots</td><td> • Signalisation of Wilks Road / Dairy Flat Highway; and • Signalisation of Wilks Road / East Coast Road </td></tr> <tr> <td>Prior to the issue of s224(c) certification for 1,180 or more residential lots</td><td>Silverdale Interchange Upgrade including:</td></tr> </tbody> </table>	Column 1 – Maximum number of residential lots	Column 2 – Transport infrastructure required to enable residential lots in Column 1	Up to a maximum of 739 residential lots	No transport upgrades required.	Prior to the issue of s224(c) certification for 740 or more residential lots	Upgrade of the Pine Valley Road / Dairy Flat Highway intersection to include an additional right turn bay into Pine Valley Road from Dairy Flat Highway	Prior to the issue of s224(c) certification for 960 or more residential lots	• Signalisation of Wilks Road / Dairy Flat Highway; and • Signalisation of Wilks Road / East Coast Road	Prior to the issue of s224(c) certification for 1,180 or more residential lots	Silverdale Interchange Upgrade including:
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No.	Conditions – SUB-XXX				
	<table border="1"> <tr> <td data-bbox="300 259 820 622"></td><td data-bbox="820 259 1394 622"> - The addition of a left turn slip lane on the western approach to the Silverdale interchange; and - Extension of the length of the left turn slip lane on the southbound off-ramp at the Silverdale interchange to around 150m and introduction of a queue meter for the AM peak. </td></tr> <tr> <td data-bbox="300 622 820 701">Prior to the issue of s224(c) certification for 1,425 residential lots or more</td><td data-bbox="820 622 1394 701">Double-laning of Pine Valley Road / Argent Lane Roundabout</td></tr> </table> <i>Advice Note 1:</i> <i>‘Operational’ means the relevant upgrade is available for use and open to all traffic.</i> <i>Advice Note 2:</i> <i>The Consent Holder is advised that any works within designated land will require written consent from the relevant Requiring Authority under section 176(1)(b) of the RMA prior to the commencement of works in the designation. Information regarding section 176 written consent is available on AT’s website:</i> <i>https://at.govt.nz/about-us/working-on-the-road/road-processes-for-property-owners/consent-for-works-in-an-at-designation-or-notice-of-requirement/</i> <i>Advice Note 3:</i> <i>Works within the road require AT’s Corridor Access Requests (CAR). Information in relation to CAR is available: https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/</i>		- The addition of a left turn slip lane on the western approach to the Silverdale interchange; and - Extension of the length of the left turn slip lane on the southbound off-ramp at the Silverdale interchange to around 150m and introduction of a queue meter for the AM peak.	Prior to the issue of s224(c) certification for 1,425 residential lots or more	Double-laning of Pine Valley Road / Argent Lane Roundabout
	- The addition of a left turn slip lane on the western approach to the Silverdale interchange; and - Extension of the length of the left turn slip lane on the southbound off-ramp at the Silverdale interchange to around 150m and introduction of a queue meter for the AM peak.				
Prior to the issue of s224(c) certification for 1,425 residential lots or more	Double-laning of Pine Valley Road / Argent Lane Roundabout				
	Silverdale Interchange Upgrade - Detailed Design Safety Audit Prior to the issue of a section 224(c) certificate for more than 1,180 residential lots in accordance with Condition 102, the Consent Holder must arrange, at no cost to NZTA, for an independent detailed design road safety audit (in accordance with the Safe System audit guidelines for transport projects) to be carried out on the proposed upgrades to Silverdale interchange and submitted to the NZTA for approval in a technical certification capacity. (a) The audit decision tracking must clearly distinguish between the developer “client” role and NZTA’s final decision-making role as the road controlling authority. (b) All audit findings arising from the detailed design road safety audit must be resolved to the agreement of NZTA prior to changes being implemented (as determined by the outcomes of the road safety audit) and construction commencing.				
	Silverdale Interchange Upgrade The Consent Holder must submit to the Council written confirmation from NZTA that it is satisfied that the design of the interchange upgrade meets NZTA design requirements.				
	Silverdale Interchange Upgrade - Independent Post Construction Safety Audit Prior to the issue of a section 224(c) certificate for more than 1,180 residential lots in accordance with Condition 102, the Consent Holder must arrange, at no cost to NZTA, for an independent post construction road safety audit (in accordance with the Safe System audit guidelines for				

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	transport projects) to be carried out on the upgrades to Silverdale interchange and submitted to NZTA for approval in a technical certification capacity. (a) The audit must be submitted within 3 months of the completion of works to upgrade the Silverdale interchange required by Condition 102; (b) The audit decision tracking must clearly distinguish between the developer “client” role and the NZTA’s final decision-making role as the road controlling authority. (c) All audit findings arising from the post construction road safety audit must be resolved to the agreement of NZTA prior to changes being implemented (as determined by the outcomes of the road safety audit). (d) The Consent Holder must rectify any deficiencies found at no cost to NTZA prior to the occupation of dwellings, issue of any certificate for public use under Section 363A of the Building Act 2004, or the issue of a code compliance certificate under Section 95 of the Building Act 2004 for any building on any lot subject to this consent as set out in Condition 102.
	Any traffic signals constructed by the Consent Holder, regardless of the location on private or public roads, must be commissioned by Auckland Transport Operation Centre (ATOC) and connected to the region-wide system of traffic signals ahead of becoming operational. The signals must be managed by ATOC.
	Public Roads, Pedestrian Accessways and Pedestrian Bridges The Consent Holder must design and construct new public roads, pedestrian accessways and pedestrian bridges 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. <i>Advice Notes:</i> • <i>Acceptable forms of evidence include Engineering Approval Completion Certificates.</i> • <i>Construction of public roading requires an Engineering Approval. Departure from Standards may be required where designs do not comply with AT standards.</i> • <i>Design of public roads must include (but is not limited to), appropriate tracking in accordance with Auckland Transport’s TDM, road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.</i> • <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> • <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>
	Vehicle Accessways The Consent Holder must design and construct JOALs (including surface treatment) in general accordance with the approved engineering drawings referenced in Condition 1. Certification from

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	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. <i>Advice Notes:</i> • <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> • <i>Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.</i> • <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> • <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>
	Section 224(c) – Geotechnical
	Geotechnical 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 Investigation Report referenced in Condition 1 to ensure the site is stable and suitable for development.
	Geotechnical Completion Report A Geotechnical Completion Report prepared by a suitably qualified and experienced chartered geo-professional must be submitted to Council to confirm that all lots are stable and suitable for development when applying for a certificate under section 224(c) of the RMA. The recommendations of the GCR must be registered as a consent notice on the records of title for all lots to ensure that it is complied with on a continuing basis.
	Section 224(c) – Contamination
	Contamination – Site Validation Report (SVR) Prior to the issue of a section s224(c) certificate, a Site Validation Report (SVR) must be submitted to the Council for certification. 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: (a) A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated;

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	(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: <i>The SVR 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 must not be updated to reflect any soil contamination remediation work undertaken.</i>
	Section 224(c) – Infrastructure Servicing
	Utilities 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).
	Stormwater 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. Advice Note: • <i>Acceptable forms of evidence include Engineering Approval (EA) Completion Certificates.</i> • <i>Stormwater utility provider is the Auckland Council Healthy Waters Department.</i> • <i>Public connections are to be constructed in general accordance with the Stormwater Code of Practice.</i> • <i>Alterations to the public stormwater reticulation network require Engineering Approval.</i> • <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>
	Public Stormwater Outfalls 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

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	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. <i>Advice Note:</i> • <i>Stormwater outfalls must be designed in general accordance with “Auckland Council publication Technical Report 2013/018”.</i> • <i>Acceptable forms of evidence include Engineering Approval Completion Certificates.</i> • <i>Utility service provider is the Auckland Council Healthy Waters Department.</i> • <i>Construction of public outfall structures require Engineering Approval.</i> • <i>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.</i> • <i>Please be aware of any other conditions and requirements pertaining to outfalls, including regional consenting conditions and requirements.</i>
	Stormwater Devices All stormwater treatment and/or attenuation devices must be designed and constructed in general accordance with the Infrastructure Report Milldale Stages 14-17 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. <i>Advice Note:</i> <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>
	Public Wastewater Reticulation If a connection to the public wastewater network is provided in accordance with Condition 4, the Consent Holder must, at no cost to the wastewater utility provider, design and construct connections to the public wastewater reticulation network to service all lots within the relevant stage in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate for the relevant stage under section 224(c).
	Public Water Supply Reticulation If a connection to the public water supply network is provided in accordance with Condition 4, the Consent Holder must, at no cost to the water utility provider, design and construct connections to the public water reticulation network to service all lots within the relevant stage in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate for the relevant stage under section 224(c).
	Private Wastewater Servicing If a connection to the public wastewater network is not provided in accordance with Condition 4, then the Consent Holder must design and construct connections to the private wastewater network to service all lots within the relevant stage or sub-stage. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate for the relevant stage under section 224(c).

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	Private Water Supply Servicing If a connection to the public water supply network is not provided in accordance with Condition 4, then the Consent Holder must design and construct connections to the private water supply reticulation network to service all lots within the relevant stage or sub-stage. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate for the relevant stage under section 224(c).
	Road Encroachment Licence If a connection to the public network is not provided in accordance with Condition 4, then prior to the issue of a section 224(c) certificate, a legal agreement must be prepared and executed between the Consent Holder (or nominated entity) and Auckland Transport to document the terms and conditions that provides the basis for the Consent Holder to reticulate, own and maintain private reticulation pipes that sit within the vested road reserve.
	Section 224(c) – Operation of Private Infrastructure
	If a connection to the public network is not provided in accordance with Condition 4, then Fulton Hogan Limited (FHL) will own, establish and operate the WWTP, WTP and supply potable water via a private water scheme to all lots within the Development. An encumbrance in favour of FHL will be registered over the new titles for each lot in the Development recording: (a) Ownership and operation of a private WWTP and a private Water Supply by FHL; (b) FHL’s obligations to establish, maintain and operate the WWTP and Water Supply, including obtaining all necessary resource consents and provision of potable water in accordance with the drinking water standards under the Water Services Act 2021; (c) Each registered owner of a lot within the Development shall have the right to discharge sewage to the WWTP, subject to payment of charges and the costs incurred by FHL to operate the WWTP. Each registered owner of a lot within the Development also has the right to supply potable water, subject to payment to FHL of the costs of operating and supplying potable water to each lot within the Development; (d) Each registered owner will be invoiced for water supplied based on metered usage; (e) The costs of operating the WWTP will be set by an annual charge to be paid quarterly in relation to FHL’s costs of operating and maintaining the WWTP; (f) The components of the annual charges and Water Supply costs will be set out in the encumbrance to highlight what costs will be invoiced to all registered owners and to record the intention that invoiced charges will be cost recovery based including administration costs of running the private sewage and Water Supply schemes, plus an annual capital reinvestment provision to allow for future capital expenditure; (g) FHL’s consent to transfer of any title within the Development will be required, so FHL can ensure that all water and sewage charges are up to date before a change of title ownership. The form of the encumbrance is to be reviewed and approved by Auckland Council’s solicitors at the Consent Holder’s expense.
	Section 224(c) - Flood Management and Overland Flow Paths
	Flooding 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 the tables below and for the 50% AEP, 10% AEP, and 1% AEP storm events. Hazard assessments must be undertaken in accordance with ARR(2019) criteria.

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Table 1 – Effects Assessment

Average Recurrence Interval (ARI)	SWCOP v4 24-hour rainfall depth (mm)	
	No climate change	3.8 CC
50% AAEP	88	112.1
10% AEP	145	189.7
1% AEP	225	286.6

Table 2 – Resilience Purposes Only

ARI Event	TP108 (August 2026)	
	No CC	3.8oc
1% AEP	250mm	331.75

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

Overland Flow Path Certification (As-built)

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:

- (a) Layout plan of the overland flow paths for the site in accordance with the approved Resource Consent/Engineering Plan;
- Long-section and cross section plans for all overland flow paths within roads; and
- Long-section and cross section plans for all overland flow paths at road spill points.

Section 224(c) - Public Streetscape, Accessways, Reserves and Parks

Retaining Walls adjacent to Drainage and Neighbourhood Parks

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 general accordance with the approved plans referenced in Condition 1.

Implementation of Streetscape and Public Accessway Landscape Works

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 and in particular the following:

- (a) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition;
- (b) Should site factors preclude compliance with any of these conditions, the Council must be advised in writing as soon as practicable and, in any case, prior to planting, and an

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	alternative soil improvement methodology proposed by the Consent Holder to the satisfaction of Council; and (c) Grassing must only be undertaken when the weather is suitable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Council immediately. <i>Advice note:</i> <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>
	Implementation of Esplanade and Land in Lieu of a Reserve Parcels Landscape Works 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, and in particular the following: (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; (b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade; (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. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Council immediately; (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. Written manufacturers guarantee must be supplied for any products where warranties are available or applicable; and (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.
	Landscape Maintenance Plan (Streetscape and Accessway Landscaping) 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: (a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies; (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 (c) Vandalism eradication policies.
	Landscape Maintenance (Streetscape and Accessway Landscaping) The Consent Holder must undertake maintenance of streetscape and accessway landscaping in general accordance with the approved Maintenance Plan 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

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	accessway planting occurs during the maintenance period, the Consent Holder must replace damaged/stolen plants with the same species and height.
	Landscape Maintenance Plan (Esplanade and Land in Lieu of a Reserve Parcels) 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: (a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies; (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 (c) Vandalism eradication policies.
	Landscape Maintenance (Esplanade and Land in Lieu of a Reserve Parcels) 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.
	As-built Plans 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: (a) Asset names; (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; (c) All underground services and drainage; and (d) All paint colours, pavers, and concrete types with names of products to be included on the assets schedule.
	Uncompleted Works Bond 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 must be 1.5 x the contracted rate of any outstanding works and must be agreed in consultation with the Council prior to lodging the bond. The liability of the Consent Holder must not be limited to the amount of the bond.
	Maintenance Bonds for Landscaping on Public Roads and Accessway 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 all public roads and accessways. The amount of the bond will be 1.5 x the contracted rate for three years' maintenance.
	Maintenance Bonds for Landscaping on Esplanade and Land in Lieu of a Reserve Parcels

No.	Conditions – SUB-XXX
	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.
	Landscape Plans for all JOALs Prior to the issue of section 224(c) certificate, landscaping in JOALs must be implemented in general accordance with the approved landscape plans referenced in Condition 1.
	Section 224(c) – Lighting Plan
	Prior to the issue of a s224(c) certificate, the Consent Holder must submit a Lighting Plan for the JOALs servicing 10 or more residential lots; and roads to be vested. The Lighting Plan must be prepared by a suitably qualified Lighting Engineer and submitted to Auckland Council for certification. As part of the certification, the lighting design (light pole location) must be reviewed by Council's traffic engineer. The purpose of this condition is to provide adequate lighting for the safety of people. The Lighting Plan must: (a) Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan; and (b) Include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures.
	Section 221 – Consent Notices
	Pursuant to section 221 of the RMA, the following consent notices listed in Condition 138 – 149 must be registered against the relevant records of title on a continuing basis. The consent notice must be prepared by Council's solicitor and registered at the Consent Holders' expense.
	Site-Wide Geotechnical Condition Any buildings erected on any residential or commercial lot must be undertaken in accordance with the recommendations of the Geotechnical Completion Report required by Condition 110.
	Site-Wide Stormwater Management Hydrology mitigation of runoff from buildings and paved areas on all residential lots within the development must be achieved at-source within the individual lots, in general accordance with the requirements of the 'Stormwater Assessment Report', dated August 2026, 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.
	Protection and Maintenance of Planting on Reinforced Earth Slopes For all lots containing reinforced earth slopes that are identified in yellow as areas subject to reinforced slope and subsoil drainage land covenants on the approved scheme plans referenced in Condition 1, all vegetation (specimen trees, shrubs, and understorey planting/groundcovers) must be retained and protected to provide for a continued vegetated appearance and to protect the integrity of the reinforced earth slope. Lot owners must: (a) Maintain planting established in general accordance with the approved and implemented landscape plans;

No.	Conditions – SUB-XXX
	(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); (c) Not undertake any earthworks or land modification within the covenant area without supporting evidence from a chartered professional geotechnical engineer; (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; (e) Not erect fences within the reinforced earth slopes; and (f) Control all pest plants and pest animals within the covenant area.
	Land in Lieu of Reserve Boundary Treatment For those residential lots adjacent to Lots 6000 – 6017, 6500 – 6501, any fencing on the common boundary of those reserves must be a maximum height of 1.2m and at least 50% visually permeable. Any landscape planting or hedging directly behind the fence must be maintained to a maximum height of 1.2m.
	Pedestrian Accessway Boundary Treatment For those residential lots adjacent to Lots 4500 – 4509 any fencing on the common boundary with those pedestrian accessways must be a maximum height of 1.2m and at least 50% visually permeable. Any landscape planting or hedging directly behind the fence must be maintained to a maximum height of 1.2m.
	Vehicle Crossings within 10m and on the opposite side of a T-Intersection For Lots 55 and 56 (Stage 14A), Lot 83 (Stage 14C), Lots 181, 182, 186 and 187 (Stage 14D), Lots 226, 227, 228, 271, 272, 273, 274, 278, 279, 280, 285, 286 and 287 (Stage 14E), Lots 296 and 297 (Stage 14F), Lots 337 and 338 (Stage 14G), Lots 393, 394, 438 and 439 (Stage 14I), Lots 461, 478 and 526 (Stage 14J), Lots 718, 719, 756 and 757 (Stage 16A), and Lots 783, 784, 796, 797, 798 and 824 (Stage 16B), land use resource consent has been approved under the AUP 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 for these lots on the opposite side of a T-intersection.
	Site-Wide Vehicle Crossing Widths up to 4.8m All vehicle crossings must be designed and constructed in accordance with the Design Outcomes and Controls Document (DOC), dated August 2026. A blanket resource consent has been approved under Rule E27.4.1(A2) of the AUP to enable the construction of vehicle crossings up to 4.8m wide, exceeding the maximum permitted width of 3.5m required under standard E27.6.4.3.2.
	Site-Wide Driveway Gradients All driveway gradients must be designed and constructed in accordance with the Design Outcomes and Controls Document (DOC), dated August 20-26. A blanket resource consent has been approved under Standard E27.6.4.4(3) to enable the construction of driveways that exceed the maximum gradients for safety platforms of 1 in 20 for the first 4m length, with a maximum grade 12.5% grade proposed. This applies to lots where the driveway will slope from the road up to the garage or parking area.
	Residential Development All residential dwellings must be designed and constructed in accordance with the Design Outcomes and Controls Document (DOC), dated August 2026. Prior to the lodgement of a building consent application for any dwelling(s), the design of the dwelling(s) must be reviewed by a suitably qualified and experienced urban designer independent of the designer of the

No.	Conditions – SUB-XXX
	dwelling(s). The urban designer must certify that the design is in accordance with the DOC. A copy of that certification must be provided to the Council as part of the relevant building consent application. An application for resource consent to vary the consent notice will be required where: (a) The design deviates from the built form controls in the DOC; and/or (b) The maximum residential yield on any lot detailed in the DOC is exceeded. The requirements of the consent notice relating to compliance with the DOC and design review and certification will cease to apply when the relevant lot is no longer zoned Future Urban Zone under the Auckland Unitary Plan.
	Non-Residential Development All non-residential development must be designed and constructed in accordance with the Design Outcomes and Controls Document (DOC), dated August 2026. Prior to the lodgement of a building consent application for any building on Lot 3029, the design of the building must be reviewed by a suitably qualified and experienced urban designer independent of the designer of the building. The urban designer must certify that the design is in accordance with the DOC. A copy of that certification must be provided to the Council as part of the relevant building consent application. An application for resource consent to vary the consent notice will be required where: • The design deviates from the built form controls in the DOC; and/or • The maximum 1,000m² of gross floor area on Lot 3029 detailed in the DOC is exceeded. The requirements of the consent notice relating to compliance with the DOC and design review and certification will cease to apply when the relevant lot is no longer zoned Future Urban Zone under the Auckland Unitary Plan.
	Water Efficient Fixtures Where a dwelling is serviced by a private water supply system the owner of the allotment must install and retain in perpetuity dual-flush low flow toilets.
	Public Access Rights Public access must be provided to Lot 7 DP 198205, Lot 14 DP 198205, Part Allotment 74 Parish of Waiwera, Allotment 210 Parish of Waiwera, Allotment 549 Parish of Waiwera, Allotment 216 Parish of Waiwera, and Part Allotment 182 Parish of Waiwera as follows: (a) The Registered Owner of the Property shall ensure that public access is maintained from the legal road nearest to the Orewa River boundary at Part Allotment 74 Parish of Waiwera to the Upper Orewa Road boundary to the north as generally indicated on the landscape plans referenced under Condition 1; and (b) The purpose of this public access is to allow walking and cycling over the Property from Wainui Road at the south to Upper Orewa Road at the north.

6 Subdivision: SUB-2XX

SUB-XX authorises the following activities pursuant to section 11 of the RMA:

- 44 superlots into 475 individual titles;
- Associated easements, rights of way and legal instruments;
- Associated infrastructure, site works and landscaping required to establish and service the subdivision; and
- Consent notices to facilitate and management development within the subdivision.

Explanatory Notes:

- *Section 223 Survey Plan Approval: Unless otherwise stated, the conditions below apply independently to each superlot, 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.*
- *Section 224(c) Certification: The following conditions apply as required to each independent superlot. A certificate pursuant to section 224(c) of the RMA will be issued as per each individual superlot.*

No.	Conditions – SUB-XXX
	Section 223 Survey plan approval (s223) conditions applicable to each superlot
	Survey Plan The Consent Holder must submit a survey plan for each superlot in general accordance with the approved scheme 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.
	Easements Party wall and Maintenance easements must be created in general accordance with the scheme plans referenced in Condition 1. The easements must be included in a memorandum of easements endorsed on the relevant survey plan and must be created as necessary. The Consent Holder must meet all costs associated with the preparation, review, and registration of the easement instruments against the relevant Records of Title.
	Amalgamation Conditions JOALs 2002-2007, 2009-2030, 2042-2044 and 2046-2048 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 scheme plans referenced in Condition 1. This must be shown on the survey plan.
	Section 224(c) compliance conditions
	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:

No.	Conditions – SUB-XXX
	(a) A consent notice to be issued in relation to any conditions of this consent to which section 221 applies.
	Section 224(c) - Geotechnical
	Geotechnical 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 Investigation Report referenced in Condition 1 to ensure the site is stable and suitable for development.
	Geotechnical Completion Report A Geotechnical Completion Report prepared by a suitably qualified and experienced chartered geo-professional must be submitted to Council to confirm that all lots are stable and suitable for development when applying for a certificate under section 224(c) of the RMA. The recommendations of the GCR must be registered as a consent notice on the records of title for all lots to ensure that it is complied with on a continuing basis.
	Section 224(c) – Infrastructure Servicing
	Utilities 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).
	Stormwater 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. <i>Advice Note:</i> • <i>Acceptable forms of evidence include Engineering Plan Approval Completion Certificates.</i> • <i>Stormwater utility provider is the Auckland Council Healthy Waters Department.</i> • <i>Public connections are to be constructed in general accordance with the Stormwater Code of Practice.</i> • <i>Alterations to the public stormwater reticulation network require Engineering Plan Approval.</i> <i>Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</i>
	Public Wastewater Reticulation If a connection to the public wastewater network is provided in accordance with Condition 4, the Consent Holder must, at no cost to the wastewater utility provider, design and construct connections to the public wastewater reticulation network to service all lots within the relevant stage in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate for the relevant stage under section 224(c).

No. Conditions – SUB-XXX

Public Water Supply Reticulation

If a connection to the public water supply network is provided in accordance with Condition 4, the Consent Holder must, at no cost to the water utility provider, design and construct connections to the public water reticulation network to service all lots within the relevant stage in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate for the relevant stage under section 224(c).

Private Wastewater Servicing

If a connection to the public wastewater network is not provided in accordance with Condition 4, then the Consent Holder must design and construct connections to the private wastewater network to service all lots within the relevant stage or sub-stage. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate for the relevant stage under section 224(c).

Private Water Supply Servicing

If a connection to the public water supply network is not provided in accordance with Condition 4, then the Consent Holder must design and construct connections to the private water supply reticulation network to service all lots within the relevant stage or sub-stage. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate for the relevant stage under section 224(c).

Flood Management

Flooding

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 the tables below and for the 50% AEP, 10% AEP, and 1% AEP storm events.

Hazard assessments must be undertaken in accordance with ARR(2019) criteria.

Table 1 – Effects Assessment

Average Recurrence Interval (ARI)	SWCOP v4 24-hour rainfall depth (mm)	
	No climate change	3.8 CC
50% AAEP	88	112.1
10% AEP	145	189.7
1% AEP	225	286.6

Table 2 – Resilience Purposes Only

ARI Event	TP108 (August 2026)	
	No CC	3.8oc
1% AEP	250mm	331.75

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

No.	Conditions – SUB-XXX
	Section 221 - Consent Notices
	Pursuant to section 221 of the RMA, the following consent notices listed in Condition 164 – 166 must be registered against the relevant records of title on a continuing basis. The consent notices must be prepared by Council’s solicitor and registered at the Consent Holders’ expense.
	Design Guidelines - Residential Development All residential dwellings must be designed and constructed in accordance with the Design Outcomes and Controls Document (DOC), dated August 2026. Prior to the lodgement of a building consent application for any dwelling(s), the design of the dwelling(s) must be reviewed by a suitably qualified and experienced urban designer independent of the designer of the dwelling(s). The urban designer must certify that the design is in accordance with the DOC. A copy of that certification must be provided to the Council as part of the relevant building consent application. An application for resource consent to vary the consent notice will be required where: (a) The design deviates from the built form controls in the DOC; and/or (b) The maximum residential yield on any lot detailed in the DOC is exceeded. The requirements of the consent notice relating to compliance with the DOC and design review and certification will cease to apply when the relevant lot is no longer zoned Future Urban Zone under the Auckland Unitary Plan.
	Site-Wide Geotechnical Condition Any buildings erected on any residential or commercial lot must be undertaken in accordance with the recommendations of the Geotechnical Completion Report required by Condition 155.
	Water Efficient Fixtures Where a dwelling is serviced by a private water supply system the owner of the allotment must install and retain in perpetuity dual-flush low flow toilets.

7 Discharge of Contaminants to Land: DIS-CON

DIS-CON authorises the following activities pursuant to section 15 of the RMA:

- The discharge of contaminants associated with the disturbance and remediation of contaminated land.

No.	Conditions – DIS-CON
	Pre-Construction Requirements
167.	Earthworks Remedial earthworks must be undertaken in accordance with the Site Management and Remediation Action Plan (SMRAP) for 'Milldale Stages 14-17' and 'Te Korowai o Maraeariki' prepared by Groundwater and Environmental Services, dated August 2026. Any proposed variations to the SMRAP must be submitted to the Council for certification that the variation appropriately minimises the risks posed by actual and potential soil contamination and is within the scope of this consent. <i>Advice Note:</i> <i>The SMRAP are intended to provide flexibility of the management of the works and contaminant discharges. Accordingly, the SMRAP may need to be updated following the results of the additional soil sampling. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. For confirmation that any proposed updates are within scope, please contact the Council.</i>
	During Construction Conditions
168.	Earthworks, erosion and sediment controls All excavation in the work areas must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from the subject site to either land, stormwater drainage systems, wetlands, watercourses or receiving waters.
169.	Earthworks, erosion and sediment controls Erosion and sediment controls must be installed along the boundaries of the disturbance areas in accordance with the SMRAP, referenced in Condition 1. The excavation areas must be dampened during the day to suppress the generation of dust during the works. Filter cloths or cover mats must be installed over the stormwater cesspits in the vicinity of the excavation areas. Vehicles must be inspected prior to leaving the works area and wheels brushed/cleaned as required to avoid the potential for sediment to leave the site on vehicle tyres and enter the existing stormwater system. <i>Advice Note:</i> <i>Discharge from the site includes the disposal of water (e.g., perched groundwater or collected surface water) from the land-disturbance area.</i>
170.	Disposal of Soils/Contaminated Materials In the event of the accidental discovery of contamination during earthworks which has not been previously identified, the Consent Holder must immediately cease the works in the vicinity of the contamination hotspot and notify the Council and engage a suitably qualified and experienced contaminated land practitioner (SQEP) to assess the situation (including possible sampling and testing) and decide in conjunction with the Council on the best option for managing the material.
171.	Disposal of Soils/Contaminated Materials Contaminated soils and/or fill material identified for off-site disposal must primarily be loaded directly into trucks and must be covered during transportation off site. Stockpiling of the excavated material must be avoided. If required, temporary stockpiles of material free from

No.	Conditions – DIS-CON
	separate phase hydrocarbons or odorous petroleum hydrocarbons must be located on an impermeable surface within an area protected by erosion and sediment controls. If an impermeable surface for stockpiling is not available, the upper 100mm of soil beneath the stockpile must be excavated and managed along with the overlying stockpile. Temporary stockpiles may be required to be covered with tarpaulins anchored at the edges outside working hours and during periods of heavy rain to adequately control discharges of dust and sediment. The stockpiling of material containing separate phase hydrocarbons or odorous petroleum hydrocarbons must not take place.
172.	Disposal of Soils/Contaminated Materials The soils and/or fill material identified for off-site disposal must be disposed of to an appropriate facility licensed to accept the levels of any identified contamination.
173.	Soil re-use All onsite reuse of contaminated soils must be undertaken in accordance with the SMRAP referenced in Condition 1.
174.	Cleanfill Material The Consent Holder must ensure that the contamination level of any soil imported to the site complies with the definition of 'Cleanfill material', as set out in the Auckland Unitary Plan.
175.	Sampling of Soil All sampling and testing of contamination on the site must be overseen by a SQEP. All sampling must be undertaken in accordance with the Ministry for the Environment's document 'Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils' (revised 2021).
176.	Discharge/Disposal of Perched Groundwater or Surface Water Any perched groundwater, or surface run-off water encountered within the excavation area requiring removal must be considered potentially contaminated, and must either be: (a) Disposed of by a licensed liquid waste contractor; or (b) Pumped to sewer, providing the relevant permits are obtained; or (c) Discharged to the stormwater system or surface waters provided testing demonstrates compliance with the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000) for the protection of 80 percent of freshwater species, with the exception of benzene where the 95 percent protection level must apply, and provided that it is free from petroleum hydrocarbons, and that certification of appropriate disposal is provided to the Council.
	Post-Construction Conditions
177.	Within three months of the completion of remedial works on the site, a Site Validation Report (SVR) must be submitted to the Council for certification. The SVR must be prepared by a SQEP in accordance with the Ministry for the Environment's document 'Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand' (revised 2021) and contain sufficient detail to address the following matters: (a) A summary of the works undertaken, including a statement confirming whether the excavation of the site has been completed in accordance with the approved SMRAP; (b) A statement on the compliance with the SMRAP during the works (if required); (c) The location and dimensions of the remedial excavations carried out, including a relevant site plan;

No.	Conditions – DIS-CON
	(d) A summary of any testing undertaken, including tabulated analytical results, and interpretation of the results in the context of the contaminated land rules of the AUP; (e) Copies of the disposal dockets for any non-cleanfill material removed from the site; (f) Records of any unexpected contamination encountered during the works and the measures employed to manage the contamination found, if applicable; (g) Details regarding any complaints and/or breaches of the procedures set out in the SMRAP and the conditions of this consent; (h) Details of the validation sampling undertaken on materials re-used on site; and (i) A description of additional monitoring undertaken (if applicable).

8 Stream & Wetland Works: LUS-XXX and Stream and Surface Water Diversion: WAT-XXX

LUS-XX and WAT-XX authorises the following activities pursuant to section 13 and 14 of the RMA:

- Stream realignment and reclamation;
- Wetland reclamation;
- Streambed disturbance associated with culvert construction; and
- Freshwater restoration and offsetting and compensation works.

No.	Conditions – LUS-XXX
No.	Pre Construction Requirements
178.	Stream and Wetland Works Management Plan At least 10 working days prior to commencement of stream wetland works, a Stream and Wetland Works Management Plan (SWWMP) must be prepared and submitted to the Council for certification. The objective of the SWWMP is to manage potential effects in-stream during construction. No stream or wetland works activity on the subject site can commence until confirmation from the Council is provided that the SWWMP is satisfactory. This plan must include but not be limited to: (a) Detail for the specific methodologies for reclamation, diversion, removal and construction of structures; (b) Timing and duration of works; (c) Damming and diversion methodology; (d) Details of any pumps proposed to be used; (e) Dewatering details; (f) Location and specification of erosion and sediment controls; and (g) Monitoring and maintenance requirements and adaptive management requirements.
179.	Native Fish Capture and Relocation Plan At least 10 working days prior to commencement of stream, wetland or pond works, the Consent Holder must submit for certification a Native Fish Capture and Relocation Plan (NFCRP). The NFCRP must be prepared by a suitably qualified and experienced freshwater ecologist and must include the following details: (a) The timing, duration and methodologies used for fish capture and transportation; (b) Specific measures for ensuring fish elsewhere in the catchment do not enter the works area; (c) A description and assessment of the quantum and availability of suitable aquatic habitat at the relocation site; and (d) The names, experience and qualifications (including any necessary permits) of those involved in undertaking the fish relocations.
180.	Stream and wetland dewatering must only be carried out after native fish capture and relocation has been undertaken in accordance with the certified NFCRP. A

No.	Conditions – LUS-XXX
	suitably qualified and experienced ecologist must be on site during dewatering to capture and relocate any remaining native fish.
181.	Biodiversity and Restoration Management Plan At least 10 working days prior to the commencement of any earthworks with Te Korowai o Maraeariki, the Consent Holder must prepare and submit to Council for certification, a Biodiversity and Restoration Management Plan (BRMP). The BRMP must include: (a) Stream and wetland buffer restoration and enhancement areas (offset and compensation reaches), including planting, stock exclusion fencing, weed and pest plant control; (b) Native revegetation and bush restoration planting (terrestrial), including species selection appropriate to the site's ecosystem types, planting densities, staging, and objectives; (c) Fauna habitat enhancement measures; (d) Pest animal control programme, including target species, methods, device types and densities, and adaptive management; (e) Planting establishment and maintenance requirements, including a minimum establishment/maintenance period (e.g. 5 years) with plant replacement to achieve agreed survival/canopy-cover standards; (f) Performance standards and success criteria; (g) A monitoring and reporting programme with defined monitoring frequency, methods, and reporting to Council; and (h) Corrective and adaptive management provisions where performance standards are not met. The Consent Holder must provide evidence to Council that Ngāti Manuhiri and Te Kawerau ā Maki have been consulted as part of the preparation of the BRMP.
182.	Offset Wetland Management Plan At least 10 working days prior to the commencement of any wetland reclamation on site, the Consent Holder must prepare and submit to Council for certification, an Offset Wetland Management Plan (OWMP). The OWMP must include: (a) Detailed design and construction of the created wetland, including the bunded/cascading design, hydrological regime, and saturation zones; (b) Wetland and buffer planting, including species appropriate to each saturation zone, densities and staging; (c) Vegetation monitoring to confirm establishment of indigenous hydrophytic vegetation and wetland condition; (d) Weed and pest control and stock exclusion; (e) Performance standards and success criteria (hydrology, vegetation establishment, wetland extent/condition); (f) Monitoring, reporting and corrective/adaptive management provisions; and (g) Establishment/maintenance period and long-term management requirements.
183.	Stream Enhancement Management Plan At least 10 working days prior to the commencement of any stream works on site, the Consent Holder must prepare and submit to Council for certification, a Stream Enhancement Management Plan (SEMP). The SEMP must include:

No.	Conditions – LUS-XXX
	(a) Details of in-stream habitat features (e.g. substrate placement, riffle-pool sequences, large wood, and other habitat elements); (b) Riparian planting along retained, realigned and naturalised streams (species, widths, densities, staging); (c) Planting establishment and maintenance, including weed control for a minimum establishment period (e.g. 5 years); (d) Performance standards and success criteria; (e) Post-construction monitoring of channel condition, riparian vegetation and in-stream habitat, with reporting to Council; and (f) Corrective and adaptive management provisions.
184.	At least 2,500m lineal metres of stream must be restored across the site in accordance with the Biodiversity and Restoration Management Plan and Stream Enhancement Management Plan.
185.	At least 2.67ha of new wetland must be created on site in accordance with the Offset Wetland Management Plan.
186.	Pre-start Meeting Prior to the commencement of stream and wetland works activity, the Consent Holder must hold a pre-start meeting that: (a) Is located on the subject site; (b) Is scheduled not less than five days before the anticipated commencement of stream and wetland works; (c) Includes relevant Council representative(s); and (d) Includes representatives from the contractors who will undertake the works. The meeting must discuss the stream and wetland works methodologies and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent. Representatives from Ngāti Manuhiri and Te Kawerau ā Maki must be invited to attend the pre-commencement meeting at least 10 working days prior to the meeting. Any cultural induction and monitoring material supplied to the Consent Holder by or on behalf of Ngāti Manuhiri and/or Te Kawerau ā Maki must be provided and discussed at the pre-commencement meeting. The following information must be made available at the pre-start meeting: (a) Timeframes for key stages of the works authorised under this consent; (b) Resource consent conditions; (c) Stream and Wetland Works Management Plan required under Condition 178; (d) Native Fish Capture and Relocation Plan required under Condition 179; (e) Biodiversity and Restoration Management Plan required under Condition 181; (f) Offset Wetland Management Plan required under Condition 182; and (g) Stream Enhancement Management Plan required under Condition 183. A pre-start meeting must be held prior to the commencement of any stream and wetland works activity in each year between October 1 and April 30 that this consent is exercised.
	During Construction Conditions

No.	Conditions – LUS-XXX
187.	All stream and wetland works must be undertaken in accordance with the approved SWWMP for each stage.
188.	Seasonal Restrictions No stream or wetland works on the site may be undertaken between 30 April and 1 October in any calendar year, without the prior written approval of the Council at least two weeks prior to 30 April. Revegetation and/or stabilisation is to be completed by 30 April in accordance with measures detailed in the Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and any amendments to this document. <i>Advice Note:</i> <i>Winter works approval may be revoked by the Council at any time by providing written notice to the Consent Holder.</i>
189.	Erosion and Sediment Control The operational effectiveness and efficiency of any erosion and sediment control measures must be maintained throughout the duration of stream and wetland works 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 upon request.
190.	Erosion and Sediment Control Any sediment or material excavated from the bed of the stream must be stockpiled outside the 100-year flood plain area and managed with appropriate erosion and sediment control measures in accordance with GD05.
191.	Erosion and Sediment Control All areas of exposed earth, including the stream bed, must be stabilised in accordance with GD05 at any time works are required to stop due to rainfall.
192.	Operation of Machinery All machinery must be operated in a way, which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during stabilisation and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body such that any spillage can be contained so it does not enter the watercourse associated with this consent. The use of grouts and concrete products must also be limited adjacent to the watercourse with all mixing of products carried out outside the 100-year floodplain area such that any spillage can be contained so it does not enter the watercourses associated with this consent. In the event that any discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified.
193.	Fish Screen All pumps used to dewater or divert stream flow must have a fish screen installed to prevent fish from entering the pump. The size and detail of the fish screen must be confirmed with a suitably qualified freshwater ecologist prior to pumping commencing.
194.	Operation of Machinery The Consent Holder must ensure that all machinery operates from the stream banks at all times. No machinery may enter the wetted cross section of the bed of any stream to be retained or any stream prior to reclamation.
195.	Stabilisation

No.	Conditions – LUS-XXX
	The Consent Holder must ensure that all exposed work areas associated with the stream works, including the bed and banks of the stream and any adjacent overland surface flow paths (for normal flows at the time of year the works are undertaken) are stabilised at the end of each construction day.
196.	Fish Passage All structures (including new culvert structures) located within, on, or over the bed of a stream must provide for fish passage in accordance with NIWA 2024 New Zealand Fish Passage Guidelines, and the permitted activity standards for that structure in the National Environmental Standards for Freshwater 2020 regulations relating to fish passage (Part 3 – Subpart 3).
197.	Inspection after rainstorm event The sediment and erosion controls at the site of the works must be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the erosion and sediment controls. A record must be maintained of the date, time and any maintenance undertaken in association with this condition which must be forwarded to the Council on request.
198.	Construction of new stream channels Any new stream channel must be constructed under the supervision of a suitably qualified and experienced freshwater ecologist and fluvial geomorphology to ensure the proposed stream design including the anticipated instream habitat features are achieved and geomorphological conditions, are achieved.
199.	Stream Enhancement Works Stream construction and riparian enhancement planting must be undertaken onsite and in accordance with the certified Stream Enhancement Management Plan referred to in Condition 183 and must ensure that the construction of new stream reaches is undertaken with consideration of natural channel design principles and in such a way as to create: (a) Functional consistency with remaining sections, so that the new stream reaches do not adversely affect the stability of the adjacent reaches; (b) Suitable instream habitat for target fish species and targeted ecological function per the SEV; (c) Sections of open channel to ensure channel form and function is geomorphically appropriate for the stream type and its location within the catchment; (d) Channel geometry to be designed to accommodate minimum base flows while maintaining suitable velocities for fish passage during high flow; and (e) Areas of riparian habitat which are suitable for restoration planting in accordance with the SEMP.
	Post-Construction Conditions
200.	Completion Report Within 30 days of all the stream enhancement and wetland works being implemented and completed, written confirmation must be provided to the Council, confirming whether the works have been completed in accordance with the certified SEMP and OWMP. The completion report must be submitted by the suitably qualified and experienced freshwater ecologist and the fluvial geomorphologist/engineer.

No.	Conditions – LUS-XXX
201.	Maintenance of riparian planting and wetland vegetation Maintenance in accordance with the certified SEMP and OWMP must occur until 80% canopy closure has been achieved. The maintenance period must be a minimum of five (5) years and must commence once the completion report has been approved by the Council in accordance with Condition 200 above. Plant maintenance includes the ongoing replacement of plants that do not survive.
202.	Riparian and Wetland vegetation areas to be protected Within three months of the completion of the stream and wetland works, the Consent Holder must provide supporting evidence to the Council to confirm that the protection in perpetuity measure has been enacted and sufficient to: (a) Secure the protection in perpetuity of the created stream, daylighted stream and riparian planting as specified in the conditions of this consent. (b) Require the Consent Holder to: • Be responsible for all legal fees, disbursements and other expenses incurred by the Council in connection with the legal mechanism, and procure its solicitor to give an undertaking to the Council for payment of the same; and • Indemnify the Council for costs, fees, disbursements and other expenses incurred by the Council as a direct or indirect result of the Council being a party to this covenant.
203.	A copy of the updated Computer Register and/or Record of Title showing that the legal mechanism has been registered must be provided to the Council to secure compliance with Condition 202. The legal mechanism under this consent will not be required if the land containing enhancement works is vested in the Council. If entered into, the legal mechanism may be extinguished if the land containing enhancement works is to be vested in the Council.

9 Discharge of Stormwater: DIS-SW

Activities relating to Section 15 of the RMA for the diversion and discharge of operational stormwater into water or onto land, including from roads and residential lots as follows:

- Proposed new stormwater management system and associated infrastructure discharging to the receiving environment;
- The diversion and discharge of stormwater from roads, reserves, residential lots and other impervious surfaces within the development area; and
- The ongoing operation, maintenance and management of the stormwater network and associated treatment devices discharging to the receiving environment.

No.	Conditions – DIS-SW
No.	Pre Construction Requirements
204.	Pre-start Meeting Prior to the construction of any stormwater devices, the Consent Holder must hold a pre-start meeting that: (a) Is located on the subject site; (b) Is scheduled not less than five (5) days before the anticipated commencement of any enabling works, construction and/or earthworks; (c) Includes the relevant Council representative(s); and (d) Includes representation from the contractors who will undertake the works and any suitably qualified professionals representatives if required by other conditions. The purpose of the meeting is to discuss stormwater management, relevant management plans, timeframes for the work and to ensure all relevant parties are aware of and familiar with the necessary conditions of this consent. Representatives from Ngāti Manuhiri and Te Kawerau ā Maki must be invited to attend the pre-commencement meeting at least 10 working days prior to the meeting. Any cultural induction and monitoring material supplied to the Consent Holder by or on behalf of Ngāti Manuhiri and/or Te Kawerau ā Maki must be provided and discussed at the pre-commencement meeting. The following information must be made available at the pre-start meeting: (a) Timeframes for key stages of the works authorised under this consent; (b) Contact details of the site contractor and site stormwater engineer; and (c) Construction plans approved for (signed/stamped) by a Council Development Engineer. <i>Advice Note:</i> <i>To arrange the pre-construction meeting please contact the Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.</i>
205.	Stormwater Network The Consent Holder must design and construct the piped stormwater network in accordance with the Council's Stormwater Code of Practice – Version 4 of the Stormwater Code of Practice, dated March 2026 and rainfall depths as per TP108 (1999).
206.	Engineering Plan Approval Prior to the application for Engineering Plan Approval (EPA), the Consent Holder must provide final design details, calculations, and documentation of all impervious surface sub-catchments

No.	Conditions – DIS-SW
	and their respective receiving treatment devices, for certification by the Council that it complies with the requirements of these conditions.
	During Construction Conditions
207.	Stormwater Outfall Structures All stormwater outfall structures to be constructed in general accordance with the plans titled 'Stormwater Drainage Layout Plans' prepared by Woods must be designed and constructed so that the discharge of stormwater does not cause or increase scouring or erosion at the point of discharge or downstream.
208.	Stormwater Management Works The management of stormwater must be undertaken in general in accordance with the Milldale Stage 14-17 Stormwater Assessment prepared by Woods dated 14 August 2026 and achieve the following design requirements: (a) Water quality treatment – Runoff from impervious surfaces must be treated in accordance with the BPO outlined in the Milldale Stage 14-17 Assessment, this includes use of low contaminant generating roofing materials with rainwater reuse tanks at source, and communal wetland/bioretenion devices for treatment of road, JOAL and hardstand runoff. (b) Hydrology – Post-development runoff must be mitigated to a standard equivalent to the pre-development (grassed) condition, comprising retention of at least 5mm rainfall depth from roofs and detention of the 95th percentile, 24-hour rainfall event (37mm) with a minimum 24-hour drawdown, except where discharge is to tidally influenced reaches. (c) Flooding – The primary network must convey the 10-year ARI event and the secondary network (overland flow paths/road corridors) must convey up to the 100-year ARI event, both including climate change, in accordance with SWCOP (V4, 2026) and the currently operative TP108 (1999). Habitable floor levels must be located outside the 1% AEP floodplain with appropriate freeboard.
209.	Communal Treatment Devices The Consent Holder must construct the following stormwater treatment devices as shown indicatively on the 'Stormwater Drainage Layout Plans' and 'Stormwater Catchment Plans' prepared by Woods. The treatment devices must be constructed and operational prior to any stormwater discharges commencing.
210.	Modifications Approval In the event that any modifications to the stormwater management system are required, that will not result in an application under section 127 of the RMA, the following information must be provided: (a) Plans and drawings outlining the details of the modifications; and (b) Supporting information that details how the proposal does not affect the capacity or performance of the stormwater management system. All information must be submitted to, and approved by the Council, prior to implementation. <i>Advice Note:</i> <i>All proposed changes must be discussed with the Council, prior to implementation. Any changes to the proposal which will affect the capacity or performance of the stormwater management system will require an application to the Council under section 127 of the RMA.</i>
	Post-Construction Conditions
211.	Certification of Stormwater Management Works (As-builts)

No.	Conditions – DIS-SW
	As-Built certification and plans of the stormwater management works, which are certified (signed) by a Chartered Professional Engineer as a true record of the stormwater management system, must be provided to the Council for approval.
212.	Content of As-Built Plans The Consent Holder must provide as-built plans of the stormwater management system 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: (a) The surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum; (b) Location, dimensions and levels of any overland flow paths including cross sections and long sections; (c) Plans and cross sections of all stormwater management devices; and (d) Documentation of any discrepancies between the design plans and the As-Built plans approved by the Modifications Approval in Condition 207.
213.	Operation and Maintenance Plan An Operation and Maintenance Plan (OMP) for all stormwater management devices must be submitted to the Council for certification at the time of an application for EPA. The OMP must comply with Healthy Waters Operation and Maintenance Plan Template. The OMP must include: (a) Details of who will hold responsibility for long-term maintenance of the stormwater management system and the legally effective organisational structure which will support this process; (b) Details of how failure of any devices will be addressed or remedied; (c) A programme for regular maintenance and inspection of the stormwater management system; (d) A programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices; (e) A programme for post storm inspection and maintenance; (f) A programme for inspection and maintenance of the outfall; and (g) General inspection checklists for all aspects of the stormwater management system, including visual check.
214.	Operation and Maintenance Plan The stormwater management system must be managed in accordance with the approved OMP.
215.	Modifications Approval Any amendments or alterations to the OMP must be submitted to, and approved by the Council, in writing prior to implementation.
216.	Maintenance Contract A written maintenance contract for the on-going maintenance of any proprietary stormwater management device(s) must be entered into with an appropriate stormwater management system operator, prior to the operation of the proprietary stormwater management device(s). A written maintenance contract must be in place and maintained for the duration of the consent.
217.	Maintenance Contract A signed copy of the contract required must be forwarded to the Council a minimum of five (5) days prior to the post-construction meeting required by this consent.
218.	Maintenance Contract

No.	Conditions – DIS-SW
	A copy of the current maintenance contract must be provided to the Council upon request throughout the duration of the consent.
219.	Maintenance Report Details of all inspections and maintenance for the stormwater management system, for the preceding three years, must be retained.
220.	Maintenance Report A maintenance report must be provided to the Council on request.
221.	Maintenance Report The maintenance report must include the following information: (a) Details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process; (b) Details of any maintenance undertaken; and (c) Details of any inspections completed.

10 Discharge of Contaminants to Water: DIS-WW

DIS-WW authorises the following activities pursuant to section 15 of the RMA:

- Discharge of treated wastewater to land and water

Explanatory Note:

These conditions only apply if a WWTP is constructed on the site. They do not apply if a connection to the public wastewater network is provided.

No.	Conditions – DIS-WW
No.	General Operation
222.	If a connection to the public wastewater network is not provided in accordance with Condition 4, Conditions 223 - 242 of the wastewater discharge permit will apply. For the avoidance of doubt, Conditions 223 - 242 do not apply if a connection to the public wastewater network is provided.
223.	This consent authorises the discharge of treated wastewater from the Milldale Stages 14–17 wastewater treatment system to the constructed cascading wetland and the subsequent discharge of treated wastewater, including by surface runoff and groundwater seepage, to the receiving environment within the Ōrewa River catchment.
224.	The wastewater treatment and cascading wetland system must be designed, constructed, operated and maintained in general accordance with the documents and plans submitted with the application, including: (a) Treated Wastewater Cascading Wetland – Milldale Stages 14–17 Fast-Track, WWLA1603, Rev. 2, dated 12 August 2026.
	Pre-Commencement
225.	Detailed Wetland Design At least 10 working days prior to commencement of construction of the cascading wetland, the Consent Holder must provide the final detailed design of the wetland to the Council for certification. The detailed design must be prepared by suitably qualified and experienced persons and demonstrate how the wetland will achieve the treatment, hydraulic and environmental performance relied upon in the application. The detailed design must include, as a minimum: (a) The final wetland footprint and treatment area; (b) The configuration, levels and dimensions of the cascading bunds and wetland cells; (c) The treated wastewater inlet and distribution system; (d) Spillways, flow distribution and hydraulic controls; (e) Erosion and scour protection; (f) Planting specifications and establishment requirements; (g) Provision for inspection, maintenance and sediment removal; (h) Measures to minimise hydraulic short-circuiting and preferential flow paths; (i) Monitoring and sampling locations; (j) Confirmation of the design hydraulic loading rate and hydraulic residence time; and (k) Confirmation that the system is capable of managing the design wastewater flows authorised by this consent.

No.	Conditions – DIS-WW
226.	The cascading wetland must be constructed and planted at least 12 months prior to the commencement of treated wastewater discharge, unless a shorter period is certified by Council as being sufficient to achieve equivalent vegetation establishment and biological readiness.
227.	Prior to the first discharge of treated wastewater to the cascading wetland, the Consent Holder must provide Council with: (a) As-built plans of the wastewater distribution system, wetland bunds, spillways and associated infrastructure; (b) Certification from suitably qualified and experienced persons that the system has been constructed in accordance with the certified detailed design; and (c) Confirmation that the wetland is sufficiently established and suitable to receive treated wastewater.
228.	Operation, Maintenance and Monitoring Plan At least 10 working days prior to the first discharge of treated wastewater to the cascading wetland, the Consent Holder must submit an Operation, Maintenance and Monitoring Plan (OMMP) to Council for certification. (a) The purpose of the OMMP is to ensure the ongoing operation, maintenance and monitoring of the cascading wetland and to provide an adaptive management framework where monitoring identifies a deterioration in performance. The OMMP must include, as a minimum: (b) Monitoring of wetland inflows, outflows and water quality at the wetland influent, outflow and downstream receiving environment; (c) Monitoring of wetland soils, including phosphorus and nitrogen accumulation; (d) Monitoring frequencies, including monthly water quality monitoring for the first 24 months of operation, with provision to reduce to quarterly monitoring where consistent performance is demonstrated; (e) Inspection and maintenance requirements for the wetland, including bunds, vegetation, sediment accumulation and hydraulic performance; and (f) Adaptive management triggers and associated response measures where monitoring identifies that wetland performance is deteriorating or consent limits are being approached or exceeded.
229.	The Consent Holder must operate, maintain and monitor the cascading wetland in accordance with the certified OMMP.
	Discharge Limits
230.	The volume of treated wastewater discharged from the WWTP to the cascading wetland must not exceed: (a) An average of 660 m³/day, calculated as a rolling 12-month daily average; and (b) 780 m³ in any 24-hour period. <i>Advice Note:</i> <i>This condition applies to treated wastewater discharged from the WWTP to the cascading wetland. It does not apply to total surface-water discharge from the cascading wetland, which may include rainfall and catchment runoff.</i>
231.	Treated wastewater discharged from the WWTP to the cascading wetland must comply with the following concentration limits, measured at the treated wastewater compliance monitoring point immediately upstream of the cascading wetland:

No. Conditions – DIS-WW																
	<table><tr><th>Constituent</th><th>Concentration Limit (no greater than)</th></tr><tr><td>TN (mg/L)</td><td>5</td></tr><tr><td>AMM-N (mg/L)</td><td>2</td></tr><tr><td>TP (mg/L)</td><td>2</td></tr><tr><td>E.coli (MPN/100mL)</td><td>4</td></tr><tr><td>cBOD5 (mg/L)</td><td>5</td></tr><tr><td>TSS (mg/L)</td><td>4</td></tr></table>	Constituent	Concentration Limit (no greater than)	TN (mg/L)	5	AMM-N (mg/L)	2	TP (mg/L)	2	E.coli (MPN/100mL)	4	cBOD5 (mg/L)	5	TSS (mg/L)	4	
Constituent	Concentration Limit (no greater than)															
TN (mg/L)	5															
AMM-N (mg/L)	2															
TP (mg/L)	2															
E.coli (MPN/100mL)	4															
cBOD5 (mg/L)	5															
TSS (mg/L)	4															
232.	The discharge from the downstream extent of the cascading wetland must not exceed the following water quality limits: <table><tr><th>Constituent</th><th>Concentration Limit (no greater than)</th></tr><tr><td>TN (mg/L)</td><td>0.75</td></tr><tr><td>AMM-N (mg/L)</td><td>0.002</td></tr><tr><td>TP (mg/L)</td><td>0.062</td></tr><tr><td>E.coli (MPN/100mL)</td><td>1</td></tr><tr><td>cBOD5 (mg/L)</td><td>2.75</td></tr><tr><td>TSS (mg/L)</td><td>4</td></tr></table>	Constituent	Concentration Limit (no greater than)	TN (mg/L)	0.75	AMM-N (mg/L)	0.002	TP (mg/L)	0.062	E.coli (MPN/100mL)	1	cBOD5 (mg/L)	2.75	TSS (mg/L)	4	
Constituent	Concentration Limit (no greater than)															
TN (mg/L)	0.75															
AMM-N (mg/L)	0.002															
TP (mg/L)	0.062															
E.coli (MPN/100mL)	1															
cBOD5 (mg/L)	2.75															
TSS (mg/L)	4															
Flow Metering and Sampling																
233.	Prior to the first exercise of this consent, flow meters must be installed to continuously measure and record: (a) The volume of treated wastewater discharged from the WWTP to the cascading wetland; and (b) Surface-water flow leaving the downstream extent of the cascading wetland.															
Adaptive Management																
234.	Tier 1 Adaptive Management Trigger Where a Tier 1 trigger occurs in accordance with the certified OMMP, the Consent Holder must undertake a review to identify the cause of the trigger and implement appropriate corrective measures if required.															
235.	Tier 2 Adaptive Management Trigger Where a Tier 2 trigger occurs in accordance with the certified OMMP, the Consent Holder must: (a) Notify the Council within 2 workday days of the trigger occurring; (b) Investigate the cause of the exceedance; (c) Implement contingency measures as identified in the certified OMMP; and (d) Provide the Council with a written record of the investigation, corrective measures undertaken and any recommended changes to the OMMP within [working days of the trigger occurring.															
Receiving Environment Monitoring																
236.	The Consent Holder must undertake surface-water quality monitoring and ecological surveys at the following locations with the Orewa River Catchment:															

No.	Conditions – DIS-WW
	(a) An 'Upstream' control site within the main stem of the Ōrewa River, situated upstream from the surface water take location. (b) A northern tributary impact site, 'Trib', situated downstream from the constructed wetland discharge. (c) A second impact site, 'Downstream', situated in the main stem of the Ōrewa River, downstream of its confluence with the northern tributary.
237.	Surface-water quality sampling must be undertaken: (a) For a period of at least 12 months prior to commencement of discharge, at quarterly intervals, to establish baseline conditions and seasonal variability; (b) Following the commencement of the discharge, at quarterly intervals each year; (c) Once the development has been operating at design capacity for a minimum of two years, the sampling frequency may be reduced to once every three years, during summer, in consultation with the Consent Authority, provided monitoring demonstrates no significant discharge-related reduction in surface water quality.
238.	Surface-water samples must be analysed for: (a) pH; (b) total suspended solids; (c) total ammoniacal nitrogen; (d) nitrate-nitrogen; (e) total nitrogen; (f) dissolved reactive phosphorus; (g) total phosphorus; (h) Escherichia coli (i) Enterococci; and (j) Soluble carbonaceous five-day biochemical oxygen demand (cBOD5) Sample analyses must be undertaken by an IANZ accredited (or equivalent) laboratory.
239.	Ecological surveys must be undertaken: (a) Once prior to commencement of wastewater discharge during summer; (b) Annually following commencement of discharge during summer; and (c) Following at least two years of operation at design capacity, the frequency may be reduced to once every three years in summer, with Council's written agreement, provided monitoring demonstrates no significant discharge-related deterioration in ecological condition.
240.	Each ecological survey must include: (a) A qualitative assessment of physical habitat characteristics; (b) Collection and analysis of macroinvertebrate samples; and (c) Overnight fish trapping.
241.	Where monitoring identifies a deterioration in water quality or ecological health that a suitably qualified and experienced person considers is attributable to the wastewater discharge, the Consent Holder must: (a) Investigate the cause and extent of the deterioration; (b) Notify Council; (c) Provide a written report to Council within 20 working days identifying the cause, significance and recommended response; and (d) Implement appropriate remedial measures.

No.	Conditions – DIS-WW
	Annual Reporting
242.	The Consent Holder must submit an Annual Wastewater and Environmental Monitoring Report to Council by each anniversary of commencement of the wastewater discharge. The report must include: (a) Daily and annual wastewater volumes discharged to the cascading wetland; (b) WWTP effluent monitoring results; (c) Cascading wetland outflow monitoring results; (d) Wetland soil monitoring results; (e) An assessment of wetland hydraulic performance, including evidence relevant to hydraulic residence time and short-circuiting; (f) Receiving-environment water-quality and ecological monitoring results; (g) Comparison of results against baseline conditions, consent limits and OMMP trigger levels; (h) Analysis of trends in nitrogen and phosphorus performance; (i) Inspection and maintenance undertaken during the reporting period; (j) Any trigger exceedances, incidents, investigations and corrective actions; (k) An assessment of whether observed receiving-environment changes are attributable to the wastewater discharge; and (l) Recommendations for any changes to operation, maintenance or monitoring.

11 Discharge of Contaminants to Air: DIS-AIR

DIS-AIR authorises the following activities pursuant to section 15 of the RMA:

- Discharge of odour to air from the operation of a WWTP.

Explanatory Note:

These conditions only apply if a WWTP is constructed on the site. They do not apply if a connection to the public wastewater network is provided.

No.	Conditions – DIS-AIR
No.	General
243.	If a connection to the public wastewater network is not provided in accordance with Condition 4, Conditions 244 – 253 of the air discharge permit will apply. For the avoidance of doubt, Conditions 244 – 253 do not apply if a connection to the public wastewater network is provided.
244.	At least 10 working days prior to the commissioning of the WWTP, an Air Quality Management Plan (AQMP) must be submitted to the Council for certification. The purpose of the AQMP is to document the monitoring, management and operational procedures, methodologies and contingency plans required to comply with the conditions of this consent. The AQMP must incorporate a series of monitoring, management and operational procedures, methodologies and contingency plans, and together shall accurately record all information required to comply with the conditions of this consent. The AQMP must include the following: (a) Identification of all point sources for discharges of contaminants into air, including a map and schematic diagram showing the location of each source; (b) Procedures to minimise discharges of contaminants into air (including odour), including details of the inspection, maintenance, monitoring and contingency procedures in place for the wastewater treatment plant; (c) The operating parameters of odour control equipment and the frequency and scope of the regular checks to be performed on emissions control equipment; including testing of the carbon bed saturation; (d) Procedures for the monitoring of odour, including details of inspection procedures, recording requirements and contingency measures; (e) The identification of staff responsibilities; and (f) The procedures for the receipt, recording and handling of air quality complaints received.
245.	The AQMP must be reviewed on an annual basis and any subsequent changes to the certified AQMP must be submitted to the council for certification prior to implementation. The council will advise the Consent Holder in writing if any aspects of the AQMP are considered to be inconsistent with achieving the provisions of this consent.
246.	The Consent Holder must ensure that the discharges to air are managed in accordance with the certified AQMP for the duration of this consent.
	Air Discharge Limits
247.	All processes associated with the WWTP must be operated, maintained, supervised, monitored and controlled in accordance with the AQMP certified in accordance with Condition 244 to ensure that all emissions authorised by this consent are maintained at the minimum practicable level.
248.	Discharges of contaminants into air from the WWTP must not cause:

No.	Conditions – DIS-AIR
	(a) Odours that are noxious, dangerous, offensive or objectionable effect beyond the boundary of the Site, in the opinion of an enforcement officer; and/or (b) Visible emissions (other than water vapour/steam or heat haze) that cause a dangerous, offensive or objectionable effect, in the opinion of an enforcement officer. <i>Advice Note: Condition 248 is to be assessed by suitably trained council enforcement officers in accordance with the procedures outlined in the Good Practice Guides for Odour (Ministry for the Environment, 2016), including consideration of the FIDOL factors (frequency, intensity, duration, offensiveness and location) for amenity effects (dust, odour and visible emissions).</i>
249.	Within one month of the WWTP commencing treatment, the Consent Holder must provide to the Council a report from an appropriately qualified person, which verifies that the design and installation of the wastewater treatment plant and odour control system (including the odour extraction and treatment system) is in accordance with Condition 1 and 250.
250.	Air discharges from the solids screening and storage and sludge dewatering and storage must be extracted to an emission control system (including an activated carbon scrubber) and discharged from a stack at least 3m above ground level or the apex height of the nearest building within 20 meters, without obstruction of the vertical discharge of air.
Monitoring and Reporting	
251.	Within 3 months of exercising this resource consent, The consent holder shall: (a) Operate and maintain a weather station on the site to measure and record the air temperature, wind direction and wind velocity on a continuous basis (at no less than 10-minute intervals). The weather data shall be retained for at least the duration of the resource consent; (b) Weather data of any period shall be provided to Auckland Council within 5 days of a request; (c) The weather station shall be located on the site in a location which, as far as is practicable, is unaffected by surrounding structures or vegetation or other features for the purpose of ensuring the most accurate measurements as practicable on the site; and (d) The weather station shall be installed and operated in accordance with AS/NZS 3580.14:2014 (Methods for sampling and analysis of ambient air - Meteorological monitoring for ambient air quality monitoring applications).
252.	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: (a) Details of the nature of the discharge including any wind conditions as recorded under condition 10 during the incident timeframe; (b) An explanation of the cause of the incident; and (c) Details of remediation action taken. <i>Advice Note:</i> <i>Significant discharges to be notified to council in accordance with this condition include abnormal discharges arising from unexpected failures of the WWTP (including emission control systems). An email to monitoring@aucklandcouncil.govt.nz should be sent detailing the nature of the issue and what contingency measures are to be implemented to minimise potential air quality effects.</i>

No.	Conditions – DIS-AIR
253.	All air quality complaints that are received must be recorded and if requested by Council, provided to Council within one working day of the complaint. The recorded complaint details must include: (a) The date, time, location and nature of the complaint; (b) The name, phone number and address of the complainant, unless the complainant elects not to supply these details; (c) Weather conditions, including wind speed and direction, at time of the complaint; (d) Any remedial actions undertaken; and (e) Status of the WWTP and any operational issues or constraints that may have impacted on the generation of odour.

12 Groundwater Take: WAT-GW

WAT-GW authorises the following activities pursuant to section 14 of the RMA:

- Take and use of groundwater for the purpose of community water supply.

Explanatory Note:

These conditions only apply if a private water supply system is constructed on the site. They do not apply if a connection to the public water reticulation network is provided.

No.	Conditions – WAT-GW
No.	General
254.	If a connection to the public water reticulation network is not provided in accordance with Condition 4, Conditions 254 - 266 of the groundwater permit will apply. For the avoidance of doubt, Conditions 254 - 266 do not apply if a connection to the public water reticulation network is provided.
255.	This consent authorises the take and use of groundwater from the bore located at map reference 1746950 mE, 5948620 mN NZTM, at Wainui Road, Wainui, for the purpose of community water supply and firefighting supply associated with Milldale Stages 14-17 development.
256.	At least 10 working days prior to the first exercise of this consent, the Consent Holder must: - Notify the Council in writing of the commencement date; and - Provide to the Council the details of a nominated contact person, including their full name, their role with respect to the consent (for example, consent holder, tenant, site manager), a valid email address and mobile phone number that the Council may contact if required, regarding water use data. The contact details must be kept up-to-date, and the Council must be notified of any changes within 10 working days of the change occurring.
	Maximum Abstraction Rates
257.	The rate and quantity of abstraction from the bore referenced under Condition 255 must not exceed: 454.5 cubic metres per day; and 165,893 cubic metres in each 12-month period, commencing 1 July of any year and ending 30 June the following year.
258.	If any limits specified in Condition 257 are exceeded, the Consent Holder must provide the Council with a report detailing: - The reason for the exceedance and the mitigation measures proposed to ensure future compliance; and - A timeframe for implementing the mitigation measures. The report must be submitted to the council within 20 working days of the identified exceedance.
	Metering
259.	A water meter with a visual tumbler display and an electronic pulse output connected to a data logger and telemetry device, must be installed and maintained on the bore prior to the

	abstraction of groundwater to the satisfaction of Council. The water meter and recording device/system must: (a) Be fit for the purpose and water it is measuring; (b) Measure the volume of water taken, with an accuracy of +/- 5% of the actual volume taken; (c) Transmit the volume of water taken in real time. The telemetry device must transmit logged data at intervals of no more than 60 minutes to the Council Consents and Compliance Water portal of the Hydrotel database (or to any replacement database required in writing by Council) in a format that is compatible with Council systems; (d) Be tamper-proof and sealed; (e) Installed (water meter) on the outlet pump; (f) Have systems and equipment in place to ensure continued operation in the event of a power outage; (g) Have backup data storage; (h) Be safely accessible; and (i) Be installed and maintained in accordance with the manufacturer's specifications. Prior to exercise of this consent, the consent holder must contact environmentaldata@aucklandcouncil.govt.nz or to any replacement email address identified in writing by the Council, to arrange set-up of the telemetry device to ensure logged data is transmitting to the Council correctly.
260.	The water meters and any device or system used to record water take volume, must be verified in-situ as accurate by a SQEP at the following times: (a) Prior to the exercise of this consent; (b) Within 5 working days of the water meter being serviced or replaced; and (c) By 30 June of the fifth year from the commencement of consent, and thereafter at five yearly intervals. The water meters, their verification and evidence of its accuracy must be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2020 (or any equivalent regulations that may replace them) and a copy of the verifications must be provided to the Council within 10 working days of the meter/devices being verified as accurate.
261.	Provision at the top of the bore for water level measurements must be made and maintained so that a probe can be lowered vertically into the bore between the riser tube and casing to measure the static water level in the bore.
262.	Provision at the top of the bore for water quality sampling must be made and maintained so that a sample of water can be taken from the bore for water quality analysis. A tap or hand valve must be fitted as close to the pump outlet as possible and before the water enters any storage tank or filter. The tap or valve should have at least 0.3 metre clearance above ground level or any other obstruction to allow a sample bottle to be filled. This condition must be implemented within three months from the granting of the consent.
263.	A photograph of the water meters showing the meter reading, must be provided to the Council annually by the first week of July.
264.	Water meter measurements of water abstraction from the outlet of the pumps must be recorded daily at 15-minute intervals, commencing before pumping starts for the day and finishing at the end of pumping for the day. Daily records of the measurements must be provided electronically to the Council by the end of the next day (unless otherwise agreed by the Council). In the event of failure of the data logger, telemetry unit and/or associated

	electronic devices, the water meter must be read manually at daily intervals until the devices are repaired and records kept of the date, time and corresponding water meter reading. If no water is taken during any period, then the current meter reading must still be recorded.
265.	Water levels in the production bores must be measured at quarterly intervals in the following months: June, September, December and March each year, and records kept of the date, time and corresponding water level for the production bores, in accordance with criteria specified in the advice note below. The results of each quarterly water level reading must be submitted to the council at monitoring@aucklandcouncil.govt.nz by no later than the 7th day of the following month in which the reading was undertaken.
Monitoring and Water Efficiency Report	
266.	An Annual Environmental Monitoring and Water Efficiency Report must be submitted to the satisfaction of the council by 1 September each year (covering the period 1 July to 30 June). The report must include as a minimum: (a) Documentation of the volumes and flow rates abstracted from the bore; (b) Confirmation that the groundwater abstraction has been undertaken in compliance with the conditions of this consent, or identification of any exceedances of the conditions of this consent; (c) Any management or mitigation measures taken in response to any exceedances of the conditions of this consent; and (d) Confirmation of bore maintenance and security.

13 Surface Water Take: WAT-SW

WAT-SW authorises the following activities pursuant to section 14 of the RMA:

- Take and use of surface water for the purpose of community water supply; and
- Damming of surface water for the purpose of community water supply.

Explanatory Note:

These conditions only apply if a private water supply system is constructed on the site. They do not apply if a connection to the public water reticulation network is provided.

The surface water permit will commence independently of the groundwater permit. In particular, the surface water permit will not be required until such time as the maximum volume of groundwater has been taken.

No.	Conditions – WAT-SW
No.	Pre Construction Requirements
267.	If a connection to the public water reticulation network is not provided in accordance with Condition 4, Conditions 268 - 281 of the surface water permit will apply. For the avoidance of doubt, Conditions 268 - 281 do not apply if a connection to the public water reticulation network is provided.
268.	This consent authorises the take and use of surface water from the Orewa River located at map reference 1746136 mE, 5947818 mN NZTM, at Wainui Road, Wainui, for the purpose of community water supply and firefighting supply associated with Milldale Stages 14-17 development.
269.	At least 10 working days prior to the first exercise of this consent, the Consent Holder must: (a) Notify the Council in writing of the commencement date; and (b) Provide to the Council the details of a nominated contact person, including their full name, their role with respect to the consent (for example, consent holder, tenant, site manager), a valid email address and mobile phone number that the Council may contact if required, regarding water use data. The contact details must be kept up-to-date, and the Council must be notified of any changes within 10 working days of the change occurring.
	Maximum Abstraction Rates
270.	The instantaneous rate of abstraction from the Ōrewa River authorised by this consent must not exceed 25 litres per second (L/s). This is equivalent to a maximum daily volume of 2,160m ³ /day.
271.	The taking of surface water authorised by this consent must only occur when the measured stream flow at the approved stream-flow monitoring location exceeds 36.6 litres per second (L/s).
272.	When the measured instantaneous flow in the Ōrewa River exceeds 36.6 L/s, the rate of abstraction must not exceed the lesser of: (a) 25 L/s; or (b) 30% of the measured instantaneous flow in the Ōrewa River at the approved stream-flow monitoring location. <i>Advice Note:</i> <i>For the purposes of this condition, the maximum allowable abstraction rate is calculated as:</i> <i>Allowable abstraction rate = the lesser of 25 L/s or 0.30 × measured instantaneous river flow.</i>

No.	Conditions – WAT-SW
273.	If any limits specified in Condition 272 are exceeded, the Consent Holder must provide the Council with a report detailing: (a) The reason for the exceedance and the mitigation measures proposed to ensure future compliance; and (b) A timeframe for implementing the mitigation measures. The report must be submitted to the council within 20 working days of the identified exceedance.
274.	Prior to first exercise of this consent, the surface water abstraction system must incorporate an automated control system linked to: (a) the approved stream-flow monitoring system; (b) the abstraction flow meter; and (c) the reservoir operating level. The control system must: (d) Prevent abstraction when measured stream flow is equal to or less than 36.6 L/s; (e) Regulate the abstraction rate so that Condition 272 is complied with; (f) Automatically cease abstraction if the applicable flow limit is exceeded; and (g) Automatically cease abstraction when the reservoir reaches its maximum operating level.
	Stream Flow Monitoring
275.	Prior to first exercise of this consent, a continuous stream-flow monitoring station must be established at a location representative of the flow of the Ōrewa River at the point of take.
276.	The stream-flow monitoring station must: (a) Continuously measure and record river level at intervals of no more than 15 minutes; (b) Enable recorded river levels to be converted to river flow using a suitably established rating relationship; (c) Be telemetered to the abstraction control system; (d) Be maintained in good working order; and (e) Be inspected, calibrated and verified in accordance with accepted hydrometric practice.
	Intake Screen Device
277.	The surface water intake structure must be constructed, operated and maintained in general accordance with the Stream Inlet Works Concept Design, Williamson Water & Land Advisory Limited, WWLA1603, Revision 2, dated 3 August 2026.
278.	The intake screens must be inspected and cleaned at a frequency sufficient to: (a) Maintain the design entrance velocity; (b) Maintain the hydraulic capacity of the intake; (c) Avoid accumulation of debris that could result in fish impingement or entrapment; and (d) Maintain the structural integrity and effective operation of the intake.
	Annual Monitoring
279.	An Annual Surface Water Take Monitoring Report must be submitted to the Council by 1 September each year, covering the preceding period from 1 July to 30 June. The report must include as a minimum: (a) A summary of the rate and volume of water abstracted;

No.	Conditions – WAT-SW
	(b) Confirmation that the surface water abstraction has been undertaken in compliance with the conditions of this consent, or identification of any exceedances of the conditions of this consent; and (c) Any management or mitigation measures taken in response to any exceedances of the conditions of this consent.
	Storage Reservoir
280.	Prior to commencement of construction of the reservoir, the Consent Holder must provide to the Council for certification final detailed design drawings, specifications and design calculations for the reservoir, prepared and certified by a suitably qualified and experienced Chartered Professional Engineer.
281.	The detailed design required by Condition 280 must demonstrate that the reservoir has a maximum operational storage volume of 95,000 m ³ , unless a different operational storage volume is determined through further detailed design and approved by Council.

14 Consent Notice Variation - 12754529.4

282. Consent Notice registered against the underlying Record of Title (Instrument 12754529.4) shall be cancelled pursuant to section 221(3)(b) of the Resource Management Act 1991, to the satisfaction of the Council.

15 General Advice Notes

- Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
- For the purpose of compliance with the conditions of consent, “the Council” refers to the Council’s monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer
- For more information on the resource consent process with Council see the Council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.
- 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.
- 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.
- 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.
- The Consent Holder or his Contractor must obtain a Vehicle Crossing Application from Auckland Transport prior to the commencement of any vehicle crossings construction.

16 Schedule 1: List of Documents

16.1 List of Reports

Report Title	Prepared By	Revision	Date
Assessment of Surface Water Quality Effects	Viridis Environmental Consultants	1	13 August 2026
Ecological Impact Assessment	Viridis Environmental Consultants	1	14 August 2026
Integrated Transportation Assessment	Stantec	1	13 August 2026
Geotechnical Investigation Report (Reservoir)	Gibb Ritchie Geotechnical Engineers	1	7 August 2026
Geotechnical Investigation Report (Residential)	Gibb Ritchie Geotechnical Engineers	1	24 July 2026
Geotechnical Investigation Report (WWTP)	Gibb Ritchie Geotechnical Engineers	1	31 July 2026
Adaptive Management Plan	SouthernSkies Environmental	1	12 August 2026
Milldale Stage 14-17 – Groundwater Dewatering Assessment	Williamson Water & Land Advisory		3 August 2026
Milldale Stage 14-17 - Proposed Groundwater Take	Williamson Water & Land Advisory	4	11 August 2026
Surface Water Take Reliability Assessment	Williamson Water & Land Advisory	3	11 August 2026
Catchment Hydrology Assessment	Williamson Water & Land Advisory	3	11 August 2026
Stream Inlet Works Concept Design	Williamson Water & Land Advisory	2	3 August 2026
Preliminary Design Report - Fulton Hogan Land Development Water And Wastewater Treatment For Consenting	Apex Water	3	24 August 2026
Treated Wastewater Cascading Wetland	Williamson Water & Land Advisory	4	14 August 2026
Technical assessment of discharges to air from proposed wastewater treatment plant	Air Matter Limited	3	13 August 2026
Preliminary Site Investigation	Groundwater and Environmental Services	A	7 August 2026
Detailed Site Investigation	Groundwater and Environmental Services	A	7 August 2026
Site Management & Remedial Action Plan - Residential	Groundwater and Environmental Services	A	7 August 2026

Site Management & Remedial Action Plan	Groundwater and Environmental Services	A	7 August 2026
Hazardous Substances and ITA Assessment	Williamson Water & Land Advisory	-	24 July 2026
FTAA Substantive Assessment – Acoustics	Styles Group	2	5 August 2026
Urban Design Report	Barker & Associates	1	14 August 2026
Design Outcomes & Controls Document	Barker & Associates	-	14 August 2026
Landscape and Visual Assessment	Barker & Associates	1	12 August 2026
Arboricultural Assessment	Greenscene	1	17 August 2026
Infrastructure Report	Woods	1	4 August 2026
Earthworks Methodology Report	Woods	1	4 August 2026
Stormwater Assessment	Woods	1	14 August 2026

16.2 List of Drawings

Drawing Number	Drawing title	Rev No.	Date
Civil Engineering Drawings – Development Area Plans			
P25-609-01-0100-GE	DEVELOPMENT CONTROL OVERALL PLAN	1	August 2026
P25-609-01-0101-GE	DEVELOPMENT CONTROL PLAN - SHEET 1	1	August 2026
P25-609-01-0102-GE	DEVELOPMENT CONTROL PLAN - SHEET 2	1	August 2026
P25-609-01-0103-GE	DEVELOPMENT CONTROL PLAN - SHEET 3	1	August 2026
P25-609-01-0104-GE	DEVELOPMENT CONTROL PLAN - SHEET 4	1	August 2026
P25-609-01-0105-GE	DEVELOPMENT CONTROL PLAN - SHEET 5	1	August 2026
P25-609-01-0150-GE	FENCING LAYOUT OVERALL PLAN	1	August 2026
P25-609-01-0151-GE	FENCING LAYOUT PLAN - SHEET 1	1	August 2026
P25-609-01-0152-GE	FENCING LAYOUT PLAN - SHEET 2	1	August 2026
P25-609-01-0153-GE	FENCING LAYOUT PLAN - SHEET 3	1	August 2026
P25-609-01-0154-GE	TYPICAL POOL STYLE FENCE DETAIL	1	August 2026
P25-609-01-1100-EW	DESIGN CONTOUR LAYOUT OVERALL PLAN	1	August 2026
P25-609-01-1101-EW	DESIGN CONTOUR LAYOUT PLAN - SHEET 1	1	August 2026
P25-609-01-1102-EW	DESIGN CONTOUR LAYOUT PLAN - SHEET 2	1	August 2026
P25-609-01-1103-EW	DESIGN CONTOUR LAYOUT PLAN - SHEET 3	1	August 2026
P25-609-01-1200-EW	CUT/FILL LAYOUT OVERALL PLAN	1	August 2026
P25-609-01-1201-EW	CUT/FILL LAYOUT - SHEET 1	1	August 2026
P25-609-01-1202-EW	CUT/FILL LAYOUT - SHEET 2	1	August 2026
P25-609-01-1203-EW	CUT/FILL LAYOUT - SHEET 3	1	August 2026

P25-609-01-1250-EW	OVERALL EARTHWORKS IN STREAM MARGINS PLAN	1	August 2026
P25-609-01-1251-EW	EARTHWORKS IN STREAM MARGINS - SHEET 1	1	August 2026
P25-609-01-1252-EW	EARTHWORKS IN STREAM MARGINS - SHEET 2	1	August 2026
P25-609-01-1253-EW	EARTHWORKS IN STREAM MARGINS - SHEET 3	1	August 2026
P25-609-01-1260-EW	OVERALL EARTHWORKS IN WETLAND MARGINS PLAN	1	August 2026
P25-609-01-1261-EW	EARTHWORKS IN WETLAND MARGINS - SHEET 1	1	August 2026
P25-609-01-1262-EW	EARTHWORKS IN WETLAND MARGINS - SHEET 2	1	August 2026
P25-609-01-1263-EW	EARTHWORKS IN WETLAND MARGINS - SHEET 3	1	August 2026
P25-609-01-1300-EW	OVERALL RETAINING WALL PLAN	1	August 2026
P25-609-01-1301-EW	RETAINING WALL PLAN - SHEET 1	1	August 2026
P25-609-01-1302-EW	RETAINING WALL PLAN - SHEET 2	1	August 2026
P25-609-01-1303-EW	RETAINING WALL PLAN - SHEET 3	1	August 2026
P25-609-01-1400-EW	OVERALL ECOLOGICAL FEATURES PLAN PLAN	1	August 2026
P25-609-01-1401-EW	ECOLOGICAL FEATURES PLAN - SHEET 1	1	August 2026
P25-609-01-1402-EW	ECOLOGICAL FEATURES PLAN - SHEET 2	1	August 2026
P25-609-01-1403-EW	ECOLOGICAL FEATURES PLAN - SHEET 3	1	August 2026
P25-609-01-1405-EW	STREAM ENHANCEMENT PLAN - WOODY FEATURES AND DETAILS	1	August 2026
P25-609-01-1450-EW	OVERALL STREAMWORKS PLAN	1	August 2026
P25-609-01-1451-EW	STREAMWORKS PLAN - SHEET 1	1	August 2026
P25-609-01-1452-EW	STREAMWORKS PLAN - SHEET 2	1	August 2026
P25-609-01-1453-EW	STREAMWORKS PLAN - SHEET 3	1	August 2026
P25-609-01-1454-EW	STREAMWORKS PLAN - SHEET 4	1	August 2026
P25-609-01-1455-EW	STREAMWORKS PLAN - SHEET 5	1	August 2026
P25-609-01-1456-EW	STREAMWORKS PLAN - SHEET 6	1	August 2026
P25-609-01-1460-EW	STREAM NATURALISATION METHODOLOGY	1	August 2026
P25-609-01-1500-EW	INDICATIVE STAGING PLAN - SEASON 1	1	August 2026
P25-609-01-1501-EW	INDICATIVE STAGING PLAN - SEASON 2	1	August 2026
P25-609-01-1502-EW	INDICATIVE STAGING PLAN - SEASON 3	1	August 2026
P25-609-01-1503-EW	INDICATIVE STAGING PLAN - SEASON 4	1	August 2026
P25-609-01-1504-EW	INDICATIVE STAGING PLAN - SEASON 5	1	August 2026
P25-609-01-1505-EW	INDICATIVE STAGING PLAN - SEASON 6	1	August 2026
P25-609-01-1600-EW	SEDIMENT AND EROSION CONTROL STAGING PLAN - SEASON 1 BULK EARTHWORKS	1	August 2026
P25-609-01-1601-EW	SEDIMENT AND EROSION CONTROL STAGING PLAN - SEASON 2 BULK EARTHWORKS	1	August 2026

P25-609-01-1602-EW	SEDIMENT AND EROSION CONTROL STAGING PLAN - SEASON 2 CIVIL CONSTRUCTION	1	August 2026
P25-609-01-1603-EW	SEDIMENT AND EROSION CONTROL STAGING PLAN - SEASON 3 BULK EARTHWORKS	1	August 2026
P25-609-01-1604-EW	SEDIMENT AND EROSION CONTROL STAGING PLAN - SEASON 3 CIVIL CONSTRUCTION	1	August 2026
P25-609-01-1605-EW	SEDIMENT AND EROSION CONTROL STAGING PLAN - SEASON 4 CIVIL CONSTRUCTION	1	August 2026
P25-609-01-1606-EW	SEDIMENT AND EROSION CONTROL STAGING PLAN - SEASON 5 CIVIL CONSTRUCTION SHEET 1	1	August 2026
P25-609-01-1607-EW	SEDIMENT AND EROSION CONTROL STAGING PLAN - SEASON 5 CIVIL CONSTRUCTION SHEET 2	1	August 2026
P25-609-01-1608-EW	SEDIMENT AND EROSION CONTROL STAGING PLAN - SEASON 6 - CIVIL CONSTRUCTION	1	August 2026
P25-609-01-1620-EW	SEDIMENT AND EROSION CONTROL STANDARD DETAILS - SHEET 1	1	August 2026
P25-609-01-1621-EW	SEDIMENT AND EROSION CONTROL STANDARD DETAILS - SHEET 2	1	August 2026
P25-609-01-1622-EW	SEDIMENT AND EROSION CONTROL STANDARD DETAILS - SHEET 3	1	August 2026
P25-609-01-1623-EW	SEDIMENT AND EROSION CONTROL STANDARD DETAILS - SHEET 4	1	August 2026
P25-609-01-1624-EW	SEDIMENT AND EROSION CONTROL STANDARD DETAILS - SHEET 5	1	August 2026
P25-609-01-1625-EW	SEDIMENT AND EROSION CONTROL STANDARD DETAILS - SHEET 6	1	August 2026
P25-609-01-1626-EW	SEDIMENT AND EROSION CONTROL STANDARD DETAILS - SHEET 7	1	August 2026
P25-609-01-2010-RD	OVERALL ROAD TYPOLOGY PLAN	1	August 2026
P25-609-01-2020-RD	TYPICAL CROSS SECTION - STREAM-EDGE COLLECTOR ROAD	1	August 2026
P25-609-01-2021-RD	TYPICAL CROSS SECTION - COLLECTOR ROAD	1	August 2026
P25-609-01-2022-RD	TYPICAL CROSS SECTION - LYSNAR (COLLECTOR) ROAD	1	August 2026
P25-609-01-2023-RD	TYPICAL CROSS SECTION - LOCAL ROAD TYPE 1	1	August 2026
P25-609-01-2024-RD	TYPICAL CROSS SECTION - LOCAL ROAD TYPE 2	1	August 2026
P25-609-01-2025-RD	TYPICAL CROSS SECTION - STREAM-EDGE ROAD	1	August 2026
P25-609-01-2026-RD	TYPICAL CROSS SECTION - SCHOOL ACCESS LOCAL ROAD	1	August 2026
P25-609-01-2027-RD	TYPICAL CROSS SECTION - SCHOOL FRONTING LOCAL ROAD	1	August 2026
P25-609-01-2028-RD	TYPICAL CROSS SECTION - ACTIVE MODE CORRIDOR	1	August 2026

P25-609-01-2029-RD	TYPICAL CROSS SECTION - CEMETERY ROAD UPGRADE (LOCAL ROAD)	1	August 2026
P25-609-01-2030-RD	TYPICAL CROSS SECTION - WAINUI ROAD WESTERN UPGRADES	1	August 2026
P25-609-01-2031-RD	TYPICAL CROSS SECTION - WAINUI ROAD EASTERN UPGRADES	1	August 2026
P25-609-01-2032-RD	TYPICAL CROSS SECTION - JOINTLY OWNED ACCESS LOTS	1	August 2026
P25-609-01-2033-RD	TYPICAL CROSS SECTION - FOOTPATHS, CYCLEWAYS & KERB DETAILS	1	August 2026
P25-609-01-2040-RD	OVERALL ROAD INTERSECTION TYPOLOGY PLAN	1	August 2026
P25-609-01-2041-RD	ROAD INTERSECTION TYPOLOGY PLAN - SHEET 1	1	August 2026
P25-609-01-2042-RD	ROAD INTERSECTION TYPOLOGY PLAN - SHEET 2	1	August 2026
P25-609-01-2043-RD	ROAD INTERSECTION TYPOLOGY PLAN - SHEET 3	1	August 2026
P25-609-01-2044-RD	TYPICAL INTERSECTION TYPOLOGY PLAN - SHEET 1	1	August 2026
P25-609-01-2045-RD	TYPICAL INTERSECTION TYPOLOGY PLAN - SHEET 2	1	August 2026
P25-609-01-2046-RD	TYPICAL INTERSECTION TYPOLOGY PLAN - SHEET 3	1	August 2026
P25-609-01-2047-RD	TYPICAL INTERSECTION TYPOLOGY PLAN - SHEET 4	1	August 2026
P25-609-01-2048-RD	CONCEPT INTERSECTION LAYOUT PLAN - SHEET 1	1	August 2026
P25-609-01-2049-RD	CONCEPT INTERSECTION LAYOUT PLAN - SHEET 2	1	August 2026
P25-609-01-2050-RD	OVERALL ROAD TRAFFIC CALMING TYPOLOGY PLAN	1	August 2026
P25-609-01-2060-RD	PUBLIC TRANSPORT NETWORK PLAN	1	August 2026
P25-609-01-2070-RD	TYPICAL VEHICLE CROSSING - LOCAL ROAD TYPE A DETAILS	1	August 2026
P25-609-01-2071-RD	TYPICAL VEHICLE CROSSING - LOCAL ROAD TYPE B DETAILS	1	August 2026
P25-609-01-2072-RD	TYPICAL VEHICLE CROSSING - COLLECTOR ROAD TYPE C DETAILS	1	August 2026
P25-609-01-2073-RD	TYPICAL VEHICLE CROSSING - COLLECTOR ROAD JOAL ACCESS DETAILS	1	August 2026
P25-609-01-2074-RD	TYPICAL PRIVATE DRIVEWAY DESIGN DETAILS	1	August 2026
P25-609-01-2075-RD	TYPICAL VEHICLE TRACKING - ROAD TURNING HEAD (LOCAL ROAD)	1	August 2026
P25-609-01-2076-RD	TYPICAL VEHICLE TRACKING - ROAD TURNING HEAD (STREAM-EDGE ROAD)	1	August 2026
P25-609-01-2077-RD	TYPICAL VEHICLE TRACKING - ROAD TURNING HEAD (COLLECTOR ROAD)	1	August 2026
P25-609-01-2080-RD	OVERALL BRIDGE LOCATION PLAN	1	August 2026
P25-609-01-2081-RD	BRIDGE LONGSECTIONS - SHEET 1	1	August 2026
P25-609-01-2082-RD	BRIDGE LONGSECTIONS - SHEET 2	1	August 2026

P25-609-01-2083-RD	BRIDGE INDICATIVE CROSS-SECTION	1	August 2026
P25-609-01-2084-RD	BRIDGE VEHICLE TRACKING	1	August 2026
P25-609-01-2085-RD	PEDESTRIAN BRIDGE CROSS SECTIONS	1	August 2026
P25-609-01-2090-RD	OVERALL ROAD GRADIENT PLAN	1	August 2026
P25-609-01-3000-DR	STORMWATER DRAINAGE LAYOUT OVERALL PLAN	1	August 2026
P25-609-01-3001-DR	STORMWATER DRAINAGE LAYOUT PLAN - SHEET 1	1	August 2026
P25-609-01-3002-DR	STORMWATER DRAINAGE LAYOUT PLAN - SHEET 2	1	August 2026
P25-609-01-3003-DR	STORMWATER DRAINAGE LAYOUT PLAN - SHEET 3	1	August 2026
P25-609-01-3010-DR	STORMWATER CATCHMENT OVERALL PLAN	1	August 2026
P25-609-01-3011-DR	STORMWATER CATCHMENT PLAN - SHEET 1	1	August 2026
P25-609-01-3012-DR	STORMWATER CATCHMENT PLAN - SHEET 2	1	August 2026
P25-609-01-3013-DR	STORMWATER CATCHMENT PLAN - SHEET 3	1	August 2026
P25-609-01-3020-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS OVERALL PLAN	1	August 2026
P25-609-01-3021-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 1	1	August 2026
P25-609-01-3022-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 2	1	August 2026
P25-609-01-3023-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 3	1	August 2026
P25-609-01-3024-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 4	1	August 2026
P25-609-01-3025-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 5	1	August 2026
P25-609-01-3026-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 6	1	August 2026
P25-609-01-3027-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 7	1	August 2026
P25-609-01-3028-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 8	1	August 2026
P25-609-01-3029-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 9	1	August 2026
P25-609-01-3030-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 10	1	August 2026
P25-609-01-3031-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 11	1	August 2026
P25-609-01-3032-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 12	1	August 2026

P25-609-01-3033-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 13	1	August 2026
P25-609-01-3034-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 14	1	August 2026
P25-609-01-3035-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 15	1	August 2026
P25-609-01-3036-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 16	1	August 2026
P25-609-01-3037-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 17	1	August 2026
P25-609-01-3038-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 18	1	August 2026
P25-609-01-3039-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 19	1	August 2026
P25-609-01-3040-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 20	1	August 2026
P25-609-01-3041-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 21	1	August 2026
P25-609-01-3042-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 22	1	August 2026
P25-609-01-3043-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 23	1	August 2026
P25-609-01-3044-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 24	1	August 2026
P25-609-01-3045-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 25	1	August 2026
P25-609-01-3046-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 26	1	August 2026
P25-609-01-3047-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 27	1	August 2026
P25-609-01-3048-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 28	1	August 2026
P25-609-01-3049-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 29	1	August 2026
P25-609-01-3050-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 30	1	August 2026
P25-609-01-3051-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 31	1	August 2026
P25-609-01-3052-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 32	1	August 2026
P25-609-01-3053-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 33	1	August 2026
P25-609-01-3054-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 34	1	August 2026

P25-609-01-3055-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 35	1	August 2026
P25-609-01-3056-DR	STORMWATER 100 YEAR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN - SHEET 36	1	August 2026
P25-609-01-3060-DR	STORMWATER CULVERTS LOCATION PLAN	1	August 2026
P25-609-01-3061-DR	STORMWATER PIPE CULVERT 10-1 LONGSECTION	1	August 2026
P25-609-01-3062-DR	STORMWATER PIPE CULVERT 2-1 LONGSECTION	1	August 2026
P25-609-01-3063-DR	STORMWATER PIPE CULVERT 3-1 LONGSECTION	1	August 2026
P25-609-01-3064-DR	STORMWATER PIPE CULVERT 3-2 LONGSECTION	1	August 2026
P25-609-01-3065-DR	STORMWATER PIPE CULVERT 7-1 LONGSECTION	1	August 2026
P25-609-01-3066-DR	STORMWATER PIPE CULVERT 7-2 LONGSECTION	1	August 2026
P25-609-01-3067-DR	STORMWATER PIPE CULVERT 7-3 LONGSECTION	1	August 2026
P25-609-01-3068-DR	STORMWATER PIPE CULVERT 7-4 LONGSECTION	1	August 2026
P25-609-01-3069-DR	STORMWATER PIPE CULVERT 8-1 LONGSECTION	1	August 2026
P25-609-01-3070-DR	TYPICAL STORMWATER PIPE CULVERT DETAIL PLAN	1	August 2026
P25-609-01-3075-DR	STORMWATER CULVERTS TYPICAL INSTALLATION PLAN - OFF-LINE CULVERT	1	August 2026
P25-609-01-3076-DR	STORMWATER CULVERTS TYPICAL INSTALLATION PLAN - ON-LINE CULVERT	1	August 2026
P25-609-01-3080-DR	OVERALL PRE-DEVELOPMENT STREAM CATCHMENT PLAN	1	August 2026
P25-609-01-3081-DR	PRE-DEVELOPMENT STREAM CATCHMENT PLAN - SHEET 1	1	August 2026
P25-609-01-3082-DR	PRE-DEVELOPMENT STREAM CATCHMENT PLAN - SHEET 2	1	August 2026
P25-609-01-3083-DR	PRE-DEVELOPMENT STREAM CATCHMENT PLAN - SHEET 3	1	August 2026
P25-609-01-3085-DR	OVERALL PRE-DEVELOPMENT WETLAND CATCHMENT PLAN	1	August 2026
P25-609-01-3086-DR	PRE-DEVELOPMENT WETLAND CATCHMENT PLAN - SHEET 1	1	August 2026
P25-609-01-3087-DR	PRE-DEVELOPMENT WETLAND CATCHMENT PLAN - SHEET 2	1	August 2026
P25-609-01-3088-DR	PRE-DEVELOPMENT WETLAND CATCHMENT PLAN - SHEET 3	1	August 2026
P25-609-01-3090-DR	OVERALL POST-DEVELOPMENT STREAM CATCHMENT PLAN	1	August 2026
P25-609-01-3091-DR	POST-DEVELOPMENT STREAM CATCHMENT PLAN - SHEET 1	1	August 2026
P25-609-01-3092-DR	POST-DEVELOPMENT STREAM CATCHMENT PLAN - SHEET 2	1	August 2026

P25-609-01-3093-DR	POST-DEVELOPMENT STREAM CATCHMENT PLAN - SHEET 3	1	August 2026
P25-609-01-3450-DR	INDICATIVE WETLAND OVERALL PLAN	1	August 2026
P25-609-01-3451-DR	INDICATIVE WETLAND A LAYOUT	1	August 2026
P25-609-01-3452-DR	INDICATIVE WETLAND B LAYOUT	1	August 2026
P25-609-01-3453-DR	INDICATIVE WETLAND C LAYOUT	1	August 2026
P25-609-01-3454-DR	INDICATIVE WETLAND D LAYOUT	1	August 2026
P25-609-01-3455-DR	INDICATIVE WETLAND E LAYOUT	1	August 2026
P25-609-01-3456-DR	INDICATIVE COMMUNAL BIORETENTION DEVICE F LAYOUT	1	August 2026
P25-609-01-3457-DR	INDICATIVE COMMUNAL BIORETENTION DEVICE G LAYOUT	1	August 2026
P25-609-01-3458-DR	INDICATIVE WETLAND H LAYOUT	1	August 2026
P25-609-01-3459-DR	INDICATIVE STREAM 4 & 7 RECHARGE DEVICE	1	August 2026
P25-609-01-3460-DR	INDICATIVE STREAM 8 RECHARGE DEVICE	1	August 2026
P25-609-01-3461-DR	INDICATIVE STREAM 10 RECHARGE DEVICE	1	August 2026
P25-609-01-4000-DR	OVERALL WASTEWATER DRAINAGE LAYOUT PLAN	1	August 2026
P25-609-01-4001-DR	WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 1	1	August 2026
P25-609-01-4002-DR	WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 2	1	August 2026
P25-609-01-4003-DR	WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 3	1	August 2026
P25-609-01-4004-DR	WASTEWATER GRAVITY NETWORK LAYOUT PLAN - SHEET 1	1	August 2026
P25-609-01-4005-DR	WASTEWATER GRAVITY NETWORK LAYOUT PLAN - SHEET 2	1	August 2026
P25-609-01-4006-DR	WASTEWATER GRAVITY NETWORK LAYOUT PLAN - SHEET 3	1	August 2026
P25-609-01-5000-WR	WATER RETICULATION OVERALL LAYOUT PLAN	1	August 2026
P25-609-01-5001-WR	WATER RETICULATION LAYOUT PLAN - SHEET 1	1	August 2026
P25-609-01-5002-WR	WATER RETICULATION LAYOUT PLAN - SHEET 2	1	August 2026
P25-609-01-5003-WR	WATER RETICULATION LAYOUT PLAN - SHEET 3	1	August 2026
Civil Engineering Drawings – Phase 1 Water Infrastructure and Te Korowai Te Maraeriki			
P25-609-02-1100-EW	DESIGN CONTOUR LAYOUT OVERALL PLAN	1	August 2026
P25-609-02-1101-EW	DESIGN CONTOUR LAYOUT PLAN - SHEET 1	1	August 2026
P25-609-02-1102-EW	DESIGN CONTOUR LAYOUT PLAN - SHEET 2	1	August 2026
P25-609-02-1103-EW	DESIGN CONTOUR LAYOUT PLAN - SHEET 3	1	August 2026
P25-609-02-1200-EW	CUT/FILL LAYOUT OVERALL PLAN	1	August 2026
P25-609-02-1201-EW	CUT/FILL LAYOUT - SHEET 1	1	August 2026
P25-609-02-1202-EW	CUT/FILL LAYOUT - SHEET 2	1	August 2026
P25-609-02-1203-EW	CUT/FILL LAYOUT - SHEET 3	1	August 2026

P25-609-02-1250-EW	EARTHWORKS IN RIPARIAN MARGINS OVERALL PLAN	1	August 2026
P25-609-02-1251-EW	EARTHWORKS IN RIPARIAN MARGINS - SHEET 1	1	August 2026
P25-609-02-1252-EW	EARTHWORKS IN RIPARIAN MARGINS - SHEET 2	1	August 2026
P25-609-02-1253-EW	EARTHWORKS IN RIPARIAN MARGINS - SHEET 3	1	August 2026
P25-609-02-1260-EW	EARTHWORKS IN WETLAND MARGINS OVERALL PLAN	1	August 2026
P25-609-02-1261-EW	EARTHWORKS IN WETLAND MARGINS - SHEET 1	1	August 2026
P25-609-02-1262-EW	EARTHWORKS IN WETLAND MARGINS - SHEET 2	1	August 2026
P25-609-02-1263-EW	EARTHWORKS IN WETLAND MARGINS - SHEET 3	1	August 2026
P25-609-02-1400-EW	ECOLOGICAL FEATURES OVERALL PLAN	1	August 2026
P25-609-02-1401-EW	ECOLOGICAL FEATURES PLAN - SHEET 1	1	August 2026
P25-609-02-1402-EW	ECOLOGICAL FEATURES PLAN - SHEET 2	1	August 2026
P25-609-02-1403-EW	ECOLOGICAL FEATURES PLAN - SHEET 3	1	August 2026
P25-609-02-1600-EW	SEDIMENT AND EROSION CONTROL OVERALL PLAN	1	August 2026
P25-609-02-1601-EW	SEDIMENT AND EROSION CONTROL PLAN - SHEET 1	1	August 2026
P25-609-02-1602-EW	SEDIMENT AND EROSION CONTROL PLAN - SHEET 2	1	August 2026
P25-609-02-1603-EW	SEDIMENT AND EROSION CONTROL STANDARD DETAILS - SHEET 1	1	August 2026
P25-609-02-1604-EW	SEDIMENT AND EROSION CONTROL STANDARD DETAILS - SHEET 2	1	August 2026
P25-609-02-1605-EW	SEDIMENT AND EROSION CONTROL STANDARD DETAILS - SHEET 3	1	August 2026
P25-609-02-2000-RD	WATER INFRASTRUCTURE OVERALL LAYOUT PLAN	1	August 2026
P25-609-02-2001-RD	PROPOSED WATER SUPPLY AND WASTEWATER TREATMENT PLANTS OVERALL LAYOUT PLAN	1	August 2026
P25-609-02-2002-RD	PROPOSED WATER RESERVOIR LAYOUT PLAN	1	August 2026
P25-609-02-2003-RD	PROPOSED WASTEWATER AND ECOLOGICAL OFFSET WETLANDS LAYOUT PLAN	1	August 2026
P25-609-02-2100-RD	WATER AND WASTEWATER TREATMENT PLANTS BUILDING HEIGHT PLAN	1	August 2026
P25-609-02-2200-RD	PROPOSED TREATMENT PLANT - CROSS SECTIONS	1	August 2026
P25-609-02-2800-RD	TREATMENT PLANTS VEHICLE TRACKING PLAN	1	August 2026
P25-609-02-2900-RD	OVERALL RECREATIONAL TRACKS LAYOUT PLAN	1	August 2026
P25-609-02-2901-RD	RECREATIONAL TRACKS - TYPICAL CROSS SECTIONS	1	August 2026
P25-609-02-3500-DR	TREATMENT PLANTS OVERLAND FLOWPATH PLAN	1	August 2026
P25-609-02-3000-DR	STORMWATER DRAINAGE LAYOUT PLAN	1	August 2026

Civil Engineering Drawings – External Rooding Upgrades			
P25-609-05-2000-RD	ARGENT LANE / PINE VALLEY ROUNDABOUT UPGRADE PROPOSED ROADING LAYOUT PLAN	1	August 2026
P25-609-05-2001-RD	ARGENT LANE / PINE VALLEY ROUNDABOUT UPGRADE VEHICLE TRACKING (DESIGNED VEHICLE)	1	August 2026
P25-609-05-2002-RD	ARGENT LANE / PINE VALLEY ROUNDABOUT UPGRADE VEHICLE TRACKING (CHECKED VEHICLE)	1	August 2026
P25-609-05-2100-RD	WILKS ROAD - EAST COAST ROAD INTERSECTION PROPOSED ROADING LAYOUT PLAN - OPTION 1 SIGNALISED INTERSECTION	1	August 2026
P25-609-05-2101-RD	WILKS ROAD - EAST COAST ROAD INTERSECTION VEHICLE TRACKING (DESIGNED VEHICLE) - SHEET 1 OF 2	1	August 2026
P25-609-05-2102-RD	WILKS ROAD - EAST COAST ROAD INTERSECTION VEHICLE TRACKING (DESIGNED VEHICLE) - SHEET 2 OF 2	1	August 2026
P25-609-05-2103-RD	WILKS ROAD - EAST COAST ROAD INTERSECTION VEHICLE TRACKING (CHECKED VEHICLE) - SHEET 1 OF 2	1	August 2026
P25-609-05-2104-RD	WILKS ROAD - EAST COAST ROAD INTERSECTION VEHICLE TRACKING (CHECKED VEHICLE) - SHEET 2 OF 2	1	August 2026
P25-609-05-2200-RD	WILKS ROAD - DAIRY FLAT HWY INTERSECTION PROPOSED ROADING LAYOUT PLAN - OPTION 1 SIGNALISED INTERSECTION	1	August 2026
P25-609-05-2201-RD	WILKS ROAD - DAIRY FLAT HWY INTERSECTION VEHICLE TRACKING (DESIGNED VEHICLE) - SHEET 1 OF 2	1	August 2026
P25-609-05-2202-RD	WILKS ROAD - DAIRY FLAT HWY INTERSECTION VEHICLE TRACKING (DESIGNED VEHICLE) - SHEET 2 OF 2	1	August 2026
P25-609-05-2203-RD	WILKS ROAD - DAIRY FLAT HWY INTERSECTION VEHICLE TRACKING (CHECKED VEHICLE) - SHEET 1 OF 2	1	August 2026
P25-609-05-2204-RD	WILKS ROAD - DAIRY FLAT HWY INTERSECTION VEHICLE TRACKING (CHECKED VEHICLE) - SHEET 2 OF 2	1	August 2026
P25-609-05-2300-RD	SILVERDALE INTERCHANGE NORTHERN ON-RAMP BYPASS AND SOUTHERN OFF-RAMP DOUBLE LANE EXTENSION LAYOUT	1	August 2026
P25-609-05-2301-RD	SILVERDALE INTERCHANGE VEHICLE TRACKING (DESIGNED VEHICLE)	1	August 2026
P25-609-05-2302-RD	SILVERDALE INTERCHANGE VEHICLE TRACKING (CHECKED VEHICLE)	1	August 2026
Civil Engineering Drawings – Superlot Development Plans			

P25-609-03-0110-GE	OVERALL SUPERLOT DEVELOPMENT PLAN	1	August 2026
P25-609-03-0111-GE	SUPERLOT 3000 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0112-GE	SUPERLOT 3001 & 3002 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0113-GE	SUPERLOT 3003 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0114-GE	SUPERLOT 3004 & 3005 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0115-GE	SUPERLOT 3006 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0116-GE	SUPERLOT 3007 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0117-GE	SUPERLOT 3008 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0118-GE	SUPERLOT 3009 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0119-GE	SUPERLOT 3010 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0120-GE	SUPERLOT 3011 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0121-GE	SUPERLOT 3012 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0122-GE	SUPERLOT 3013 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0123-GE	SUPERLOT 3014 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0124-GE	SUPERLOT 3015 & 3016 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0125-GE	SUPERLOT 3017 - 3019 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0126-GE	SUPERLOT 3020 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0127-GE	SUPERLOT 3021 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0128-GE	SUPERLOT 3022 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0129-GE	SUPERLOT 3023 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0130-GE	SUPERLOT 3024 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0131-GE	SUPERLOT 3025 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0132-GE	SUPERLOT 3026 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0133-GE	SUPERLOT 3027 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0134-GE	SUPERLOT 3028 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0135-GE	SUPERLOT 3029 - 3033 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0136-GE	SUPERLOT 3034 & 3035 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0137-GE	SUPERLOT 3036 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0138-GE	SUPERLOT 3037 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0139-GE	SUPERLOT 3038 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0140-GE	SUPERLOT 3039 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0141-GE	SUPERLOT 3040 - 3041 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0142-GE	SUPERLOT 3042 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0143-GE	SUPERLOT 3043 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0144-GE	SUPERLOT 3044 DEVELOPMENT PLAN	1	August 2026
P25-609-03-0160-GE	TYPICAL PAIRED VEHICLE CROSSING DETAILS	1	August 2026

Scheme Plans

P25-609-01-0010-SC	SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0011-SC	PHASE 1: SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0012-SC	PHASE 1: SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0013-SC	PHASE 1: SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0014-SC	PHASE 1: SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0015-SC	PHASE 1: SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0016-SC	PHASE 1: SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0017-SC	PHASE 1: SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0018-SC	PHASE 1: SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0019-SC	PHASE 1: SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0020-SC	PHASE 1: SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0021-SC	PHASE 1: SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0022-SC	PHASE 1: SURVEY SCHEME PLAN	1	August 2026
P25-609-01-0023-SC	SURVEY SCHEDULES	1	August 2026
P25-609-01-0070-SC	INFORMATION PLANS PROPOSED ROAD STOPPING	1	August 2026
P25-609-01-0071-SC	TITLE INFORMATION	1	August 2026
P25-609-01-0072-SC	INFORMATION PLANS LAND EXCHANGE OVERLAY PLANS	1	August 2026
P25-609-01-0073-SC	INFORMATION PLANS LAND EXCHANGE OVERLAY PLANS	1	August 2026
P25-609-01-0074-SC	INFORMATION PLANS MILLDALE STAGES 10-1 SUBDIVISIONS BUN 60446761	1	August 2026
P25-609-03-0023-SC	SURVEY SCHEME PLAN STAGE 3014SL	1	August 2026
P25-609-03-0024-SC	SURVEY SCHEME PLAN STAGE 3015SL & 3016SL	1	August 2026
P25-609-03-0025-SC	SURVEY SCHEME PLAN STAGE 3017SL, 3018SL & 3019SL	1	August 2026
P25-609-03-0026-SC	SURVEY SCHEME PLAN STAGE 3020SL	1	August 2026
P25-609-03-0027-SC	SURVEY SCHEME PLAN STAGE 3021SL	1	August 2026
P25-609-03-0028-SC	SURVEY SCHEME PLAN STAGE 3022SL	1	August 2026
P25-609-03-0029-SC	SURVEY SCHEME PLAN STAGE 3023SL	1	August 2026
P25-609-03-0030-SC	SURVEY SCHEME PLAN STAGE 3024SL	1	August 2026
P25-609-03-0031-SC	SURVEY SCHEME PLAN STAGE 3025SL	1	August 2026
P25-609-03-0032-SC	SURVEY SCHEME PLAN STAGE 3026SL	1	August 2026
P25-609-03-0033-SC	SURVEY SCHEME PLAN STAGE 3027SL	1	August 2026
P25-609-03-0034-SC	SURVEY SCHEME PLAN STAGE 3028SL	1	August 2026
P25-609-03-0035-SC	SURVEY SCHEME PLAN STAGE 3030SL TO 3033SL	1	August 2026
P25-609-03-0036-SC	SURVEY SCHEME PLAN STAGE 3034SL & 3035SL	1	August 2026

P25-609-03-0037-SC	SURVEY SCHEME PLAN STAGE 3036SL	1	August 2026
P25-609-03-0038-SC	SURVEY SCHEME PLAN STAGE 3037SL	1	August 2026
P25-609-03-0039-SC	SURVEY SCHEME PLAN STAGE 3038SL	1	August 2026
P25-609-03-0040-SC	SURVEY SCHEME PLAN STAGE 3039SL	1	August 2026
P25-609-03-0041-SC	SURVEY SCHEME PLAN STAGE 3040SL & 3041SL	1	August 2026
P25-609-03-0042-SC	SURVEY SCHEME PLAN STAGE 3042SL	1	August 2026
P25-609-03-0043-SC	SURVEY SCHEME PLAN STAGE 3043SL	1	August 2026
P25-609-03-0044-SC	SURVEY SCHEME PLAN STAGE 3044SL	1	August 2026
Landscape Drawings			
LA-100	LANDSCAPE MASTERPLAN	A	August 2026
LA-101	GENERAL ARRANGEMENT PLAN 1	A	August 2026
LA-102	GENERAL ARRANGEMENT PLAN 2	A	August 2026
LA-103	GENERAL ARRANGEMENT PLAN 3	A	August 2026
LA-104	GENERAL ARRANGEMENT PLAN 4	A	August 2026
LA-105	GENERAL ARRANGEMENT PLAN 5	A	August 2026
LA-106	GENERAL ARRANGEMENT PLAN 6	A	August 2026
LA-107	GENERAL ARRANGEMENT PLAN 7	A	August 2026
LA-108	GENERAL ARRANGEMENT PLAN 8	A	August 2026
LA-109	GENERAL ARRANGEMENT PLAN 9	A	August 2026
LA-110	GENERAL ARRANGEMENT PLAN 10	A	August 2026
LA-111	GENERAL ARRANGEMENT PLAN 11	A	August 2026
LA-112	GENERAL ARRANGEMENT PLAN 12	A	August 2026
LA-113	GENERAL ARRANGEMENT PLAN 13 – TE KOROWAI O MARAEARIKI	A	August 2026
LA-114	GENERAL ARRANGEMENT PLAN 14 – TE KOROWAI O MARAEARIKI	A	August 2026
LA-115	GENERAL ARRANGEMENT PLAN 15 – TE KOROWAI O MARAEARIKI	A	August 2026
LA-116	GENERAL ARRANGEMENT PLAN 16 – NORTHERN NEIGHBOURHOOD PARK	A	August 2026
LA-117	GENERAL ARRANGEMENT PLAN 15 – EASTERN NEIGHBOURHOOD PARK	A	August 2026
-	LANDSCAPE PALETTE – NATIVE RESTORATION AREA	-	August 2026
-	LANDSCAPE PALETTE – UPPER BANK PLANTIN AREA	-	August 2026
-	LANDSCAPE PALETTE – KOWHAI GROVE PLANTIN AREA	-	August 2026

-	LANDSCAPE PALETTE – AMENITY PLANTING AREAS	-	August 2026
-	LANDSCAPE PALETTE – RIPARIAN PLANTING AREA	-	August 2026
-	LANDSCAPE PALETTE – NATURAL WETLAND PLANTING / WETLAND PLANTING OFFSET AREAS	-	August 2026
-	LANDSCAPE PALETTE – WASTEWATER WETLAND PLANTING	-	August 2026
-	LANDSCAPE PALETTE – COLLECTOR ROAD TREES	-	August 2026
-	LANDSCAPE PALETTE – PARK EDGE ROAD TREES	-	August 2026
-	LANDSCAPE PALETTE – LOCAL ROAD TREES	-	August 2026
-	LANDSCAPE PALETTE – JOAL TREES	-	August 2026