BEFORE THE MILLDALE EXPERT PANEL

In the matter of	of the Fast-Track Approvals Act 2024 (the *FTAA*) and the deliberations and final decision of the Expert Panel appointed under section 50 and Schedule 3 of the FTAA to authorise Stages 10-13 and Stage 4C of the Milldale development, together with a supporting temporary wastewater treatment plant.
Expert Panel	Daniel Minhinnick (*Chair*) Dave Serjeant (*Member*) Alan Pattle (*Member*)
Comments received under Section 53 of the FTAA:	29 July 2025
Details of any hearing under Section 57 of the FTAA:	No hearing held

Record of Decision of the Expert Consenting Panel under Section 87 of the Fast-Track Approvals Act 2024

Decision: Approval is granted subject to conditions

Date of Decision:	3 October 2025
Date of Issue:	3 October 2025

PART A: EXECUTIVE SUMMARY

1 This is an application by Fulton Hogan Land Development Limited (the **Applicant**) for resource consents under the Resource Management Act 1991 (**RMA**) to authorise Stages 10-13 and Stage 4C of the Milldale development (**RMA Approvals**), together with a supporting temporary wastewater treatment plant (the **Project**), and for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 (**Archaeological Authority**) for the removal of a recorded archaeological site and for any accidental discovery within the site extent covered by Stages 10-13 and the temporary wastewater treatment plant (collectively, the **Application**).

2 Stages 10-13 and Stage 4C will provide capacity for approximately 1,155 detached and terraced dwellings and supporting commercial services in the form of a compact Neighbourhood Centre. This includes:

2.1 168 two storey terraced dwellings within Stage 4C;

2.2 One superlot within Stage 4C that will provide capacity for approximately 68 dwellings in apartment and/or terraced typologies;

2.3 623 vacant residential lots across Stages 10-13 that have been sized to accommodate complying development;

2.4 27 residential superlots across Stages 10-13 that provide capacity for approximately 296 terraced dwellings; and

2.5 One neighbourhood centre superlot that provides capacity to establish 855m^2 of commercial floorspace.

3 A series of public open spaces are proposed, as well as supporting transport, utilities, and three waters infrastructure. A temporary wastewater treatment plant (WWTP) is also included in the application in the event that there are short term capacity constraints at the Army Bay wastewater treatment plant.

4 The Application is proposed over 78.24 hectares (**ha**) within the broader Milldale development at Wainui, north of Auckland (the **Site**).[1]

5 The Application was included as a listed project in Schedule 2 of the FTAA. On 6 June 2025, we as an expert panel (the **Panel**) were appointed to determine the Application.

6 We have assessed the Application against the relevant statutory criteria within the purpose and context of the FTAA. We consider that the Applicant has diligently and comprehensively prepared the Application, technical assessments and proposed conditions. Our consideration of the Application was significantly assisted by the thoughtful way in which the Application was structured and presented.

7 We received comments from those invited to comment up until 29 July 2025 and a response to those comments from the Applicant on 5 August 2025. We issued our draft decision and conditions on 5 September 2025, and received comments on the draft conditions from a range of parties by 19 September 2025, along with a response

[1] The Site variously adjoins Wainui Road, Argent Lane, Lysnar Road, and Cemetery Road, Wainui, Auckland.

by the Applicant on 26 September 2025. We thank the parties for their contributions and have carefully reviewed all of that information in evaluating the Application.

8 It is clear that the Applicant and the Council (including Watercare, Auckland Transport and Healthy Waters) have undertaken lengthy engagement in relation to the Project, and that is reflected in the widespread agreement on most matters. We thank those parties for their approach in this respect.

9 In terms of the relevant criteria for assessment:

9.1 Schedule 5, clause 17 sets out the criteria and other matters for assessment of resource consent applications. We have assessed each of the relevant criteria. Overall we consider that the Project is a well-considered development that has comprehensively managed its impacts, and is entirely consistent with the planning framework.

9.2 Schedule 8, clause 4 sets out the criteria for assessment of an application for an archaeological authority. The granting of an archaeological authority for this application would be consistent with the matters set out in section 59 (1)(a) of the HNZPT Act 2014 and with the relevant policy guidance. There is no evidence to suggest that the historical and cultural heritage value of the recorded archaeological sites or any potential subsurface archaeological sites justify the protection of the site.

10 We consider that, having considered all relevant matters, the Project meets the purpose of the FTAA. We therefore grant approval for the Application subject to the conditions in **Appendix A**.

11 This decision is made in accordance with section 87 of the FTAA. This decision covers all the approvals sought under the substantive application. This decision document includes:

11.1 The decision – throughout and summarised in Part K;

11.2 The reasons for the decision – throughout and summarised in Part K;

11.3 A statement of the principal issues in contention – throughout and summarised in Part K;

11.4 The main findings on the principal issues in contention – throughout and summarised in Part K; and

11.5 The approved conditions of the resource consents and the archaeological authority, including the date on which the resource consent approval lapses – Appendix A.

PART B: OVERVIEW OF THE APPLICATION

Applicant

12 Fulton Hogan Land Development Limited is the authorised person for Milldale - Stages 4C and 10 to 13 as set out in section 42 of the FTAA.

Site and surrounding environment

13 The Site is in the northern part of the Milldale development and is bordered by Wainui Road to the north. Stages 10 – 13 cover the northern section of Milldale, with Stage 4C situated centrally, north of the Neighbourhood Centre. The WWTP site is on Future Urban zoned land, east of Lysnar Road.

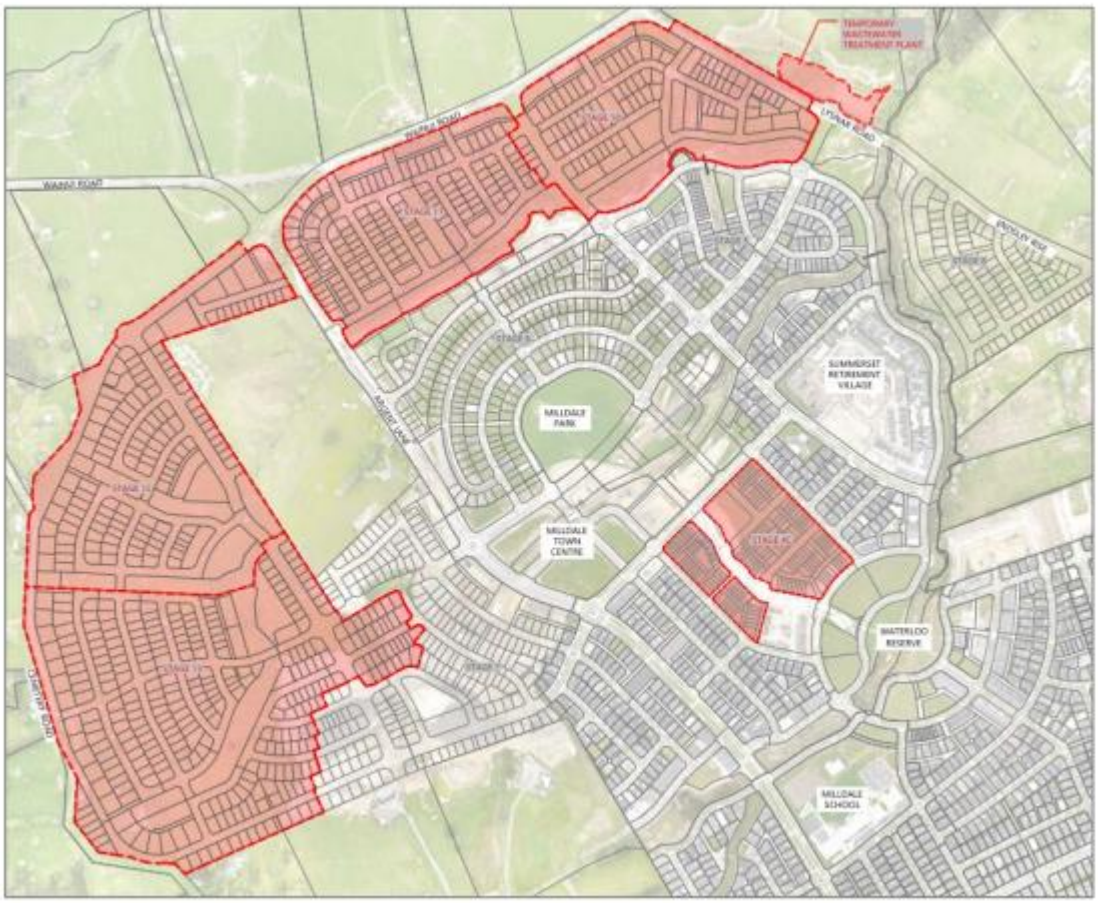

Figure 1: Locality Plan showing the site areas in relation to the wider Milldale development (reproduced from Overview Report)

14 The Applicant provides a detailed description of the Site,[2] which we summarise as:

14.1 **Existing Land Use**: The Stages 10 – 13 site is currently used for grazing, awaiting urban development. Earthworks have been carried out within the Stage 4C site extent in accordance with the approved Stage 4 bulk earthworks and subdivision consent and it is characterised by grassed areas of land waiting for

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2 AEE Overview Report at 7.4.

development. The WWTP site was previously used as a construction compound and comprises compacted gravel and grassed areas formerly used for grazing.

14.2 **Topography**: Generally, the topography of the Site is similar to the surrounding area in that it is defined by low rolling hills and pasture.

14.3 **Groundwater**: Investigations carried out across Stages 10 – 13 and the WWTP have identified the presence of groundwater. Groundwater depth varies due to topography and seasonal changes. However, recent monitoring has identified areas where the water table is at a shallow depth and requires management during earthworks.

14.4 **Vegetation**: In terms of vegetation, the Site includes mixed native and exotic shrubs, scrub, and a number of sparse established trees. There are no notable trees located within the Site.

14.5 **Freshwater – Streams**: Waterloo Creek is a high-order permanent stream and a tributary to the Ōrewa River that drains to the Ōrewa Estuary in the east. Waterloo Creek forms a natural eastern boundary of the WWTP site. Waterloo Creek is highly degraded due to historical and ongoing agricultural land use. The Stages 10 – 13 site contains one permanent stream identified as Stream 21 (Milldale Stream), which is a tributary to the Waterloo Creek and is highly degraded. Stream 21 begins downstream of Stage 12 and flows through the site along the southern boundary of Stages 11 and 10 in an easterly direction. As the Stage 4C site has undergone earthworks, it contains no freshwater features.

14.6 **Freshwater – Wetlands**: Stages 10 – 13 contain 16 areas that meet the definition of "wetland" under the National Environmental Standard - Freshwater (**NES-F**). The ecological value of all identified wetlands has been assessed as low due to their degraded nature, relatively small size, lack of indigenous flora biodiversity, general lack of structural tiers, limited habitat availability, and negligible aquatic habitat. There are no wetlands located within the Stage 4C or WWTP sites.

14.7 **Existing Infrastructure**: There is existing water supply, stormwater and wastewater infrastructure surrounding the Site as a result of the extensive development within previous Milldale Stages. The development within the wider Milldale area has been master planned to extend into the Site to cater for the proposed development. The WWTP site will be serviced by extending connections across Lysnar Road through the Milldale Stage 8 development.

14.8 **Transportation Network & Access**: The surrounding roading network has been progressively developed in accordance with the staging of the Milldale development. The Stages 10 – 13 and 4C sites are connected to the wider network through a comprehensive and well-connected street and pedestrian network, which is serviced by public transport. The WWTP site will obtain direct access via Wainui Road.

14.9 **Heritage**: There is one recorded archaeological site in the development area. An archaeological authority to destroy is sought through this application for the removal of the site and as a precautionary matter for any accidental discovery within the site extent covering Stages 10 – 13 and the WWTP site.

14.10 **Statutory and Customary Rights Areas**: The Site is not within, nor adjacent to, a statutory area (as defined in the relevant Treaty settlement Act), a statutory overlay (as identified in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019), nor a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011

15 The Site sits within the broader Milldale development. Milldale Stages 1 to 5 are now complete, with civil works on Stage 6 well underway. Stages 7 and 9 are currently under construction, as is the Town Centre. As at late 2024, more than 1,220 homes had been constructed in Milldale, with a further 960 or so enabled by subdivision. In addition, the Ahutoetoe Primary School is now open (as are two pre-schools), and a Summerset retirement village is operating on site.[3]

16 Outside of the Milldale development, the site is surrounded by multiple rural residential properties many of which are owned by the Applicant (within the Future Urban Zone). The wider environment to the north is outside the Rural Urban Boundary (RUB). The Applicant has lodged private plan changes to enable further urban development at Milldale North and Wainui West, which are currently before Auckland Council. Silverdale and the Highgate Business Park are located east of the site on the eastern side of State Highway 1. The Millwater residential development is also located on the eastern side of State Highway 1 and consists of low to medium density residential housing. Orewa is located 5km to the north, Helensville 20km to the west and Auckland CBD is located approximately 35 km to the south.[4]

17 The relevant zoning, precinct and overlays under the Auckland Unitary Plan (**AUP**) that apply to each part of the Site are outlined below:

Site	**Zoning**
Stage 4C	Residential – Terrace Housing and Apartment Building and Open Space – Conservation
Stages 10 - 13	Residential – Single House, Mixed Housing Suburban, and Mixed Housing Urban zone, Business – Local Centre, and Open Space – Conservation
WWTP	Future Urban Zone
Overall Site Extent	Residential – Single House, Mixed Housing Suburban, and Mixed Housing Urban; Terrace Housing and Apartment Building, Business – Local Centre, and Open Space – Conservation, Future Urban Wainui Precinct

18 The Stages 4C and 10-13 parts of the Site are subject to the Wainui Precinct Plan and include the following indicative elements of the Wainui Precinct Plan:

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3 AEE Overview Report at 7.5.
4 AEE Overview Report at 7.5.

18.1 Stages 10-13:

(a) An indicative northern collector road connecting Parish Drive and the Cemetery Road Link;

(b) An indicative east-west collector road link continuing through from Milldale Drive to Cemetery Road;

(c) An indicative reserve edge road along the north/north-western side of Milldale stream;

(d) Continuation of Argent Lane arterial road;

(e) Indicative neighbourhood park located in the north-eastern corner (Stage 10); and

(f) Indicative stream running east-west across the extent of Stages 10 through 13.

18.2 Stage 4C:

(a) Indicative collector road, reserve edge road, and key local road; and

(b) Indicative key pedestrian links

Overview of the Application

19 The Application is for the RMA Approvals to authorise Stages 10-13 and Stage 4C of the Milldale development, together with a supporting temporary wastewater treatment plant, and for the Archaeological Authority. Collectively Stages 10-13 and Stage 4C will provide capacity for approximately 1,155 detached and terraced dwellings and supporting commercial services in the form of a compact Neighbourhood Centre.

Milldale Stages 10-13

20 The Applicant proposes to undertake land use (earthworks and civil works) and subdivision across Stages 10, 11, 12 and 13 of Milldale.[5] The proposal involves subdivision and bulk earthworks, resulting in the creation of:[6]

20.1 623 vacant residential lots that have been sized to accommodate complying development;

20.2 27 residential superlots with capacity to accommodate approximately 200 terraced dwellings;

20.3 One Neighbourhood Centre/commercial superlot with capacity to accommodate approximately 855m^2 of commercial floorspace;

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5 A detailed description on the particular aspects of the Stage 10 - 13 proposal including enabling works, servicing, roading and access and landscaping is set out in Volume 3 of the AEE.

6 AEE Overview Report at 8.2.

20.4 Two Land in Lieu Neighbourhood Parks;

20.5 21 local purpose (drainage) reserves; and

20.6 Lots containing the associated roading and pedestrian network.

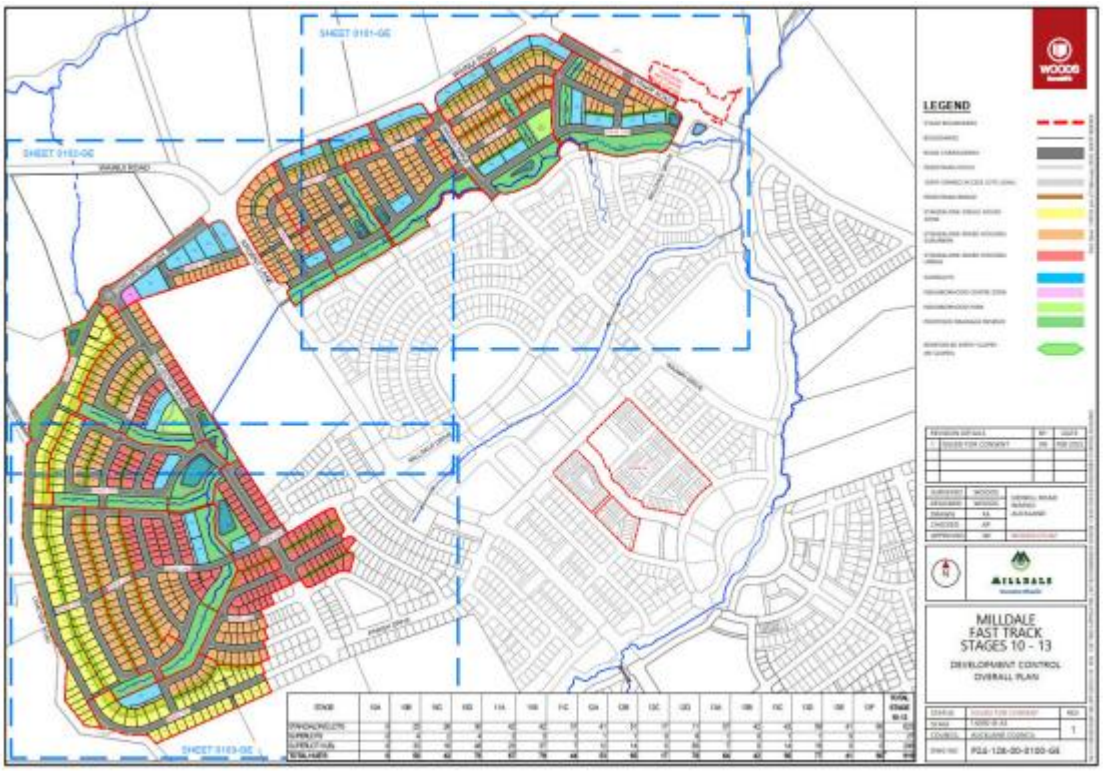

Figure 2 – Stages 10-13 Overall Development Control Plan (sourced from Overview Report)

21 The overall design rationale for the Stages 10 – 13 subdivision is to create a high amenity residential development that responds positively to on-site features and provides good connections to the wider open space network.

Milldale Stage 4C

22 The Applicant proposes to undertake civil works and subdivision and integrated residential development and subdivision across Stage 4C of Milldale (4C-2 – 4C-5). Overall, the 4C development results in 168 residential dwellings and fee simple lots, 13 JOALs, one balance lot, three local roads, and one pedestrian accessway. Stage 4C is proposed to be delivered in two distinct phases:[7]

22.1 **Phase 1**: Civil Works and Subdivision: Civil works to create four stages 4C-2 – 4C5 inclusive, including earthworks and infrastructure, and subdivision to create 21 individual superlots, one balance lot, associated JOALs, three roads to vest and one pedestrian accessway to vest. The civil works and subdivision phase are intended to be constructed and completed by the Applicant.

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7 AEE Overview Report at 8.3.

22.2 **Phase 2**: Comprehensive Residential Land Use and Subdivision: Construction of new dwellings across the 21 individual superlots including earthworks and infrastructure, and subdivision of each of the superlots around an approved land use consent into individual fee simple lots. The comprehensive residential development phase which will be delivered by the Applicant's build partners once the relevant Phase 1 civil works stages are completed. The intention is that individual superlots can be developed independently from other superlots (and in any order) as complete individual project packages.

23 The subdivision is illustrated in the Scheme Plan outlined below.[8]

Figure 3 - Stage 4C Overall Scheme Plan (sourced from Overview Report)

Milldale Temporary Wastewater Treatment Plant

24 The Application includes a proposal to construct and operate a temporary wastewater treatment plant on Lysnar Road, Wainui, if it is determined to be necessary.[9] Currently, there is uncertainty about the capacity available at the Army Bay WWTP and when the planned upgrade by Watercare will be completed. As such a temporary WWTP has been proposed by the Applicant in case it is needed.

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8 A detailed description on the particular aspects of the Stage 4C proposal including enabling works and subdivision, servicing, roading and access, landscaping and buildings is set out in Volume 2 of the AEE.

9 AEE Overview Report at 8.4.

Mitigation Measures, Management Plans and Monitoring

25 The Application includes a detailed explanation for how each area of potential effect has been addressed at each stage of the project, from technical assessment and engineering design, through consenting and post-Consent approvals to the construction phase and finally ongoing longer-term monitoring.[10] A key tool is the use of Management Plans, which have been extensively utilised on earlier stages of Milldale. Appendix 1I of the Application contains a detailed table outlining how the various management plans fit together to manage each environmental effect, for each part of the Project.

26 By way of summary, the Applicant's approach to the mitigation, management and monitoring of the effects of each component of the Project is set out below:[11]

Area	Mitigation, Management Plans and Monitoring Measures
Stages 10-13	
Geotechnical	• Geotechnical site assessment and risk identification. • Pre-construction Settlement Monitoring Plan • Mitigation in engineering design and slope stability assessment. • Removal of uncontrolled fill during construction. • Post-constriction Geotechnical Completion Report.
Engineering / Infrastructure	• Engineering site assessment and infrastructure capacity analysis. • Mitigation through Engineering Design. • Safety in Design – Hazard Identification & Risk Assessment. • Post consent approvals - Engineering Approval (EA), Building Consent (BC), Section 224(c) certification.

Earthworks	• Mitigation through Engineering Design of earthworks and erosion & sediment controls.
	• Construction phase Management Plans:
	  ○ Construction Management Plan (CMP);
	  ○ Construction Traffic Management Plan (CTMP);
	  ○ Sediment and Erosion Control Plan;
	  ○ Chemical Treatment Management Plan (ChTMP); and
	  ○ Dust Management Plan (DMP).
	• Monitoring during the construction phase.

Noise	• Design of water booster pump station mitigated to comply with AUP(OP) noise limits. • Construction mitigation measures to comply with AUP(OP) noise and vibration limits. • Prior to the commencement of construction, communication with neighbours regarding the earthworks will be undertaken. This is for informational purposes only, to inform neighbours of the works, as they comply with the AUP(OP) noise standards and are expected to have no adverse effects on neighbours.
Contamination	• Contamination site assessment and risk identification. • Mitigation in Site Management and Remedial Action Plan (SMRAP). • Monitoring of works during remediation and appropriate contingency measures. • Post-construction – Site Validation Report (SVR) of remediation being completed.

Adaptive Management	• An Adaptive Management Plan has been prepared in support of the application.
	• Open area limits during construction.
	• Monitoring and managing sediment from earthworks during construction.
	• Reporting during earthworks:
	  ○ Adaptive Management Response Report (AMRR) (Annual Rainfall Events);
	  ○ Stream 21 Monitoring Report; and
	  ○ Post-construction survey.
	• Trigger event management during earthworks

Traffic	• Traffic assessment of the site and the surrounding network.

10 AEE Overview Report at 8.8.
11 AEE Overview Report at 8.8, Table 5.

	• Mitigation through engineering design. • Construction Traffic Management Plan.
Groundwater	• Groundwater assessment of site. • Mitigation through engineering design.
Archaeology	• Archaeological assessment of the site. • Mitigation through the appropriate recording of archaeology before removal from the site. • Archaeological Management Plan to guide earthworks across the site
Vegetation (Trees)	• Vegetation assessment of the site. • Methodology for vegetation removal. • Monitoring of vegetation removal. • Mitigation in replanting/management plan. • Audit report following completion of tree removal.
Landscaping	• Landscape Implementation and Maintenance Plan.

Ecological	• Ecological assessment of the site.
	• Fish Passage Monitoring.
	• Wetland Monitoring Plan.
	• Management Plans:
	  o Fauna Management Plan;
	  o Stream and Wetland Planting and Management Plan.

Stage 4C	
Geotechnical	• Geotechnical site assessment and risk identification • Pre-construction Settlement Monitoring Plan • Mitigation in engineering design. • Post-construction Geotechnical Completion Report.
Engineering / Infrastructure	• Engineering site assessment and infrastructure capacity analysis. • Mitigation through Engineering Design. • Safety in Design – Hazard Identification & Risk Assessment. • Post consent approvals - Engineering Approval (EA) and Building Consent (BC), and Section 224(c) certification

Earthworks	• Mitigation through Engineering Design of earthworks and erosion & sediment controls.
	• Construction phase Management Plans:
	  o Construction Management Plan (CMP);
	  o Construction Traffic Management Plan (CTMP);
	  o Sediment and Erosion Control Plan;
	  o Chemical Treatment Management Plan (ChTMP); and
	  o Dust Management Plan (DMP).
	• Monitoring during the construction phase.

Archaeology	• Archaeological assessment of the site. • Archaeological Management Plan to guide earthworks across the site.
Landscaping	• Streetscape and Public Accessway Landscaping Plan. • Landscape Maintenance Plan
Lighting	• Lighting Plans for JOALs
Waste Management	• Waste Management Plan
Noise	• Construction Noise & Vibration Mitigation Plan. • Construction Limits – mitigation measures to comply with AUP(OP) & methodology. • Prior to the commencement of construction, communication with neighbours regarding the earthworks will be undertaken. This is for information purposes only to inform neighbours of works. • Mitigation during works, including acoustic noise barrier, to be installed during the construction of an accessway in Phase 1.
Traffic	• Traffic assessment of the site and the surrounding network. • Mitigation through engineering design. • Construction Traffic Management Plan.
WWTP	
Geotechnical	• Geotechnical site assessment and risk identification • Pre-construction Settlement Monitoring Plan. • Mitigation in engineering design. • Post-construction Geotechnical Completion Report. • Foundation testing for buildings prior to construction.
Engineering / Infrastructure	• Engineering site assessment and infrastructure capacity analysis. • Mitigation through Engineering Design. • Safety in Design – Hazard Identification & Risk Assessment. • Post consent approvals - Engineering Approval (EA) and Building Consent (BC), and Section 224(c) certification
Earthworks	• Mitigation through Engineering Design of earthworks and erosion & sediment controls.

	• Construction phase Management Plans:
	  ○ Construction Management Plan (CMP);
	  ○ Construction Traffic Management Plan (CTMP);
	  ○ Sediment and Erosion Control Plan;
	  ○ Chemical Treatment Management Plan (ChTMP); and
	  ○ Dust Management Plan (DMP).
	• Monitoring during the construction phase.

Archaeology	• Archaeological assessment of the site. • Archaeological Management Plan to guide earthworks across the site.
Vegetation (Trees)	• Vegetation assessment of the site. • Methodology for vegetation removal. • Monitoring of vegetation removal. • Mitigation in replanting/management plan. • Biosecurity measures to be implemented in relation to Elm Trees • Audit report following completion of tree removal.
Ecological	• Ecological assessment of the site. • Management Plans: ○ Fauna Management Plan
Noise	• Design of WWTP building to comply with AUP(OP) standards. • Construction mitigation measures to comply with AUP(OP) noise and vibration limits. • Prior to the commencement of construction, communication with neighbours regarding the earthworks will be undertaken. This is for informational purposes only, to inform neighbours of the works, as they comply with the AUP(OP) noise standards and are expected to have no adverse effects on neighbours. • Operational control for limiting hours of truck access to the site to limit noise. • Operational noise limits.

Hazardous Substances	• Assessment of Hazardous substances associated with WWTP operation and mitigation measures through site design
	• Operational Management Plans:
	  ○ Environmental Management Plan.
	  ○ Emergency Response Plan.

Water Quality	• Water Quality assessment of the existing environment • Mitigation in engineering and WWTP design. • Recording, and monitoring of wastewater discharge. • Pre-discharge surveys - water quality and water ecology • Post-discharge monitoring - water quality and water ecology
Cultural	• Consultation during the preparation of this Application • Cultural monitoring during construction
Odour	• Air quality assessment of the existing environment • Design of WWTP building to minimise discharge of any odours. • Odour Management Plan. • Operations and Maintenance Manual for Odour Control.
Plant Operation	• Operational Management Plan • Emergency Response Plan

RMA Approvals

27 We have reviewed all the documentation and the further information provided by the Applicant and the participants. We agree that overall the Application is a non-complying activity.[12]

28 In accordance with Schedule 5, clause 5(1)(f) FTAA, the Application identifies activities requiring consent under the relevant Auckland Unitary Plan Provisions and under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health and the National Environment Standards for Freshwater.[13] A schedule of permitted activities for each part of the Project was also described in the

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12 AEE Overview Report at 9.1.

13 AEE for Stages 10-13 at Section 4; AEE for Stage 4C at Section 5; AEE for Wastewater Treatment Plant at Section 5.

Application.[14]

29 The relevant consents sought are broadly summarised as follows (and as depicted in the image below):[15]

29.1 Stages 10-13

(a) Land use consent under section 9 of the RMA;

(b) Subdivision consent under section 11 of the RMA;

(c) Consent for works within the bed of a stream under section 13 of the RMA;

(d) Consent for permanent stream diversions under section 14 of the RMA;

(e) Consent for the diversion of groundwater under section 14 of the RMA;

(f) Consent for the diversion of water in proximity to wetlands under section 14 of the RMA;

(g) Consent for the discharge of contaminants under section 15 of the RMA;

29.2 Stage 4C

(a) Land use consent under section 9 of the RMA;

(b) Subdivision consent under section 11 of the RMA;

29.3 Wastewater treatment plant

(a) Land use consent under section 9 of the RMA;

(b) Consent for the discharge of wastewater under section 15 of the RMA;

(c) Consent for the discharge of contaminants to air under section 15 of the RMA;

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14 AEE for Stages 10-13 at Section 4; AEE for Stage 4C at Section 5; AEE for Wastewater Treatment Plant at Section 5.

15 AEE Overview Report at 8.9.

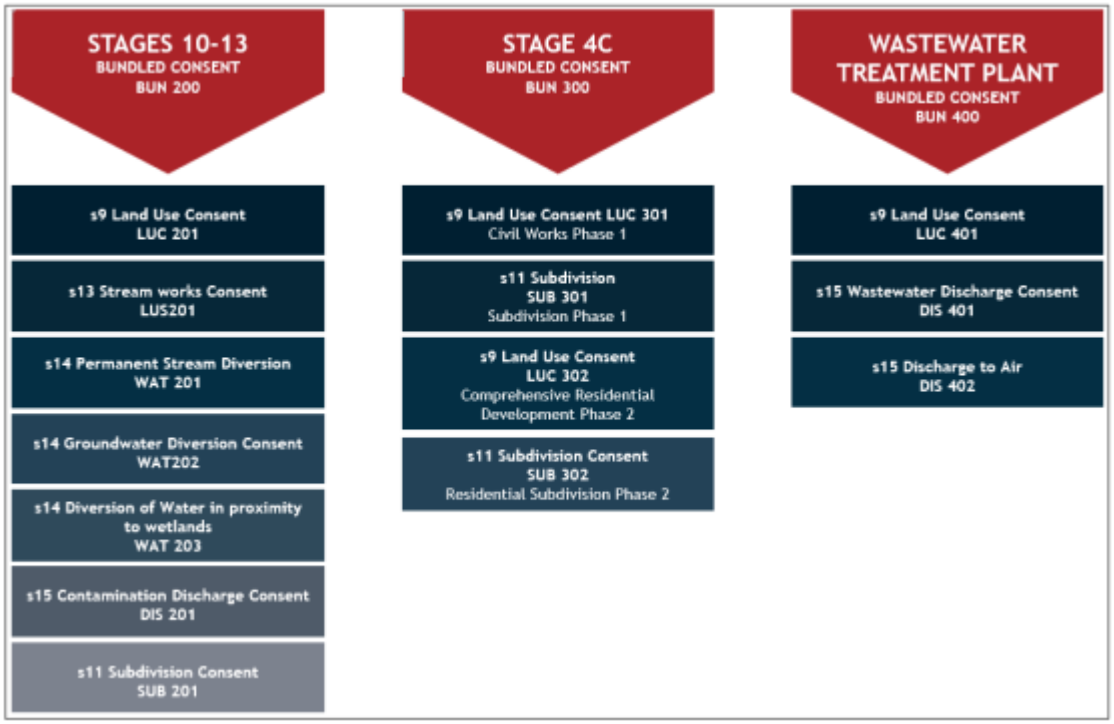

Figure 4 – Structure of Consents (sourced from Overview Report)

Archaeological authority

30 Pursuant to s 42(4)(i) FTAA, the Applicant is seeking an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 for the removal of a recorded archaeological site and for any accidental discovery within the site extent covered by Stages 10-13 and the temporary wastewater treatment plant.

PART C: PROCEDURE

31 The following matters of procedure are relevant for this decision.

Completeness

32 The Applicant lodged the substantive application on 1 April 2025.

33 The EPA decided that the Application was complete and within scope[16] on 24 April 2025. The EPA made a recommendation on whether there are competing applications or existing resource consents for the same activity on 9 May 2025.[17] The EPA then provided the Application to the panel convenor and at the same time requested a report from the Ministry responsible agency[18] under section 18 FTAA on 12 May 2025. A report was received on 21 May 2025.

Panel appointment

34 Minute 2 of the Panel Convener confirmed our appointment under section 50 in accordance with Schedule 3 of the Act and provided a date for commencement of 16 June 2025.

Meetings and site visits

35 We carried out a project overview conference and site visit on 10 July 2025.[19] This included:

35.1 A project overview conference attended by the Applicant and Council, in which the Applicant provided an introduction to the Application.

35.2 A site walkover of the Site, and a drive around its immediate surrounds, including earlier stages of the Milldale development that have now been, or are under, construction.

Other advice and reports received

Further information

36 We issued a request on 15 July 2025 for further information, including examples of blanket land used consents granted for earlier stages of Milldale, an update on discussions between the Applicant and Watercare, and further detail around the rationale for the proposed density of development within Stage 4C. The Applicant responded to this request, providing the information, on 25 July 2025.

Comments received on the Application

37 We invited comments on the Application by letter dated 1 July 2025.[20] The FTAA identifies a range of parties that must be invited to provide comment. We have a residual discretion to invite additional parties.

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16 FTAA, section 43.
17 FTAA, section 47.
18 The Ministry for the Environment is the responsible agency for section 18.
19 Refer to Minute 3 of the Expert Panel, dated 15 July 2025.
20 Refer to Minute 2 of the Expert Panel, dated 1 July 2025.

38 Of relevance to our decision-making:

38.1 We treated the Application Site as including the offsetting site. This meant that landowners and occupiers adjacent to the offsetting site were also required to be invited for comment.

38.2 We exercised our discretion to also invite comment from the various parties listed in the Application that the Applicant had been engaging with in relation to the Application, to the extent those parties were not already caught within any of the categories we were required to invite for comment.

Comments received

39 Responses to this invitation were due on 29 July 2025. Comments were received from the following:

39.1 Relevant local authorities: Auckland Council;

39.2 Relevant administering agencies: Auckland Council, Heritage New Zealand Pouhere Taonga (HNZPT) and Ministry for the Environment (MfE).

39.3 The owners and/or occupiers of the land to which the substantive application relates and the land adjacent to that land: Nikita Pustovoi; Paul Wigglesworth; Peiyao Xu; Jemma Traill; Bogdan Bujoreanu; and Jason and Louise Dickinson.

39.4 The Minister for the Environment and other relevant portfolio Ministers (those being the Minister responsible for RMA Reform, the Associate Minister of Transport, and the Minister for Māori Crown Relations).

39.5 Parties required to be invited to provide written comments on resource consent applications under the FTAA: Director-General of Conservation;

39.6 Parties we exercised our decision to invite comments from based on being consulted previously by the Applicant in relation to the Project: Auckland Transport; Watercare; Auckland Council – Healthy Waters and Flood Resilience.[21]

40 The comments from HNZPT were received on 30 July 2025, one day after the closing date for comments to be received. We have exercised our discretion to accept those comments, although they are not material to our deliberations (as the substantive comments were contained in the separate section 51 report from Heritage New Zealand Pouhere Taonga).

41 We also received comment from Ngati Tamaoho Settlement Trust. However, Ngati Tamaoho Settlement Trust was not invited for comment. This appears to have been the result of an administrative error to inadvertently send an invitation to the Trust. The comments received from Ngati Tamaoho Settlement Trust do not form part of the feedback we have considered. In any event, the comments received were not in

[21] Although comments from these parties were also included within the comments received from Auckland Council more generally.

opposition or support and therefore even if we had considered them they would not have changed our decision-making.

42 We would like to thank all parties who commented for their contributions. We have considered these all carefully. A discussion of specific comments are summarised within the balance of this decision, most notably **Part E**.

Applicant's response to invited persons comments

43 On 5 August 2025, the Applicant provided a response to the comments received on the application from those persons who were invited to comment under Section 53 of the FTAA. This included, amongst other matters, an updated set of draft consent conditions. We have considered the Applicant's responses, and, where appropriate, refer to those responses within other parts of this report below, particularly **Part E**.

Conditions

44 On 5 September 2025, we released our draft decision along with draft conditions. A number of parties provided comments on the conditions. In parallel, we also directed that expert conferencing take place between the Applicant and Council (and any other interested party) in relation to conditions. That conferencing took place on Wednesday 17 September 2025 and a joint witness statement was provided. We thank Steve Mutch and Caitlin Todd for their assistance in facilitating the conferencing and preparation of the JWS.

45 Procedural steps in relation to the conditions are described further as part of our discussion at **Part H** below.

Comments from the Ministers

46 Under section 72 FTAA we invited comment from the Ministers for Māori Crown Relations: Te Arawhiti and Māori Development on 5 September 2025. We received a response confirming that the Minister for both portfolios supports the decision and the conditions subject to that decision.

No hearing required

47 In accordance with section 56 of the FTAA, we do not require a hearing on any issue. We have been able to adequately consider all issues based on the information available including the Application, comments received, responses to comments and the further information provided by the Applicant, the Council and invited persons. The material issues involved were comprehensively addressed in the documentation provided thereby resolving any technical expert differences of opinion. Residual issues were sufficiently clear for us to consider.

48 We are mindful of the emphasis on time-limited decision-making in the present process, the purpose of the FTAA in section 3, to facilitate the delivery of infrastructure and development projects with significant regional or national benefits, and the procedural principles in section 10 of the FTAA that require us to take all practicable steps to use timely, efficient, consistent, and cost effective processes that are proportionate to the our functions, duties or powers.

Record of deliberations

49 Our correspondence, deliberations and decision-making took place over a combination of meetings and over email exchanges, following review, drafting and commenting on drafts of further information requests, this decision report and the conditions.

Timing of the Panel decision

50 In accordance with the Panel Convenor minute dated 6 June 2025 the time frame for us to issue our decision documents under sections 79 and 88 is 50 working days after the date that invited comments on the application closed.

PART D: LEGAL CONTEXT

Legal context for a listed project under the FTAA

51 In accordance with section 42 an authorised person for a listed project may lodge a substantive application with the EPA.[22] The project has been listed in **Schedule 2** of the FTAA.

Decisions on approvals

52 Section 81 describes the decision-making framework under the FTAA. Relevant to the approvals sought in this instance, that framework comprises:

> **81 Decisions on approvals sought in substantive application**
>
> (1) A panel must, for each approval sought in a substantive application, decide whether to—
> (a) grant the approval and set any conditions to be imposed on the approval; or
> (b) decline the approval.
>
> (2) For the purpose of making the decision, the panel—
> (a) must consider the substantive application and any advice, report, comment, or other information received by the panel under section 51, 52, 53, 55, 58, 67, 68, 69, 70, 72, or 90:
> (b) must apply the applicable clauses set out in subsection (3) (*see* those clauses in relation to the weight to be given to the purpose of this Act when making the decision):
> (c) must comply with section 82, if applicable:
> (d) must comply with section 83 in setting conditions:
> (e) may impose conditions under section 84:
> (f) may decline the approval only in accordance with section 85.
>
> (3) For the purposes of subsection (2)(b), the clauses are as follows:
> (a) for an approval described in section 42(4)(a) (resource consent), clauses 17 to 22 of Schedule 5:
> …
> (j) for an approval described in section 42(4)(i) (archaeological authority), clauses 4 and 5 of Schedule 8:
>
> (4) When taking the purpose of this Act into account under a clause referred to in subsection (3), the panel must consider the extent of the project's regional or national benefits.
> …
> (6) Despite subsection (2)(a), the panel—
> (a) is not required to consider any advice, report, comment, or other information it receives under section 51, 53, 55, 67, 69, 70, or 72 after the applicable time frame; but
> (b) may, in its discretion, consider the information as long as the panel has not made its decision under this section on the approval.
>
> (7) To avoid doubt, nothing in this section or section 82 or 85 limits section 7.

53 We are also particularly cognisant of the obligation in section 7 FTAA for us to act in a manner that is consistent with obligations arising under existing Treaty settlements.[23]

54 In respect of section 7(1), we understand from the Application and section 18 report that the following Treaty settlements are relevant to the Application:

54.1 Ngāti Manuhiri Claims Settlement Act 2012;

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22 FTAA, sections 4 and 42.
23 FTAA, section 7.

54.2 Ngāti Whātua Ōrākei Claims Settlement Act 2012;

54.3 Ngāti Whātua o Kaipara Claims Settlement Act 2013;

54.4 Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014;

54.5 Te Kawerau ā Maki Claims Settlement Act 2015;

54.6 Ngāi Tai ki Tāmaki Claims Settlement Act 2018;

54.7 Te Patukirikiri Deed of Settlement signed 07 October 2018;

54.8 Te Ākitai Waiohua Deed of Settlement signed 12 December 2021; and

54.9 Ngāti Paoa Deed of Settlement signed 20 March 2021.

55 Because these Treaty settlements apply, section 82 requires us to give appropriate consideration to any document required by a Treaty Settlement and to consider whether granting the approval would comply with section 7. We have considered the relevant provisions and principles of these settlements, as articulated in the Section 18 Report.

Ability to decline consent

56 Section 85 FTAA sets out the limited circumstances when approvals must or may be declined.

57 None of those circumstances apply in this case as:

57.1 The RMA approvals are not sought for an ineligible activity (section 85(1)(a)).

57.2 We do not consider granting the approvals would breach section 7 of the FTAA (section 85(1)(b)).

57.3 The RMA Approvals are not for an aquaculture area (section 85(2)).

58 Section 85(3) describes the circumstances in which an approval may be declined. For the reasons described in the balance of this report, we have determined that none of those circumstances apply in this case.

Approvals relating to the Resource Management Act 1991

59 In considering whether to grant an RMA approval, we must apply clauses 17 to 22 of Schedule 5 FTAA.[24] Clause 17 of Schedule 5, as relevant to the Application, states:[25]

> **17 Criteria and other matters for assessment of consent application**

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[24] FTAA, section 81(2)(b) and (3)(a).

[25] For the purposes of clause 17(2)(c), we are not aware of any Mana Whakahono ā Rohe or joint management agreement relevant to the approval. There are no provisions of the RMA that would require us to decline the approvals, and accordingly clause 17(3) and (4) are not considered further. Clause 17(5)- (7) are procedural in nature only.

(1) For the purposes of section 81, when considering a consent application, including conditions in accordance with clauses 18 and 19, the panel must take into account, giving the greatest weight to paragraph (a),
   (a) the purpose of this Act; and
   (b) the provisions of Parts 2, 3, 6, and 8 to 10 of the Resource Management Act 1991 that direct decision making on an application for a resource consent (but excluding section 104D of that Act); and
   (c) the relevant provisions of any other legislation that directs decision making under the Resource Management Act 1991.

(2) For the purpose of applying any provisions in subclause (1),—
   (a) a reference in the Resource Management Act 1991 to Part 2 of that Act must be read as a reference to sections 5, 6, and 7 of that Act; and
   (b) if the consent application relates to an activity that is the subject of a determination under section 23 of this Act, the panel must treat the effects of the activity on the relevant land and on the rights or interests of Māori as a relevant matter under section 6(e) of the Resource Management Act 1991; and
   (c) to avoid doubt, for the purposes of subclause (1)(b), when taking into account section 104(1)(c) of the Resource Management Act 1991, any Mana Whakahono ā Rohe or joint management agreement that is relevant to the approval is a relevant matter.

(3) Subclause (4) applies to any provision of the Resource Management Act 1991(including, for example, section 87A(6)) or any other Act referred to in subclause (1)(c) that would require a decision maker to decline an application for a resource consent.

(4) For the purposes of subclause (1), the panel must take into account that the provision referred to in subclause (3) would normally require an application to be declined, but must not treat the provision as requiring the panel to decline the application the panel is considering.

…

(6) For the purposes of subclause (1), the provisions referred to in that subclause must be read with all necessary modifications, including that a reference to a consent authority must be read as a reference to a panel.

(7) Sections 123 and 123A of the Resource Management Act 1991 apply to a decision of the panel on the consent.

60 Clause 17(1) includes a relatively unique weighting requirement.[26] The purpose of the FTAA is to be given the greatest weight, and by implication the criteria in (b)-(c) are to have equal statutory weight. While related to a different statutory context, we have taken the following guidance from the Court of Appeal's decision in *Enterprise Miramar*:[27]

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[26] A "legislatively directed weighting" has been previously included in s 34 of the Housing Accords and Special Housing Areas Act 2013, although framed in a different way.

[27] *Enterprise Miramar Peninsular Inc v Wellington City Council* [2018] NZCA 541.

60.1 While the greatest weight is to be placed on the purpose of the FTAA, we must be careful not to rely solely on that purpose at the expense of due consideration of the other matters listed in (b) to (c).[28]

60.2 Clause 17 requires us to consider the matters listed in clause 17(1)(a)-(c) on an individual basis, prior to standing back and conducting an overall weighting in accordance with the specified direction.[29]

60.3 The purpose of the FTAA is not logically relevant to an assessment of environmental effects. Environmental effects do not become less than minor simply because of the purpose of the FTAA. What changes is the weight to be placed on those more than minor effects; they may be outweighed by the purpose of facilitating the delivery of infrastructure and development projects with significant regional or national benefit, or they may not:[30]

61 In accordance with clause 17, the relevant matters we take into account comprise:

61.1 The purpose of the FTAA, being "to facilitate the delivery of infrastructure and development projects with significant regional or national benefits." When assessing this criterion we must consider the extent of the project's national or regional benefits. This criterion is to be individually assessed as part of a clause 17(1) assessment, and then, when conducting an overall assessment, is to be given the greatest weight.

61.2 Part 2 of the RMA, comprising: section 5 -7.

61.3 Part 3 of the RMA, and in particular: section 12 (restrictions on use of coastal marine area); section 15 (discharges of contaminants); section 16 (duty to avoid unreasonable noise); and section 17 (duty to avoid, remedy or mitigate adverse effects).

61.4 Part 6 of the RMA, and in particular: section 104 (consideration of applications); section 104B (consideration of applications for discretionary or non-complying applications); and section 108 (conditions of resource consents).

61.5 Part 10 of the RMA, as it relates to the subdivision components. Section 220 specifies the conditions that may be imposed on a subdivision consent.

62 No other relevant provisions of any other legislation that directs decision-making under the RMA has been drawn to our attention as being relevant to the Application.

Approvals relating to an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014

63 Schedule 8, clause 4 sets out the criteria for assessment of an application for an archaeological authority:

> **4 Criteria for assessment of application for archaeological authority**

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28 *Enterprise Miramar Peninsular Inc v Wellington City Council* [2018] NZCA 541 at [41].
29 *Enterprise Miramar Peninsular Inc v Wellington City Council* [2018] NZCA 541 at [52]-[53].
30 *Enterprise Miramar Peninsular Inc v Wellington City Council* [2018] NZCA 541 at [55].

(1) For the purposes of section 81, when considering an application for an archaeological authority, including conditions in accordance with clause 5, the panel must take into account, giving the greatest weight to paragraph (a),—

(a) the purpose of this Act; and

(b) the matters set out in section 59(1)(a) of the HNZPT Act; and

(c) the matters set out in section 47(1)(a)(ii) and (5) of the HNZPT Act; and

(d) a relevant statement of general policy confirmed or adopted under the HNZPT Act.

(2) For the purposes of subclause (1), the provisions of the HNZPT Act referred to in that subclause must be read with all necessary modifications, including that a reference to Heritage New Zealand Pouhere Taonga must be read as a reference to the panel.

64 Our discussion above of the approach to the FTAA's directed weighting in the context of the RMA Approvals applies equally to the Archaeological Authority.

Content of our record of decision

65 For each approval sought in a substantive application, we must prepare a decision document for its decision under section 81.[31]

66 That decision document must:[32]

66.1 State our decision;

66.2 State our reasons for the decision;

66.3 Include a statement of the principal issues in contention; and

66.4 Include our main findings on those issues.

67 For any resource consent approval, the decision document may specify a date on which the approval lapses in accordance with clause 26 of Schedule 5 and must comply with clause 22 of Schedule 5 (if applicable).

68 Consistent with those requirements, the remainder of the decision:

68.1 Identifies the key adverse effects of the projects, and our finding on key effects as it relates to the RMA approvals sought – **Part E.**

68.2 Identifies the relevant planning instruments, and our finding on key policies as it relates to the RMA approvals sought – **Part F.**

68.3 Identifies the national and regional benefits of the Projects as found by us – **Part G.**

68.4 Identifies the key issues in contention for the RMA Approvals and the Archaeological Authority throughout.

68.5 Records the respective conditions on which the RMA approvals and Archaeological Authority are to be granted – **Part H.**

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31 FTAA, section 87(1).
32 FTAA, section 87(2).

68.6 Records our determination of the Application against the relevant criteria for each of the two types of approvals sought – **Part I and Part J.**

68.7 Final Decision – **Part K.**

69 In drafting this decision, we have had regard to the procedural principles underpinning the FTAA, including the requirement for expeditious but robust decision-making.

PART E: EVALUATION OF EFFECTS – RMA APPROVALS

70 Schedule 5, clause 5(4) requires a consent application to provide an assessment of an activity's effects on the environment covering the information in clauses 6 and 7.

71 The AEE provided a detailed assessment of these matters. We consider that the Applicant has diligently and comprehensively prepared the Application, technical assessments and proposed conditions. Our consideration of the Application was significantly assisted by the thoughtful way in which the Application was structured and presented.

72 It is clear that the Applicant and the Council (including Watercare, Auckland Transport and Healthy Waters) have undertaken extensive engagement in relation to the Project, and that is reflected in the widespread agreement on most matters. We thank those parties for their approach in this respect.

73 Participants who commented also raised a range of actual and potential effects, and we have carefully considered those matters raised.

74 The following main categories of actual and potential effects on the environment have been identified:

74.1 Landscape and visual effects and urban design;

74.2 Ecological effects;

74.3 Flooding, stormwater and water quality effects;

74.4 Transport effects;

74.5 Infrastructure effects;

74.6 Economic effects;

74.7 Cultural effects;

74.8 Noise effects;

74.9 Air quality effects; and

74.10 Positive effects.

75 We have addressed these effects thematically throughout our discussion below, with the positive effects being addressed separately in **Part G** below. We have also had regard to the relevant planning provisions in evaluating the effects of the Project, as noted in **Part F** below.

Landscape and visual effects and urban design

76 We have reviewed the landscape plans and urban design assessments of the Applicant[33] and summarise the key elements of the existing environment and the proposed landscape and visual changes to that environment and the resulting urban environment in the following sections. The effects of open space, lighting and the creation of a safe urban environment are also considered as these contribute to urban amenity.

Landscape and Visual Changes

77 We have described the features of the site and surrounding environment above in paragraphs 15 and 16. These features comprise a landscape undergoing significant visual change, with the existing Milldale development south of Wainui Road, and the more distant elements of western Silverdale, contrasting with the currently rural landscape to the west and north of Milldale. Changes to the landscape in terms of landform and the removal of remnant areas of vegetation are significant, with steep contours throughout large sections of the Site having to be earthworked to ensure development feasibility. Existing streams are also proposed to have varying management outcomes, including reclamation for some streams and retention and enhancement for others. The retained streams provide a backbone for the future open space and revegetation of the new urban area. The effects on landscape and visual change are consistent with the recent changes in zoning to the land and resultant urbanisation. As summarised in the Overview Report:[34]

> The proposal is consistent with the land use and development outcomes sought by the zones that apply to the sites under the AUP(OP), and the visual effects of the development are, therefore, clearly anticipated. The proposal integrates high quality landscaping within the proposed network of streets, open spaces and riparian margins of waterways that will significantly enhance the visual and landscape of the site compared with the existing environment.

Urban Design Elements

78 The landscape plans and urban design report for Stages 10-13 identify key elements in the urban design strategy as follows:

78.1 Wide-scale earthworks produce nearly flat sites, incorporating retaining walls and reinforced earth slopes, mostly mid-block so as to avoid such level changes along lot front boundaries and reinforcing the same character and urban amenity that has already been achieved implementing the same approach;

78.2 A movement network that incorporates a movement hierarchy and transport network, a pedestrian and cycling network, with street typologies that support accessibility and legibility for wayfinding;

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33 Appendix 2O Landscape Plans Parts 1, 2 and 3; Appendix 4O Landscape Plans, 3J Urban Design Assessment; 2L Urban Design Report

34 AEE Overview Report at 16.0

78.3 The extended Argent Lane arterial road connects Wainui Road in the north to the Dairy Flat Highway (SH31) and the Silverdale Interchange in the south providing ease of access to the Neighbourhood Park and Town Centre;

78.4 The existing and enhanced streams together with pedestrian accessways and required vegetation within local roads provide for future movement within a vegetated environment to and around the Neighbourhood Park;

78.5 A Crime Prevention Through Environmental Design (CPTED) approach to pedestrian accessways and public interfaces to drainage reserves and esplanade areas has been adopted in order to enhance public safety and crime reduction. This includes limiting pedestrian accessway lengths (<70m), but ensuring a minimum width of accessway (8m) and utilising low fence heights and low planting along residential boundaries to deter criminal or anti-social behaviour;

78.6 Stages 10-13 include 27 superlots, all located adjacent to an arterial road, collector road or overlooking public open space such that the planned smaller lots can access the higher amenity offered by transport connections or landscaped space external to the lots;

78.7 Development of these superlots is subject to the Residential Design Outcomes and Controls (**RDOC**) Document that informs dwelling design, style and layout within each superlot provided with the application as Appendix 1 of the Urban Design Report; and

78.8 A small Neighbourhood Centre zone is positioned at the northern end of Stage 12 offering an alternative to the Town Centre for local convenience and supporting a more distributed, walkable urban structure.

79 Specific features of the Stage 4C urban design are as follows:

79.1 Stage 4C urban design responds to the Terrace Housing and Apartment Building (**THAB**) zoning which encourages more intensive residential use than the surrounding Milldale development. The proposed residential typology is for terrace housing within the superblocks which is a lesser intensity than anticipated by the zone policies. The street network provides a good level of connectivity to the nearby parks and commercial and civic centres, and protects the 'green street' status of Honohono Avenue linking these locations;

79.2 The assessment of Stage 4C notes that 16 of the 168 lots are rear lots, a design feature ideally avoided in a greenfields development, and 28 lots do not include parking. However, the rear lots all feature short distances and clear routes between their front doors and a public street (accessed via JOALs with separated footpaths) and those without on-lot parking have this provided in a directly adjacent parking area; and

79.3 The landscaping proposals for Stage 4C are considered to be consistent with the design outcomes for the THAB Zone, achieve both privacy for residents and passive surveillance of surrounding public spaces and provide for tree canopy development within street spaces.

80 In order to address compliance with the lighting requirements of Chapters E24 and E27 of the AUP the Application provided a lighting design statement for the JOALs within

Stage 4C. These chapters contain standards in respect of the security and safety of people and property in these off-road areas.

81 The Applicant also provided a landscape plan for the temporary WWTP on Lysnar Road. The landscaping featured the retention of and additional riparian planting along Waterloo Creek and a 2m high planted bund along the Lysnar Road frontage.

Comments Received

82 We understand that the Applicant and the Council have had ongoing engagement on urban design matters, including the workshop referred to in paragraph 88.

83 In terms of formal feedback, the Council provided a brief review of landscape and visual matters,[35] which concurred with the summary in the Overview Report we have quoted in paragraph 77 and supported the Applicant's proposals for landscape design, implementation and management plan-type conditions. The review suggested minor amendments to these conditions.

84 The Council urban design review was more extensive but similarly was supportive of the urban design approach. In relation to Stages 10-13 the review considered that the proposed subdivision demonstrated a coherent and well-integrated urban structure, responded positively to the site's topography, supported a legible and permeable movement network, and allowed for a variety of residential typologies. The integration of open spaces, reserve-edge roads, and pedestrian connections, including bridges, also supported high levels of amenity and walkability.

85 In relation to Stage 4C the urban design review was also positive, but noted the relatively modest density outcome in terms of that provided for by the zoning. In terms of the departures from best urban design standards on rear lots and the location of individual parking provisions described above, particularly in relation to Superlot 4021, the review concluded that a relatively clear and legible path network for pedestrian movement was nevertheless provided, including appropriate lighting provisions.

86 The urban design review also commented briefly on the temporary Wastewater Treatment Plant, noting that the dedicated landscape buffer proposed around the WWTP site will help reduce the perceived scale and operational presence of the facility in the interim, particularly as experienced from Lysnar Road.

87 Comments received from parties other than Council in relation to landscape and visual and urban design matters, all of which were from existing residents in the vicinity of the Project were as follows:

87.1 Two parties identified the loss of open space resulting from the Project.[36] These comments referred to the existing open spaces of the rural area as being currently used by local residents and that such open spaces were being replaced by the town centre and neighbourhood parks of the Project, which they considered inadequate; and

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35 A17 Landscape Memo

36 Peiyao Xu and Nikita Pustovoi

87.2 One party also considered that the proposed densities represented an over-development of the Site resulting in effects such as inadequate setbacks, green buffers and open space, dangers to pedestrians, and street overflow parking on Karapapa Road. This comment appeared to relate to Stage 4C; and

87.3 We note that Ngati Manuhiri sought a sensitive lighting design for the WWTP.

Applicant response to comments

88 The Applicant responded to the Council urban design comments and other matters raised in an earlier workshop, focussing on the following matters:

88.1 Council had expressed concern about the southern interface of Stage 13 lacking sufficient connections to the Future Urban Zone (**FUZ**), with only a single collector road (Cemetery Road) serving an 800m interface. The Applicant responded with the explanation that vehicular access to the FUZ was being effectively provided via the existing Young Access from the south, the proposed north–south collector road through Stage 7, and a series of existing east–west local roads and stream-edge roads along the western boundary of Stage 4;

88.2 Updates were made to the RDOC document to improve the structure, clarity, and accuracy of the document content.[37] We note that this matter appears to be largely agreed between the Applicant and Council; and

88.3 Council sought further information on the effects of the proposed blanket increase to 50% building coverage for Stages 10-13. The Applicant prepared a Building Coverage Study to support the Blanket Resource Consent (Condition 122). The study concluded that increasing maximum building coverage to 50% within the Mixed Housing Suburban (**MHS**) and Mixed Housing Urban (**MHU**) zones can be successfully accommodated without compromising key urban design principles, on-site amenity, or neighbourhood character. We note that the matter of the blanket increase to 50% is apparently still not agreed between the Applicant and Council.

Panel Findings

89 Our findings on landscape and visual effects and urban design outcomes for the Project, including lighting, are strongly influenced by the high level of agreement between the Applicant and the Council. Accordingly, we make an overall finding that, subject to the matters below reflected in changes to conditions, the landscape and visual effects and urban design outcomes of the Project are acceptable, and that such adverse effects as do arise are acceptable. This finding includes accepting the Applicant's evidence that the blanket coverage increase to 50% is appropriate as sought.

90 In terms of amendments to conditions we agree with the recommendation in the Council landscape and visual effects review that the respective landscape maintenance condition for both Stages 10-13 and Stage 4C should be for three years, not two years.

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[37] Appendix 1 of the Urban Design Report.

Ecological effects

91 The Application outlines that in relation to ecological effects:[38]

> The proposal has the potential to result in adverse ecological effects due to the loss of 16 natural inland wetlands within the site, reclamation and diversion of streams, works in proximity to wetlands and urban streams, and the removal of vegetation across the site. The works also have an adverse ecological effect on a potential inland wetland within 147 Argent Lane. These works are necessary to deliver a high-quality urban development on the site in line with the Wainui Precinct Plan, and the ecological values of these features have been assessed as low. Nevertheless, a range of measures are proposed to manage these effects. This includes extensive stream and wetland restoration and enhancement planting within the site and at an off-set mitigation site owned by FHLD in Milldale North adjacent to the application area.

Comments received

92 Comments were received from:

92.1 Auckland Council on matters including: Fauna Management Plans (**FMP**), wetland delineation, offset wetland long term sustainability, and permitted activity rules for culverts. Council was generally satisfied that the effects on fauna had been adequately assessed, and that they could be effectively managed through the amended conditions and the FMP. Delineation of natural wetlands was considered incomplete and therefore the effects could not be completely assessed under the National Policy Statement for Freshwater Management 2020 (**NPS-FM**). Concern was also raised about the long-term sustainability of the proposed offset wetland. Corrective actions in the event the wetland did not survive were proposed as an addition to the conditions.

92.2 Auckland Transport on matters including the potential for fish baffles in culverts to become buried by sediment.

92.3 Department of Conservation on matters including an absence of application for approval under the Wildlife Act to appropriately manage fauna during construction.

Applicant response to comments

93 The Applicant responded to the above comments as follows:

93.1 Auckland Council: acceptance of condition requiring Auckland Council certification of the Fauna Management Plan, and addition of further requirements for the Offset Wetland Management Plan to ensure long term sustainability. The Applicant considered that potential culvert effects are appropriately mitigated without further offset by the balance of existing culvert removal with the new culverts proposed.

93.2 Auckland Transport: fish baffles in culverts are appropriate as proposed.

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38 AEE Overview Report at 16.0.

93.3 Department of Conservation: application under the Wildlife Act is not required as this approval is appropriately covered under existing region-wide Wildlife Act Authority.

Panel Findings

94 The Applicant considers that all relevant ecological matters were addressed in the application such that there is no further need for additional approvals or consents. We are satisfied that the information provided in the Applicant's response addresses the participants response and supports the Applicant's position. The Applicant has offered additional conditions and content coverage to several Management Plans which we agree are appropriate and sufficient. In particular, we agree that the adaptive management approach as set out in the conditions will promote long-term sustainability of the offset wetland.

Flooding, stormwater and water quality effects

95 The Application includes significant new impervious areas. Stormwater runoff from these surfaces will be conveyed to the proposed reticulated stormwater network. The proposed stormwater management devices will slow the volume of stormwater discharged to the environment and will provide the level of detention/retention required by the Wainui East Stormwater Management Plan (**SMP**), AUP and the Council's Guidance Document GD01 (for Stormwater Management Devices in the Auckland Region). New roads and drainage reserve areas include stormwater treatment devices for water quality treatment. The discharge of flows to watercourses will occur via new outlet structures. Riprap and landscaping will be provided to reduce the impact of engineered structures on watercourses and minimise stream erosion.

96 The Application concludes that potential effects on water quality during the earthworks phase will be managed with appropriate erosion and sediment control measures.[39]

97 Flood modelling has been undertaken for the proposal which demonstrates that the flows up to the 100-year ARI plus climate change storm event will be fully contained within the Stream 21 corridor following the completion of the proposed earthworks activities and installation/upgrade of the 11 identified culverts. The flood modelling demonstrates that the proposal will not displace or increase flood waters upstream/downstream or on neighbouring properties. Geotechnical assessments undertaken illustrate that the subdivision layout and geotechnical nature of the site is suitable for the proposed earthworks and future development.

Comments received

98 Comments were received from:

98.1 Auckland Council. Healthy Waters Flood and Resilience (HWFR) considered that the information supplied did not ensure compliance with the Wainui East Stormwater Management Plan in six subject areas, and therefore the proposed stormwater management plan could not be authorized under the Region Wide Network Discharge Consent (RWNDC). However, the natural hazard effects relating to flooding and overland flowpaths can potentially be managed through

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39 AEE Overview Report at 16.0.

the proposed stormwater strategy, subject to resolution of the outstanding technical matters and implementation of comprehensive consent conditions.

98.2 A key matter raised by Healthy Waters related to the absence of a Geomorphic Risk Assessment to aid in establishing effective riparian set-backs since there would be a likely adjustment of the proposed and existing stream networks in response to urbanisation.

98.3 Auckland Council also commented on earthworks in relation to erosion and sediment control and confirmed that the indicative erosion and sediment control measures are generally appropriate and that the preparation of final Erosion and Sediment Control Plan for certification by Council is acceptable.

98.4 Gemma Traill, local resident on matters including flooding and drainage potentially affecting her property

98.5 Jason and Louise Dickinson, local residents on matters including flooding potentially affecting their property

98.6 Hon Chris Bishop, Minister for Housing, Transport, Infrastructure and RMA reform stated that the application was consistent with the NPS-FM and NES-F.

98.7 Auckland Transport on stormwater management, specifically that information provided in the application did not demonstrate that overland flow path (**OLP**) performance along roads met safety standards. There was also concern that proposed roadside raingardens did not met recently updated design guidelines.

Applicant response to comments

99 The Applicant provided the following response to the above comments:

99.1 Auckland Council. In response to Council's comments, a full review of the stormwater management strategy was undertaken in accordance with the Wainui Stormwater Management Plan (SMP) and with feedback from Healthy Waters. Various amendments were made to the proposed strategy including refinement to ensure that all road catchments in Stages 10-13 were reticulated via a dry basin device. Further work was undertaken to ensure that the upstream offset detention strategy meets the stormwater mitigation requirements of the SMP.

99.2 The Applicant states that the matters related to geomorphic risks are addressed in the Stream Erosion Risk Assessment.

99.3 Auckland Transport's concerns on OLP performance were given further analysis and concluded that the increased runoff volume associated with inclusion of 3.8 degrees celsius of climate change can be managed by utilisation of drainage reserves to achieve compliance with Code of Practice safety standards.

Panel Findings

100 The stormwater matters have been the subject of significant engagement by the participants and reached a point where there is agreement that outstanding matters

can be managed through the consent conditions, including additional conditions proposed by Council. We accept that the measures proposed in the conditions will address the concerns of all participants and are satisfied that the residual effects will be managed appropriately.

Transport effects

101 Given the scale of the development, impacts on the roading network are an important consideration. The Application contains a detailed assessment of transport effects, building off earlier transport assessments undertaken for the overall Wainui precinct.

102 The Application frames the transport effects in the following way:[40]

> The design of the development will effectively manage the traffic effects of the proposal. Traffic modelling undertaken to support this proposal demonstrates that there is adequate capacity within the wider road network and will continue to operate well during both morning and evening peak hours.… Within the site, the development will deliver a well-connected and high-quality street network that promotes walking and cycling and is consistent with the Wainui Precinct Plan.

103 The Application also includes a limit on the number of dwellings occupied in advance of the O Mahurangi - Penlink link between Whangaparāoa Road and State Highway 1 becoming operational. This is because:

103.1 The ITA supporting the overall Wainui precinct identifies that requires that no more than 3,800 residential dwellings may be occupied until the O Mahurangi - Penlink link between Whangaparāoa Road and State Highway 1 is operational.

103.2 Penlink is under construction and is due to be completed in early 2028, so a limit is appropriate.

Comments received

104 Comments were received from:

104.1 Gemma Traill, local resident: disruption and safety concerns from construction traffic

104.2 Bogden Bujoreanu, local resident: parking, traffic flow and emergency vehicle access

104.3 Jason and Louise Dickinson, local residents: construction traffic

104.4 Auckland Transport have confirmed that, in principle, the proposed road layout is broadly consistent with the Wainui Precinct Plan. However, they expressed concerns over the timeline for delivery of roading infrastructure and intersection safety and operation. In particular, the Pine Valley Road/Dairy Flat Highway intersection is a key point of connection to the Milldale development, and the proposed upgrade intersection may not be constructed before the proposed dwellings are occupied. This would result in a level of service (vehicle queuing time) below AT acceptable targets. This also applied to the Argent Road/Wainui

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40 AEE Overview Report at 16.0.

Road intersection that will enable public transport to service this area of the development. AT also considered that pedestrian Bridge 5 did not meet the required road-to-road transport function to enable it to be adopted as an AT asset. AT suggested 3 conditions be added to the Volume 8 condition set to require the two intersections be constructed prior to occupancy reaching 2,800 dwellings and that all public roads, intersections and pedestrian accessways be designed, certified and constructed to AT standards.

104.5 Auckland Council assessed other traffic matters to those assessed by AT as they relate to shared driveway/ JOALs, vehicle crossings together with a broader review of the transport/ traffic matters. Several information gaps were identified and additional consent conditions were recommended. However, AC concluded that there are no significant residual transport impacts that require proportionality assessment.

Applicant response to comments

105 The Applicant responded to these comments as follows:

105.1 Auckland Transport and Auckland Council. The Applicant acknowledges that there are various outstanding information gaps as they relate to transport matters that have not been provided by the Applicant and have not been assessed by Council. However, much of this information is to be provided at Engineering Approval stage. This includes both roading long sections and vehicle tracking, intersection typology plans, typical details plans and concept design plans. The deliberate omission of these plans was not considered to present a 'significant risk' to the approval process at resource consent stage.

105.2 Specific response is provided regarding Pedestrian Bridge 5 which is not to be vested to Auckland Transport but is favoured to be retained to provide open space connectivity and screening of the necessary sewer pipe bridge at this location. Council has acknowledged that this issue is subject to further discussion.

105.3 The Applicant has accepted conditions to address the information gaps and to undertake the intersection upgrades related to the dwelling occupancy thresholds proposed by Council and AT.

Panel Findings

106 The transport matters have been the subject of significant engagement by the participants and reached a point where there is agreement that outstanding matters can be managed through the consent conditions, including additional conditions proposed by Council. We accept that the measures proposed in the conditions will address the concerns of all participants and are satisfied that the residual effects will be managed appropriately.

Infrastructure effects

107 The Project sits within the broader Milldale development which is serviced by existing public reticulated networks. The Project proposes new reticulated stormwater, wastewater, potable water networks that will connect into the nearby existing public networks. The existing and new infrastructure have been sized to accommodate the

increases in three waters demand from the Project. Utilities will also be provide to each new lot created.

108 A key uncertainty is the timing of planned upgrades at the Army Bay Wastewater Treatment Plant. The Application addresses this by including a temporary WWTP, which will provide an interim solution in the event that the Army Bay WWTP is constrained due to the timing of the proposed upgrades.

109 The overall conclusion in the Application is that:[41]

> The development can be adequately serviced by new reticulated stormwater, wastewater, potable water network without placing pressure or loading effects on the existing network.

Comments received

110 Comments were received from:

110.1 Paul Wigglesworth, 36 Sidwell Road, Wainui: additions to the conditions in relation to the Wastewater Treatment Plant (WWTP); notification of accidental discharges, reporting of noise and odour, and service trucks access hours.

110.2 Watercare: the proposed temporary WWTP, acceptance criteria for the Reverse Osmosis (RO) waste stream from the WWTP to the wastewater network and the permanent wastewater and water servicing strategy for the broader development area. Watercare advise that emergency storage is required at the WWTP to manage operational failures as the absence of onsite storage or containment increases the likelihood of unplanned discharges impacting network performance.

110.3 Watercare advised that several technical and operational issues required resolution before a formal agreement could be reached to accept the wastewater discharge from the Project into the public system. Watercare's main concern stems for the observation that the application of RO for wastewater treatment in New Zealand is relatively untested. The current wastewater quality testing undertaken at Army Bay WWTP does not cover the specific contaminants expected in the RO waste stream.

110.4 While Watercare has provided agreement in principle to accept the RO reject discharge it still sought technical information showing that such discharge would not adversely affect the operation, integrity and compliance of the Watercare network or the Army Bay WWTP. If the Applicant was unable to demonstrate that the RO reject stream could meet Watercare's operational, regulatory, and compliance requirements, Watercare would expect the Applicant to actively explore alternative treatment and discharge options that do not involve discharging the RO waste stream to the Watercare network.

110.5 Watercare further noted that the Applicant was not planning to provide emergency storage at the WWTP. It had assumed that in the event of plant failure, untreated flows would bypass the WWTP and remain in the Watercare transmission line. Watercare considered that assumption effectively shifted the

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41 AEE Overview Report at 16.0.

operational risk for the proposed WWTP to Watercare's public network and was not in agreement with such a strategy. It would increase the likelihood of unplanned discharges impacting its own network performance.

110.6 Watercare recommended that the Applicant reconsider the inclusion of buffer storage at the WWTP and develop a contingency plan that ensured operational failures were managed without relying on Watercare's infrastructure. If the Applicant was unwilling to incorporate these measures, then they should be the subject of conditions imposed by the Panel.

110.7 Auckland Council: scale of effects on the Orewa Estuary due to discharges from the WWTP, potential for further discharge consents required if the RO waste stream will not be accepted by Watercare.

Applicant response to comments

111 The Applicant has responded to these comments in the following way:

111.1 In response to Auckland Council's comments, the Applicant has updated the engineering drawing set to respond to Auckland Council comments. Substage boundaries are adjusted to enable more coherent and self-contained infrastructure delivery, including stormwater ponds, ground retention, water supply network and lot sizes. Minor adjustments were also made to earthworks and roading.

111.2 In relation to potential public health and ecological effects on the Orewa Estuary from the WWTP discharge, the Applicant replied that a Microbial Health Risk Assessment is unnecessary due to the extremely high quality of the wastewater produced by the RO process. Further, given the already degraded ecological condition of Waterloo Creek, occasional exceedance of ANZG (2018) trigger values for ammonia, is unlikely to result in acute adverse effects on the present macroinvertebrate community, as these levels are expected to be below the concentration levels that would cause direct harm.

111.3 In relation to Watercare's comments about the WWTP the Applicant states that acceptance of the RO plant waste stream to the sewer has been agreed in principle with Watercare and a letter of support had been provided to us. A detailed technical response is also provided that compares the RO waste stream against criteria including Watercare's Trade Waste Controls (2019) which it fully meets, the elevated salt level of the waste stream which it says will, after dilution, only marginally increase the salt level of the influent to the Army Bay WWTP. Watercare's concerns about clean-in-place chemicals are addressed by precipitation as solids for disposal to landfill and recirculation of liquids back into the front end of the WWTP for further treatment. In conclusion, the applicant expects the RO reject discharge will have a net positive impact on the operation and consent compliance of the Army Bay sewage treatment plant.

111.4 An adaptive management approach in relation to quality parameters for the main discharge has been incorporated into the WWTP discharge conditions to enable operational flexibility without generating additional adverse effects.

111.5 In relation to the suggestion from Watercare that emergency storage be provided at the WWTP the Applicant considered this was unnecessary due the

backup systems in the plant such as backup generators to address power cuts, and other failsafe systems.

Panel Findings

112 While Watercare has indicated its support for the water supply and wastewater servicing plan for the Project, it has withheld its support for acceptance of the reject waste stream from the RO plant pending further information from the Applicant. A pathway for gaining Watercare's support has been offered which requires the Applicant to control the quality of the waste stream to avoid detrimental effects on the Watercare network and Army Bay WWTP. Based on the responses received from both the Applicant and Watercare, we do not see the matter as insurmountable and should be able to be resolved through further exchange in a similar manner to that taken for Engineering Approval or other such approvals. While we recognise that a viable wastewater servicing solution is a fundamental functional element for the Project to proceed, we are satisfied that the outstanding matters are of a reasonably straightforward nature that they will be resolved through further discourse.

113 We remain unconvinced that overflow risk from the WWTP under emergency is fully covered by the provision of backup generators and failsafe systems as proposed by the Applicant. Watercare has stated it does not wish to carry the operational risk of the plant in such an emergency and has recommended that emergency storage at the WWTP is provided. The Applicant is therefore bound to cover this risk. A condition has been proposed that requires the Applicant to provide such storage should it fail to obtain agreement with Watercare as to an alternative approach to manage the risk of overflows due to emergency shutdown.

114 In all other respects related to infrastructure we are satisfied that the measures proposed in the conditions are appropriate and the residual effects of the proposed development will be managed appropriately.

Economic effects

115 In addition to the overall economic effects of the Project which are discussed separately below, consideration was also given to the economic effects of the relocation and resizing of the neighbourhood centre.

116 The Neighbourhood Centre has been reduced in size and relocated from the western part of the development to the north-western area, near the Cemetery Road Link, compared to what is anticipated in the Wainui Precinct Plan. This change is based on an economic assessment of Milldale's development that confirms the provision of Neighbourhood Centre zoned land is nearly twice the regional normal, and the zoned centre land provision is far higher than any likely future requirements.

117 The Council's economic assessment concludes that:

117.1 The proposed location for the Neighbourhood Centre at the Cemetery Road intersection is likely to represent a more efficient location than the location of currently zoned area.

117.2 The Neighbourhood Centre is currently within close proximity to the larger Local Centre, which would provide households within the current catchment area with commercial amenity.

117.3 A northern relocation of the centre would likely increase the residential areas served by a commercial centre within this part of the development.

117.4 The currently zoned size of the Neighbourhood Centre (7,520m^2 land area) is large relative to its location and likely share of demand within its surrounding catchment area. By contrast, the proposed size of 1,289m^2 land area is likely to be within a range that would enable this type of centre to establish.

118 We are satisfied with the economic assessment of the rationale for this change and consider the proposed location and size of the Neighbourhood Centre are appropriate.

Cultural effects

119 In preparing the Application, the Applicant contacted the following iwi authorities:

119.1 Ngāi Tai ki Tāmaki Tribal Trust;

119.2 Ngāti Manuhiri Settlement Trust;

119.3 Ngāti Maru Rūnanga Trust;

119.4 Ngāti Paoa Iwi Trust;

119.5 Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua;

119.6 Ngātiwai Trust Board;

119.7 Ngāti Whanaunga Incorporated;

119.8 Ngā Maunga Whakahii o Kaipara Development Trust;

119.9 Ngāti Whātua Ōrākei Trust;

119.10 Te Ākitai Waiohua Iwi Authority;

119.11 Te Kawerau ā Maki Settlement Trust; and

119.12 Te Rūnanga o Ngāti Whātua.

120 Subsequently, in response to requests from iwi, hui were held with representatives of these groups as follows:

120.1 14 November 2024 – Meeting with Ngāti Manuhiri Settlement Trust;

120.2 19 November 2024 – Meeting with Te Kawerau Iwi Settlement Trust; and

120.3 5 December 2024 – On-site meeting with Ngāti Manuhiri Settlement Trust and Te Kawerau Iwi Settlement Trust

121 Following this, Te Kawerau Iwi Settlement Trust provided a Cultural Investigation Report focussed on the temporary wastewater treatment plant.

122 Ngāti Manuhiri Settlement Trust has also prepared a Kaitiaki Report focussed on the temporary wastewater treatment plant.

123 The recommendations in these reports have been carried through into the Application and the proposed conditions. The Applicant has also confirmed its commitment to working with the iwi authorities constructively.

124 The Application includes an assessment of the Application against the Te Kawarau ā Maki Iwi Management Plan. We agree with the conclusion in the Application that "...the proposal is well aligned with the IMP as it will appropriately treat and manage the quality of stormwater from the Site and will incorporate significant native vegetation planting and sustainability practices. Conditions of consent will manage the effects of earthworks, particularly in terms of any discharges to the streams…Overall, it is considered that the proposed development can be constructed and operated in a manner that is consistent with the environmental outcomes sought by Te Kawerau ā Maki as expressed in the IMP."[42]

125 The Minister for Crown Relations has provided a letter of support subject to comment received from the relevant Maori groups. No comments were received from any iwi authority that had been invited for comment.

126 We are satisfied that cultural effects have been appropriately managed through the Application and the proposed conditions of the RMA Approvals.

Noise and vibration effects

127 The Applicant provided assessments of the construction and operational noise effects for each of the three Project components which we summarise in the following paragraphs. Importantly, with one exception, the components do not require resource consents for noise emissions or vibration for the reason that, with the proposed mitigations, each was able to comply with the relevant standards of the AUP.

128 The potential noise and vibration effects of the proposed activities associated with Stages 10-13 included bulk earthworks and the operation of the temporary water booster pumping station located on Lot 474 within Stage 13.[43]

129 Notwithstanding compliance with noise standards, the assessment noted that construction noise and vibration will be noticeable outside neighbouring dwellings when the nearest earthworks are undertaken, but will be significantly lower than the permitted limits for most of the project. Similarly, construction vibration may be perceptible within the nearest dwellings when the nearest earthworks are undertaken but will be imperceptible for most of the project.

130 In relation to construction activities the following mitigation measures were proposed to ensure compliance and to minimise potential effects:

130.1 Any machinery and heavy vehicles operated between 7:00 AM and 7:30 AM on Monday to Saturday is to be at least 130 m from any occupied building;

130.2 All other construction work is to be undertaken between 7:30 AM and 6:00 PM on Monday to Saturday (when higher permitted noise limits apply);

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42 AEE Overview Report at 15.2.

43 There will not be any dwellings in the vicinity of the pumping station when it is constructed.

130.3 There is to be no construction work on Sundays or public holidays;

130.4 Temporary construction noise barriers will be used when working near occupied dwellings; and

130.5 There is to be proactive communication with the neighbours before the work begins.

131 In relation to operational noise emissions, which relate to the proposed pumping station in Stage 13, the following noise mitigation measures are proposed:

131.1 Locating all noise-generating plant inside the pumping station building; and

131.2 Designing the building to meet minimum sound reduction specifications.

132 Constructing an acoustically effective fence on the boundaries of the adjoining lots (being Lots 472 and 473). The noise and vibration generated by construction activities for Stage 4C were similarly assessed. With the adoption of the conditions set out in a. to e. above, AUP noise and vibration standards for almost all of Stage 4C will be able to comply with AUP standards. The exception to this is that the construction noise levels generated by the construction of the accessway within Stage 4C-4 are expected to infringe the AUP standards over a period of approximately one to two weeks within the neighbouring Stage 4C-1A (existing superlot 5701). To address this infringement, a Construction Noise and Vibration Management Plan (**CNVMP**) has been recommended.

133 The Applicant also assessed the noise and vibration effects of the construction and operation of the WWTP in Lysnar Road. The key findings of the assessment were that neither noise nor vibration required consent and that noise from the construction and operation of the wastewater treatment plant will not cause unreasonable disturbance on any neighbouring sites, including the closest lots zoned residential and the closest notional boundaries within the Future Urban Zone to the northeast.

134 The following measures were proposed to ensure compliance with the noise and vibration limits set by the AUP for permitted activities and to minimise effects:

134.1 All noisy construction work is to be undertaken between 7:30 AM and 6:00 PM on Monday to Saturday;

134.2 At the operational stage, trucks (including those for any solid waste removal) are only to access the plant site during daytime hours and on Monday to Friday; and

134.3 There will be proactive communication with the neighbours before construction work begins.

<u>Comments Received</u>

135 The Council review expressed a very high level of agreement with the noise and vibration assessment and the mitigation recommendations for each of the three Project components. On specific matters, the review agreed with the recommendations on the management of noise from the pumping station located in Stage 13 and the noise exceedance for construction of the accessway within Stage 4C-4. The review also agreed with the recommended conditions, subject to the correction to permitted noise

levels in the Residential Zone as shown in Condition 37. We note that this correction has been made by the Applicant.

136 Several comments were received from parties other than Council in relation to construction noise matters, some parties also referring to the future increase in background noise associated with the advent of an urban environment.[44]

Applicant response to comments

137 Given the very high level of agreement expressed in the Council review, the Applicant did not respond further in relation to noise and vibration effects.

Panel Findings

138 We find that the potential noise and vibration effects of the Project are acceptable, given the assessed compliance with standards excepting for one location in Stage 4C, where construction noise exceedance will be experienced for up to two weeks. In that case a CNVMP will be in operation to ensure the adoption of the best practicable option to minimise construction noise effects and ensure compliance with the project noise conditions.

139 We note the concerns expressed in the some of the comments from neighbours received about the introduction of construction noise into their existing environment. We consider that some change to the noise environment, both during construction and with the subsequent arrival of new residents, is an inevitable result of the wide scale urbanisation of Milldale. However the Applicant has proposed a range of conditions to address construction noise and vibration and the localised potential noise effects of the pumping station and WWTP. The management of construction noise effects is reliant on both compliance with standards and good communication with neighbours. In this regard the proposed conditions require early warning to all neighbours within 100m, advice as to noise duration and working hours and project contacts for noise compliance and information.

140 In relation to the suggestion by Paul Wigglesworth that noise compliance be part of annual reporting for the WWTP to address his noise concerns at his dwelling situated at 36 Sidwell Road some 350m from the WWTP, we note that noise compliance is predicted at the nearest notional boundary (20m) within the Future Urban Zone, and consequently find that annual reporting of this matter is unnecessary.

141 On the matter of the future increase in the background noise of the future urban environment, all activities are subject to the noise limits of the Auckland Unitary Plan.

Air quality effects

142 Discharges to air have the potential to affect the air quality of the receiving environment. The Project has the potential to produce discharges to air from construction activities and from the proposed WWTP. The discharge of dust from construction activities does not require consent pursuant to the AUP. Nevertheless, the proposed conditions of consent include the requirement for a Dust Management Plan

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44 J & L Dickinson, P Wigglesworth, N Pustovoi, and J Traill

(**DMP**) for construction activities associated with both Stages 10-13 and Stage 4C. We address that requirement in our findings.

143 The key focus of the remainder of this effects section is the potential for the discharge of odour from the WWTP to adversely affect the local environment. The Applicant has provided information on the generation and control of odour in the Design Report for the WWTP[45] and in the independent air discharge assessment.[46]

144 The Design Report describes the key sources of odour and their containment at the WWTP as follows:[47]

> The formation of offensive odours within the wastewater network feeding into the treatment plant cannot be fully controlled, necessitating the installation of infrastructure designed to capture and treat these potential odours. An odour control system is employed to eliminate or neutralise offensive odours and other contaminants extracted from the facility. Air collected from enclosed spaces—such as those housing equipment or liquids with the potential to generate offensive odours—is typically directed to the odour control system. These enclosed spaces are maintained under negative pressure, ensuring that any fugitive odours are extracted and transported to the odour control unit.

145 The proposed odour control system for the WWTP is an activated-carbon scrubber which the Applicant describes as having "reliability and well demonstrated performance without onerous operational requirements in a process that is easily designed, constructed and operated."

146 The air discharge assessment reviewed the sources of odour and proposed treatment and then considered the consenting requirements as follows:

a. The potential discharge of odour requires a consent under Chapter E14 of the AUP; but

b. Neither the provisions of the Resource Management (National Environmental Standards Relating to Certain Air Pollutants, Dioxins and Other Toxics) Regulations 2004 nor the National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat Regulations 2023 apply to emissions from the WWTP.

147 The air discharge assessment then characterised the existing air quality environment and the local meteorological data and identified potential sensitive receptors around the WWTP site in accordance with accepted guidelines.[48] This resulted in the identification of existing properties within Milldale at 285-295 Te Taruna Drive and future properties within Stages 8A and 10 as potentially affected by odour. These properties were added to the list of parties invited to comment on the application. Applying a **FIDOL** approach to identifying odour that was likely to offensive or objectionable odour effects the assessment concluded that:

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45 Appendix 4K Wastewater Treatment Plant Design Report
46 Appendix 4G Air Discharge Assessment
47 Appendix 4K Wastewater Treatment Plant Design Report at p.88.
48 Ministry for the Environment. (2016): Good Practice Guide for Assessing Odour. Wellington: Ministry for the Environment; Victoria Environmental Protection Agency (2024): 1518: Recommended Separation Distances for Industrial Residual Air Emissions – Guideline.

a. Taking into account the **F**requency, **I**ntensity and **D**uration factors, the effect of emitted odour is expected to be very low based on the design of the proposed WWTP and employed mitigation measures; however

b. **O**ffensiveness and **L**ocation factors suggest that odours from the WWTP have the potential to result in offensive or objectionable effects.

148 Overall, the assessment considered that as the WWTP design will incorporate best practical options for minimising the generation of acute high intensity odour events, the odour experienced at any sensitive receptors would be acceptable.

Comments Received

149 The Council review had considered the material presented in the Design Report and assessment provided by the Applicant and concluded that WWTP air discharges are not likely to cause significant adverse effects at any location beyond the site boundary. The review referred to the process-based controls upon which this conclusion relied including the adoption of negative air pressure extraction in the system and the activated-carbon scrubber. The review recommended some amendments to the Applicant's proposed conditions.

150 There were no comments received from the parties associated with the properties identified above as potentially affected by odour. Some other parties referred to the generation of dust during earthworks from the Project generally as being of concern.[49] Mr Wigglesworth sought that compliance with odour conditions be addressed in the annual report for the WWTP.

Applicant response to comments

151 Given the overall agreement of the Council review and support for conditions, the Applicant did not respond further in relation to air quality effects.

Panel Findings

152 There was a high level of agreement between the Applicant's and Council's experts on the matter of air quality effects. Potential effects on air quality relate to the generation of dust during earthworks and odour from the operation of the WWTP. The conditions of consent for each element of the Project require the production of a DMP as part of the Construction Management Plan. In each case the DMP is to be certified by the Council.

153 For the WWTP, we note that odour management is part of the operational requirements of the site, an Odour Management Plan is to be prepared by the Applicant and certified by the Council, and any breaches are to be addressed in the annual report, including the remedial action taken.

154 On the basis of these measures being in place, the findings of the Applicant's assessment was that odour experienced at any sensitive receptors would be acceptable.

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[49] J & L Dickinson, P Wigglesworth, and J Traill.

155 We find that the management of air quality for the Project is appropriate and that acceptable environmental outcomes will be achieved.

PART F: EVALUATION OF RELEVANT PLANNING INSTRUMENTS - RMA APPROVALS

156 The AEE addressed the relevant statutory documents and identified relevant provisions. Rather than repeat all of that, this section addresses the documents of particular relevance to the Application (particularly relevant provisions) and the comments received. We also rely on our conclusions on effects and the conditions we have decided to impose in support of the conclusions reached on relevant planning provisions.

National Policy Statements

157 The relevant National Policy Statements were addressed in section 17 of the Application's Overview Report and include:

157.1 National Policy Statement on Urban Development 2020 (**NPSUD**);

157.2 National Policy Statement for Freshwater Management 2020;

157.3 National Policy Statement for Indigenous Biodiversity 2023 (**NPSIB**).

National Policy Statement on Urban Development

158 The Application contains an assessment against the NPSUD, which considers the Application to be consistent with the relevant objectives and policies of the NPSUD and to contribute to a well-functioning urban environment for the following reasons:[50]

158.1 The Project will provide for greater intensity of development which has been comprehensively planned, is proximate to planned public transport and will form the final stages of the Milldale development; delivering capacity for an additional 1,155 dwellings to further contribute to a diverse and vibrant community.

158.2 The temporary WWTP will enable the Milldale development to continue where there are otherwise downstream infrastructure capacity constraints with the Army Bay Wastewater Treatment Plant. By proposing a WWTP that resolves the potential capacity issues of the current public infrastructure, the proposal directly contributes to facilitating urban development in an area that has been identified as appropriate for growth.

158.3 The Project is located on land that has operative live zones. The operative zoning of the project area recognises the suitability of the land for urban development.

158.4 The temporary WWTP is located on future urban-zoned land, preserving urban-zoned areas for development. It will remain in the Applicant's private ownership, with no subdivision of the parent lot planned. The WWTP can be decommissioned in the future, when the Army Bay upgrades make the WWTP unnecessary.

158.5 The development will provide more houses in a well-connected, strategic location, within close proximity to both existing and planned businesses, community services, and employment opportunities, and public transport

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50 AEE Overview Report at 17.2.1

services.

158.6 The Project will support competitive land and development markets and contribute to improving housing affordability in Auckland.

158.7 The proposed housing development will integrate the provision of infrastructure servicing.

158.8 The Project will be fully serviced by development infrastructure and additional infrastructure, including the new primary school, Ahutoetoe school, which was opened in February 2023 to meet the educational needs of the community, along with two existing preschools.

158.9 The Project will support a reduction in greenhouse gas emissions by locating additional houses in close proximity to existing and planned employment areas (Highgate Industrial area and proposed Silverdale West Industrial area) and other amenities

159 We agree with that assessment. We comment later in more detail on the question of efficiency of land use, particularly in the context of Stage 4C.

National Policy Statement for Freshwater Management 2020

160 The NPSFM sets out a framework under which local authorities are to manage freshwater (including groundwater).[51]

161 The objective of the NPSFM is to ensure that natural and physical resources are managed in a way that prioritises the:[52]

161.1 health and well-being of water bodies and freshwater ecosystems;

161.2 health needs of people (such as drinking water); and

161.3 ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

162 This objective reflects the hierarchy of obligations in Te Mana o te Wai.[53]

163 The Applicant in the AEE has assessed the Project against the objective and policies of the NPSFM, and concludes that the Application is considered to be consistent with the relevant objectives and policies of the NPSFM that relate to land development.[54] We have considered this analysis and agree with it.

164 We note:

164.1 The Application includes conditions to manage effects on adjacent freshwater bodies.

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51 NPSFM clause 1.5.
52 NPSFM clause 2.1.
53 NPSFM clause 1.3.
54 AEE Overview Report at 17.2.2

164.2 The offset package proposed as part of the Application will enhance and extend an existing wetland system and its margins at an offset site within an existing ecological ecosystem at Milldale North in close proximity to the Site. Residual adverse ecological effects associated with the proposed stream reclamation will be compensated by the significant stream enhancement works and riparian planting within the site and at the same offset site. The stream and wetland enhancement and planting will achieve a net gain of ecological values. It will also result in significant ecological benefits and improved water quality for the local catchments.

164.3 We accept the proposed reclamations are necessary to prepare the Site for the roading alignment outlined in the Wainui Precinct Plan, stormwater management approach and underlying zoning, and that there are no practicable alternatives.

National Policy Statement for Indigenous Biodiversity 2023

165 The objective of the NPSIB is:

(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and

(b) to achieve this:

(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and

(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

166 The Application includes an assessment against the NPSIB which concludes that the Application accords with the NPSIB objectives and policies as:[55]

166.1 No concerns have been raised in regard to indigenous biodiversity through consultation with mana whenua;

166.2 The Site has not been identified as a Significant Ecological Area or Significant Natural Area

166.3 The Site is currently vegetated with pasture, low lying shrubs and sparse trees. The proposal will result in ecological gains through the provision of comprehensive native landscaping, in conjunction with riparian planting to aid in the restoration of the site; and

166.4 The Site does not present any features, fauna or flora habitats that present

[55] AEE Overview Report, at 17.2.3

significant ecological values.

167 We are satisfied that the proposal is consistent with the NPSIB.

Regional Policy Statement

168 The RPS sets out the overall strategic statutory framework to achieve integrated management of the natural and physical resources of the Auckland Region.

169 The Application contains a detailed assessment against the RPS in relation to each component of the Application. Overall, the Applicant's assessment is that the Application is consistent with the relevant objectives and policies of the RPS for the following reasons:[56]

169.1 **B2.2 Urban Growth and Form**: The Project supports a quality compact urban form within the Rural Urban Boundary, by enabling the development envisaged under the Wainui Precinct Plan (which was developed in accordance with the structure plan guidelines). The Project will enable the provision of a range of housing types, and the proposed neighbourhood centres will provide for residents to meet their day-to-day needs locally. The Project also makes efficient use of the infrastructure that has been consented or completed within the prior Milldale stages.

169.2 **B2.3 Quality Built Environment**: The Project has been comprehensively master planned, is in general accordance with the Precinct Plan and designed to result in a quality-built environment. The development has been designed to respond to the intrinsic qualities and physical characteristics of the site, including natural watercourse, established vegetation and the undulating topography. Although the proposed earthworks will disrupt the landform during construction, the general overall topography of the Site will be maintained.

169.3 **B2.4 Residential Intensification**: The Project will deliver additional residential capacity within a quality compact urban form. The development will provide capacity for approximately 1,155 dwellings that will provide for a range of residential typologies that are in keeping with the planned built character of the Wainui Precinct and relevant zones.

169.4 **B2.7 Open Space and Recreation Facilities**: The Project provides two new neighbourhood parks to meet the needs of future residents as well as new cycling and pedestrian links that will promote the physical connection of open spaces.

169.5 **B3.2 Infrastructure**: The development and upgrading of infrastructure is provided for. The Project will provide three waters infrastructure (including a WWTP), power and telecommunication utilities services for the development.

169.6 **B3.3 Transport**: Roading will be provided for as envisaged by the Wainui Precinct, resulting in a well-connected road network through the site that integrates transport infrastructure with urban growth. The provision of shared paths and cycle paths will ensure a safe and effective pedestrian and cycling

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[56] AEE Overview Report at 17.4.2

network that connects into and through the site is maintained and improved on.

169.7 **B6 Mana Whenua**: The Project is considered to be consistent with these policy directions as the proposal recognises the unique relationship between Mana Whenua and natural and physical resources. Consultation has been undertaken with Mana Whenua authorities, who have provided feedback which has been incorporated into the Project.

169.8 **B10.4 Land – Contaminated**: The proposal is consistent with this policy direction as testing has been undertaken and potentially contaminated soils have been identified in the DSI provided with the application. It is proposed to remediate areas containing elevated levels of contaminants to ensure the Site is suitable for the intended residential development. Works on the Site will be undertaken in accordance with the measures set out in the SMP/RAP to reduce the potential discharge of contaminants from land to receiving environments and to protect human health.

169.9 **B7 Natural Resources**: The Project is not inconsistent with this policy direction. While the Project involves the loss of wetlands with a total area of 2.02 ha and the partial reclamation of 1,208.5m of stream length, both the wetlands and streams are considered to be of low ecological value and have been highly modified as a result of historical agricultural practices. There are no practicable alternatives to the loss, but there is a functional need for the relevant works to be located as proposed. The loss is mitigated by the proposed wetland off-set and stream enhancement works. The proposed offset works will result in a no-net loss in wetland extent and wetland value. While there will be an overall net loss of intermittent stream extent, the proposed compensation would restore or enhance ecosystem processes equivalent to or greater than those lost. This includes improvements in water quality, habitat diversity, biodiversity support, and hydrological stability. This will result in significant positive effects for the Rodney Ecological District and Auckland region.

169.10 **B10.2 Natural Hazards and Climate Change**: The Project is consistent with this policy direction as flood modelling demonstrate that significant adverse flooding effects are avoided through the design of the development. It is confirmed within the Stormwater Assessment that overland flow paths present on site will be incorporated into the development, such that the development will not worsen any existing or create new flood risk hazards for properties upstream or downstream.

170 The Council undertook its own assessment against the relevant policy framework, and save for some uncertainties about how the Project satisfies the policies regarding integration of infrastructure, was satisfied that the Project was consistent with the policy framework.

Panel Finding

171 We agree with the Applicant's assessment. In relation to the Council's concerns regarding the integration of infrastructure, we are satisfied that the Project integrates with the broader infrastructure network of the surrounding Milldale area. In relation to wastewater, we consider that the proposed temporary WWTP is a pragmatic approach in the circumstances, given the ongoing uncertainties regarding the Army Bay WWTP capacity upgrades.

Auckland Unitary Plan

172 The Application includes detailed assessments of each of the components of the Project against the relevant provisions of the AUP. Provisions of plan changes 78 and 79 have also been considered by the Applicant.

173 A wide range of AUP objectives and policies are relevant, including those contained within chapters:

173.1 E3 - Lakes, Rivers, Streams and Wetlands;

173.2 E15 - Vegetation Management and Biodiversity;

173.3 E7 – Diversion, Dewatering and Water Take;

173.4 E11 and E12 - Land Disturbance - Regional and District;

173.5 E14 - Air Quality;

173.6 E17 - Trees in Roads;

173.7 E25 - Noise and Vibration;

173.8 E26 – Infrastructure;

173.9 E27 – Transport;

173.10 E30 - Contaminated Land;

173.11 E31 – Hazardous Substances;

173.12 E36 – Flooding;

173.13 E38 - Subdivision Urban;

173.14 E40 - Temporary Activities;

173.15 H3 - Single House Zone;

173.16 H4 - Mixed Housing Suburban;

173.17 H5 - Mixed Housing Urban;

173.18 H6 - Terrace Housing and Apartment Buildings;

173.19 H7 - Open Space Zones;

173.20 H12 - Neighbourhood Centre Zone; and

173.21 H18 - Future Urban Zone.

173.22 I544 - Wainui Precinct;

174 The individual AEEs for each component of the Project contain assessments against the

AUP framework. The overall AEE conclusions are that the Application is consistent with the AUP district and regional planning framework for the following reasons:[57]

174.1 The proposed subdivision, including the location and design of road networks, pedestrian links, and open spaces is in general accordance with the Wainui Precinct Plan;

174.2 The reclamation of the streams and wetlands is necessary for the purposes of the construction of public roads and pedestrian connections to link up to existing infrastructure within adjacent stages in the Milldale development. The proposed roading network aligns with the Wainui Precinct Plan and facilitates connectivity to the wider roading network. A compensation package will restore, enhance, and create new wetlands and provide extensive restoration planting along existing streams within an existing ecological ecosystem adjacent to Milldale. The residual adverse ecological effects of the proposed wetland and stream reclamation will be compensated for in order to achieve a no-net-loss in respect of extent and any degradation of overall ecological values;

174.3 Groundwater investigations have confirmed that the potential effects on groundwater and ground settlement will be localised. Groundwater induced settlement is not considered to be a risk beyond the subject site;

174.4 Earthworks across the site will be managed appropriately to ensure that any effects associated with silt and sediment are appropriately managed. The proposed erosion and sediment controls have been designed in accordance with GD05;

174.5 Air quality will be maintained within the WWTP's location due to the high degree of mitigation measures designed into the plant. This will avoid any significant odours emanating from the site, mitigating nuisance impacts on the surrounding community and protecting any significant adverse effects on human health;

174.6 Construction noise will be appropriately managed through the adoption of best practicable measures in response to and in recognition of surrounding site conditions and will also be minimised where practically possible;

174.7 The proposal will provide extensions to existing roading, power and telecommunication utilities and new three waters infrastructure, including a WWTP to service the development;

174.8 The safe and efficient operation of the transport network will not be compromised as a result of the proposal. The proposed roading network has been designed to connect and integrate with the existing network. The new roads meet Auckland Transport Code of Practice 2013 (ATCOP) standards and have been designed to accommodate the level of future traffic envisaged in the area;

174.9 The discharge of contaminants from contaminated land into air, water, or land will be managed to protect the environment and human health via the measures outlined in the CSMP / RAP. The remediation of contamination hot spots on the

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[57] AEE Overview Report at 17.5.

site in accordance with the CSMP and RAP will enable the land to be used and developed for planned residential and commercial purposes;

174.10 A range of measures have been included in the WWTP design to reduce any potential effects associated with hazardous substances. The cumulative risk on neighbouring properties, people and the environment is considered to be low; \Significant adverse flooding effects are avoided through the design of the development. It is confirmed within the Stormwater Assessment that overland flow paths present on site will be incorporated into the development, such that the development will not worsen any existing or create new flood risk hazards for properties upstream or downstream;

174.11 The subdivision will facilitate subsequent residential and commercial development as anticipated by the underlying zoning and Precinct plan. The lots will provide for a mix of housing typologies, thereby providing for the long-term growth and needs of the Auckland region. The layout of the subdivision follows good urban design principles to ensure a legible, well-proportioned and quality environment is achieved;

174.12 Temporary construction activities will be appropriately managed with best practicable measures in response to and in recognition of surrounding site conditions and will also be minimised where practically possible. Pedestrian safety will also be maintained and prioritised over the course of construction by implementing traffic management procedures and hoarding/fencing to enclose the construction site to ensure their safe movement is maintained;

174.13 The proposal provides for attractive and safe streets through the site layout, architectural design, and proposed landscaping. The buildings provide for passive surveillance of the street and share spaces through the positions of kitchens and living areas;

174.14 The subdivision is consistent with the vision and form of development sought within the Wainui Precinct and will allow for future development to be generally consistent with the underlying zoning;

174.15 Development within the Open Space Zones is a result of the zone boundary placements between urban and open space zones on the AUP(OP) maps. The Milldale zoning was established before urban development began, leading to anomalies in zone boundaries that do not always align with lot boundaries. Sufficient open space has been provided across the Milldale development;

174.16 The Neighbourhood Centre has been reduced in size and relocated from the western part of the development to the north-western area, near the Cemetery Road Link. This change is based on an economic assessment of Milldale's development that confirms the provision of Neighbourhood Centre zoned land is nearly twice the regional normal, and the zoned centre land provision is far higher than any likely future requirements. Changing the size and location of the Neighbourhood Centre will help improve visibility, increase the opportunity for passing trade, and ensure its long-term viability. Given the relocation and reduction of the Neighbourhood Centre within Milldale Stages 10 – 13, the part of the site zoned Neighbourhood Centre will need to be developed for alternative uses. Given the presence of existing streams across the

development, a large part of the Neighbourhood Centre zone will be vested with the Council as a Local Purpose (Drainage) Reserve. The remainder of the zone will be developed in accordance with the Mixed Housing Urban zone provisions; and

174.17 The WWTP is located on future urban land, ensuring that existing urban-zoned areas remain available for their intended development. The site was previously used as a contractor's construction yard, so its redevelopment for infrastructure does not negatively impact the surrounding rural environment, as it was already used for non-rural purposes. The WWTP will remain in private ownership by FHLD, with no subdivision proposed around the compound as part of this application. If the site is rezoned in the future, and the Army Bay treatment plant upgrades eliminate the need for the WWTP, it can be decommissioned, and the land can be redeveloped for residential use as part of the Milldale North expansion.

175 The Applicant's overall conclusions are largely shared by the Council. The Council has concluded that the Project reflects development of a live zoned area, and in that respect is anticipated by the planning framework. Subject to uncertainty about integration of wastewater servicing, the Council has no issues with the project from a policy perspective.

176 We are satisfied that the Project is anticipated by the zoning framework and has been designed and developed to fit well with the AUP objective and policy framework.

177 One of the issues to emerge through our consideration of the Project was the density proposed within Stage 4C, and in particular the under-utilisation of the density enabled by the Terrace Housing and Apartment Building Zone. We requested further information from the Applicant on this issue[58] and were assisted with the comprehensive response provided on 25 July 2025.

178 The Applicant proposes 168 terraced houses across Stage 4C (with a further opportunity to develop approximately 68 additional units on the vacant balance parcel of Stage 4C). That reflects density of approximately 51 units per hectare.[59] However, it reflects development of 2-3 storey terrace housing in a one which expressly contemplates "a high-density urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms."[60]

179 The Applicant's rationale for the density proposed is that:

179.1 There is little to no market interest in apartments in Milldale. However, local agencies have noted that apartments are tending to perform better in areas with established amenities such as Takapuna, Milford and Albany. The lack of market interest in apartments has been noticeable over the last couple of years where several build partners have attempted to deliver apartments on THAB zoned land in Milldale with little success. On the other hand, developers that pursued terrace housing from the outset have successfully delivered and sold their

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58 Minute 3 dated 15 July 2025.
59 Planning memorandum, dated 25 July 2025.
60 AUP, Policy H6.3(2).

developments.[61]

179.2 Imposing overly ambitious development density requirements carries several risks including delaying development, stalling capital investment and resulting in inefficient use of serviced land.[62]

179.3 There is no one size-fits-all approach to determining appropriate density for the development of a zone. Many of the factors that contribute to appropriate density are temporal in nature. This means that they will change over time as new amenities are constructed, the housing market matures, and land values increase. In this sense, there is a need to establish a residential population to support the development of amenities.[63]

179.4 Current conditions at Milldale do not support widespread apartment delivery. The Local Centre zone is yet to be developed, and the surrounding area lacks the supporting amenity and connectivity needed to make apartments an attractive proposition for buyers.[64] In this sense, there is a need to establish a residential population to support the development of amenities. In turn, the establishing residential population and amenities will support higher land values and more intensive development (such as potential future apartments on Lot 4050 - i.e. the balance parcel in Stage 4C).

179.5 The building form proposed is consistent with the Unitary Plan objective and policy framework, including as it relates to density.[65]

180 We agree. A degree of reality must be applied to questions of efficiency of use, and we accept that a requiring a denser form of development will likely result in deferred development (because of a lack of demand to prompt construction) or a white elephant resulting. Neither outcome would represent an efficient use of resources. It is also notable that some of the comments we received suggested that the proposed development was too dense.

Conclusion regarding consistency with the regional and district planning framework

181 For the reasons outlined above, we are confident that the Application is consistent with the regional and district planning framework.

Planning documents recognised by a relevant iwi authority and lodged with the Council

182 An application for a resource consent must include an assessment of the activity against any relevant provisions of a planning document recognised by a relevant iwi authority and lodged with a local authority.[66]

183 We understand that the only relevant planning document recognised by relevant iwi authorities have been lodged with the Council is the Te Kawarau ā Maki Iwi

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61 Planning memorandum, dated 25 July 2025; Insight Economics Memorandum dated 25 July 2025.
62 Planning memorandum, dated 25 July 2025; Insight Economics Memorandum dated 25 July 2025.
63 Planning memorandum, dated 25 July 2025.
64 Insight Economics Memorandum dated 25 July 2025.
65 Planning memorandum, dated 25 July 2025.
66 Schedule 5, clause 5(1)(h) and clause 5(2)(g).

Management Plan. We have considered that document, as discussed above in **Part E**.

PART G: REGIONAL OR NATIONAL BENEFITS OF THE PROJECT

184 Section 3 of the FTAA states that the purpose of the Act is to facilitate the delivery of infrastructure and development projects with *significant regional or national benefits*.

185 As noted above in **Part C** section 81(4) FTAA specifically requires us to consider the extent of the project's regional or national benefits. An approval can only be declined if the adverse impacts are out of proportion to regional or national benefits.[67]

186 There is no specific definition of significant regional or national benefits in the context of listed projects. Section 22 FTAA, which relates to the criteria for assessing a referral application, provides the following:

> (2) For the purposes of subsection (1)(a), the Minister may consider—
> (a) whether the project—
> (i) has been identified as a priority project in a central government local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list:
> (ii) will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure:
> (iii) will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020):
> (iv) will deliver significant economic benefits:
> (v) will support primary industries, including aquaculture:
> (vi) will support development of natural resources, including minerals and petroleum:
> (vii) will support climate change mitigation, including the reduction or removal of greenhouse gas emissions:
> (viii) will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards:
> (ix) will address significant environmental issues:
> (x) is consistent with local or regional planning documents, including spatial strategies:

187 The Economic Impact assessment provided as Appendix 2M to the Application provides a fulsome examination of the potential economic impacts of the Projects. It outlines that:

187.1 Under the medium growth scenario, Auckland's population is forecast to grow by a further 443,000 people in the next 30 years. This swells to nearly 827,000 additional residents under the high growth scenario. These translate to compound annual growth rates of 0.8% and 1.3% respectively.[68]

187.2 The proposal enables development at Milldale to continue to advance, including the creation of more than 1,100 new residential sections. This represents a highly significant boost in housing supply for the Auckland region.[69]

187.3 The significant boost in residential sections enabled by the proposal will help to narrow the gap between likely future supply and demand. All other things being equal, this supply boost will help the market to be more responsive to growth in demand, thereby reducing the rate at which Auckland's house prices grow over

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67 Section 85(3) FTAA.
68 Appendix 2M, Economic Impact Assessment, at 4.1.
69 Appendix 2M, Economic Impact Assessment, at 5.1.

time (relative to the status quo).[70]

187.4 In addition to directly boosting the region's residential capacity, the proposal will also help to foster competition in Auckland's land market.[71]

187.5 At a national level, development will generate $492 million in GDP, create 3,550 FTE-years of employment, and contribute $295 million in PAGE | 24 wages through construction and related industries. Regionally, the proposal addresses critical infrastructure constraints through its temporary WWTP solution, enabling continued growth in the Army Bay catchment that would otherwise stall by 2027. The development will catalyse Auckland's economic growth by introducing more than 1,100 new households, contributing over $112 million in annual spending to the economy.[72]

188 The Project's benefits have not been disputed by any party. We find that the Project will generate significant regional benefits.

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70 Appendix 2M, Economic Impact Assessment, at 5.2.
71 Appendix 2M, Economic Impact Assessment, at 5.4.
72 Appendix 2M, Economic Impact Assessment, at 6.7.

PART H: CONDITIONS – RMA APPROVALS AND ARCHAEOLOGICAL AUTHORITY

FTAA general requirements for conditions

189 Section 81 provides that, as part of granting any RMA approval; or archaeological authority, we must set any conditions to be imposed on the approval.

190 When exercising the discretionary power to set a condition, we must comply with s83 of the FTAA which provides:

> **83 Conditions must be no more onerous than necessary**
>
> When exercising a discretion to set a condition under this Act, the panel must not set a condition that is more onerous than necessary to address the reason for which it is set in accordance with the provision of this Act that confers the discretion.

Conditions on RMA approvals

191 For a resource consent the following clauses of Schedule 5 apply:

> **18 Conditions on resource consent**
>
> When setting conditions on a consent, the provisions of Parts 6, 9, and 10 of the Resource Management Act 1991 that are relevant to setting conditions on a resource consent apply to the panel, subject to all necessary modifications, including the following:
>
> (a) a reference to a consent authority must be read as a reference to a panel; and
>
> (b) a reference to services or works must be read as a reference to any activities that are the subject of the consent application.

192 Consistent with that direction generally to apply the provisions of the RMA in relationship to conditions, we have approached our assessment of the proposed conditions in a manner consistent with established RMA jurisprudence on conditions, in accordance with the following principles:

192.1 No condition should be more onerous than necessary to address the reason for it being imposed.

192.2 We may impose conditions to protect a relevant Treaty settlement, subject to any such condition being consistent with the principles below.

192.3 A resource consent condition must be for a resource management purpose, not an ulterior one; it must fairly and reasonably relate to the development authorised by the resource consent or designation; and it must not be so unreasonable that a reasonable planning authority, duly appreciating its statutory duties could not have approved it.[73]

192.4 Conditions must also be certain and enforceable.[74]

192.5 A condition must also not delegate the making of any consenting or other arbitrary decision to any person, but may authorise a person to certify that a condition of consent has been met or complied with or otherwise settle a detail

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[73] *Newbury District Council v Secretary of State for the Environment* [1980] 1 All ER 731 (HL), at 739.
[74] *Bitumix Ltd v Mt Wellington Borough Council* [1979] 2 NZLR 57.

of that condition.[75]

193 Following the ongoing engagement between the Applicant and the Council, there were very few matters remaining in dispute as between the Applicant and the Council. We were generally satisfied with the conditions as proposed by the Applicant (following responses to feedback from invited parties). One particular issue that we considered required additional certainty through conditions was the potential provision for overflow storage capacity at the WWTP in the event of any plant shutdown or emergency situation. We have proposed a condition to that effect, as addressed in **Part E** above.

194 We have also included an express lapse condition of 5 years. This is to avoid any unintended consequences of the operation of clause 26(3) of Schedule 5 of the FTAA.

195 A copy of draft conditions was circulated on 5 September 2025 to the Applicant and invited parties which included the date set by the us for which comments on the draft conditions must be received by the EPA with a copy of a draft decision document for each approval.[76]

196 A memorandum was filed on behalf of Auckland Council on 5 September 2025 outlining outstanding issues from its perspective. To assist with our consideration of the feedback we anticipated on the draft conditions and to ensure that Auckland Council's outstanding issues were addressed in the context of conditions, we directed facilitated expert conferencing to take place during the period the parties had to comment on the draft conditions. That conferencing took place on 17 September 2025 and a joint witness statement was provided.

197 Comments were received from the following parties by 19 September 2025 indicating no issues with the draft conditions:

197.1 Minister for Māori Crown Relations: Te Arawhiti and Māori Development.

197.2 Minister for the Environment.

197.3 Associate Minister for Transport.

197.4 Minister responsible for RMA Reform and Minister for Infrastructure.

197.5 Heritage New Zealand Pouhere Taonga.

197.6 Paul Wigglesworth.

198 Substantive comments were provided by:

198.1 The Applicant.

198.2 Auckland Council.

198.3 Auckland Transport.

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75 *Turner v Allison* (1970) 4 NZTPA 104.
76 Section 70(2), FTAA.

198.4 Department of Conservation.

199 The Applicant then provided its response to the comments received on 26 September 2025. A number of refinements were agreed between the Applicant and Council through the expert conferencing, which the Panel appreciate, and have been reflected in the final conditions.

200 Despite the widespread agreement, given the scale and complexity of the condition set, matters of disagreement are unsurprising. The matters remaining in dispute, and our decision on those matters is set out in the table below:

Condition #	Issue	Panel position
Stages 10 - 13		
Stream 21 Monitoring • AC: Condition 15 • Vol10: Condition 15	The Applicant and Council disagree on the nature of monitoring of Stream 21.	We agree with the Council that clarification of remedying erosion and scour in the stream channels is appropriate. Minor changes to the condition are proposed to provide additional clarity.
Management plans • Vol10: Condition 41, 59, 60, 63	DOC has sought that additional details be included in the Fauna Management Plan, Native Fish Capture and Relocation Plan, Stream and Wetland Management Plan conditions. The Applicant disagrees.	We agree with the Applicant that the proposed changes are unnecessary.
Pine Valley Road / Dairy Flat Highway Upgrade - threshold trigger • AC: Condition 54 • Vol10: Condition 54	The Council has proposed an advice note regarding the need for agreement with Auckland Transport as to the final detailed design of the intersection. Auckland Transport has also proposed changes to this condition. The Applicant disagrees with the need for the advice note or the proposed changes to the condition.	We agree with the Applicant that the advice note and proposed changes are unnecessary.
Wainui Road upgrade • Expert Panel: Condition 55 • Vol10: Condition 55	AT recommends that the Wainui Road upgrade condition apply specifically to the stages that front Wainui Road, as residents in these stages are most likely to use Wainui Road for walking, cycling, and accessing future bus routes and therefore be reliant on the upgrades. The Applicant disagrees.	We agree with the Applicant that the triggers for the upgrade are appropriate to be development of Stages 11C or 10D and do not need to also include Stages 11A-B.
Stream and Wetland Management Plan – Milldale North Offset and Compensation Site monitoring duration • AC: Condition 63 • Vol10: Condition 63	The Council has proposed a 10 year monitoring period for the wetland, whereas the Applicant considers that 5 years is sufficient.	We agree with the Council and its ecologist that a 10 year monitoring period is appropriate, particularly given the importance of the wetland for offsetting and compensation purposes.
Survey Plan Approval (s223) • AC: Condition 80(A) NEW	The Council has proposed a new condition to confirm the land will be vested in Council as land in lieu of reserve and to require an easement for Council access. The Applicant disagrees.	We agree with the Applicant that the new condition is unnecessary, including because condition 84 already outlines that the land is to be vested as land in lieu of reserve.
Vesting of Drainage Reserves	The Council has proposed changes to confirm the status of land being	We agree with the Applicant that the changes are unnecessary,

• AC: Condition 81, • Vol10: Condition 81	received by Council and to require an easement for Council access. The Applicant disagrees.	including because the land to be vested serves an ecological and drainage purpose, and because the condition is consistent with the approach taken in earlier Milldale stages.
Vesting of Neighbourhood Parks • AC: Condition 84, 84(A) NEW	The Council proposes to amend the condition to confirm that the land is to be vested as land in lieu of reserves if agreement is reached between the Applicant and Council and otherwise for an entity to be established by the consent holder to manage the assets.	We agree with the Applicant that it is appropriate for these open space parks to vest in Council, including because this is consistent with the approach taken at earlier stages of Milldale.
Covenant - Operation and Maintenance of Stormwater Management Devices within JOALS • AC: Condition 85 • Vol10: Condition 85	The Council has proposed to expand the condition to include pedestrian pathways and speed management measures (in addition to stormwater management devices)	We agree with the Applicant that the changes are unnecessary.
Flood Hazard Risk • AC: Condition 92(A) NEW	The Council has proposed a new condition requiring a hydraulic model be provided to demonstrate that flood hazard risk has been appropriately managed, including taking into account updated climate change scenarios. The Applicant disagrees.	We agree with the Applicant that the new condition is unnecessary, particularly in light of the existing conditions 93-95, which already outline how flood risk is to be managed.
Stormwater Devices – Advice Notes • AC: Condition 95 • Vol10: Condition 100	The Council has proposed additional advice notes to address expectations as to the detailed design development.	We agree with Applicant that the advice notes are unnecessary.
Maintenance of Communal Stormwater Management Devices – After s224(c) and requirement for a bond • AC: Condition 95(A) NEW, 95(B) NEW	The Council has proposed new conditions requiring maintenance of stormwater management devices for 5 years (rather than a 1 year defects liability period). The Council also proposes a bond be provided. The Applicant disagrees.	We agree with the Applicant that a 5 year maintenance period and bond are unnecessary, particularly in light of the approach and experience at earlier stages of Milldale.
Hydrology Mitigation Report • AC: Condition 95(C) NEW	The Council considers that a new condition should be imposed to require the provision of a Hydrology Mitigation Report to demonstrate compliance with the SMP and NDC. The Applicant disagrees.	We agree that the condition should be imposed to support the higher degree of assurance required for Engineering Approval compared to that required for consent.
Land Covenants – Streams • AC: Condition 96(A) NEW	The Council has proposed a new condition requiring covenants on the basis that Stream Lots 6001, 6002 and 6022 will not be vested in Council. The Applicant disagrees.	We agree with the Applicant that the condition is not necessary as the lots are proposed to be vested in Council.
Protection and Maintenance of Streams and Riparian Planting • AC: Condition 96(B) NEW	The Council has proposed a new condition requiring covenants on the basis that Stream Lots 6001, 6002 and 6022 will not be vested in Council. The Applicant disagrees.	We agree with the Applicant that the condition is not necessary as the lots are proposed to be vested in Council.
Public roads • Condition 97 • Vol10: Condition 105	Auckland Transport has proposed changes to the advice notes to add a requirement for vehicle tracking and to clarify that a variation may be required	We agree with the Applicant that the proposed changes are unnecessary.

	if road designs are not accepted at EPA stage. The Applicant disagrees.	
Vehicle Accessways • AC: Condition 99 • Vol10: Condition 105	The Council has proposed changes to the condition to address speed management measure within JOALs. The Applicant disagrees.	We agree with the Applicant that the changes are not necessary, including because the final detailed design of JOALs will be confirmed through the Engineering Approval stage.
Streetscape and Public Accessway Landscaping • AC: Condition 103 • Vol10: Condition 109	The Applicant and Council disagree on the introductory wording of the condition and on whether an advice note is required as to the limitations of approval under a condition, compared to engineering plan approval.	We agree with the Applicant that the Council's proposed changes to the introductory wording and the proposed advice note are not necessary.
Parks and Reserve Development • AC: Condition 104 • Vol10: Condition 110	The Applicant and Council disagree on the introductory wording of the condition and on whether an advice note is required as to the circumstances where local board approval is required. The Council has also proposed additional detail as to the requirements of the landscape plans.	We agree with the Applicant that the changes proposed by the Council to the introductory wording and the proposed new advice notes are unnecessary. However, we agree with the Council that additional detail is helpful and should be included.
Drainage Reserve Landscaping Information where the reserves are acceptable to Healthy Waters • AC: Condition 104(A) NEW	The Council has proposed a new condition requiring a landscape plan for drainage reserves be provided to Council for certification to cover the situation where the publicly accessible open space is retained in a common entity. The Applicant disagrees.	We agree with the Applicant that the condition is unnecessary given our decision on other conditions in relation to vesting of public open space,
Neighbourhood Park establishment of an Incorporated Society where Council decides not to buy the identified and previously agreed land for reserve. • AC: Condition 104(B) NEW	The Council has proposed a new condition requiring an incorporated society (or similar) be established to own, manage and maintain communal lots and infrastructure. The Applicant disagrees.	We agree with the Applicant that the condition is unnecessary and inappropriate, including as it is inconsistent with the approach taken on earlier stages at Milldale.
Neighbourhood Park establishment of an Incorporated Society where Council decides not to buy the identified and previously agreed land for reserve. • AC: Condition 104(c) NEW	The Council has proposed a new condition requiring future owners be members of the incorporated society proposed by Council in other conditions to own, manage and maintain communal lots and infrastructure. The Applicant disagrees.	We agree with the Applicant that the condition is unnecessary and inappropriate, including as it is inconsistent with the approach taken on earlier stages at Milldale.
Implementation of Streetscape and Public Accessways • AC: Condition 105 • Vol10: Condition 111	The Applicant and Council disagree on whether lot numbers need to be referenced in the introductory wording of the condition	We agree with the Applicant that the proposed changes to the condition are unnecessary
Implementation of Neighbourhood Park and Drainage Reserve Landscape Works - Proof Condition • AC: Condition 106 • Vol10: Condition 112	The Applicant and Council disagree on whether lot numbers need to be referenced in the introductory wording of the condition	We agree with the Applicant that the proposed changes to the condition are unnecessary

Implementation of Neighbourhood Park and Drainage Reserves - S224 Condition • AC: Condition 106(A) NEW	The Council has proposed a new condition to provide additional certainty in relation to the s224(c) process. The Applicant disagrees.	We agree with the Applicant that the proposed changes to the condition are unnecessary and/or duplicative
Weed control Programme for Reserves • AC: Condition 106(B) NEW	The Council has proposed a new condition requiring a weed control programme be provided for certification. The Applicant disagrees.	We agree with the Applicant that the proposed weed control programme is duplicative, and therefore the condition is unnecessary.
Landscape Maintenance Plan • AC: Condition 107 • Vol10: Condition 113	The Applicant and Council disagree on whether lot numbers need to be referenced in the introductory wording of the condition	We agree with the Applicant that the proposed changes to the condition are unnecessary
Monitoring Report of Streetscape and Accessway Landscaping • AC: Condition 108(A) NEW	The Council proposes a new condition requiring ongoing monitoring for streetscape and accessway landscaping. The Applicant disagrees.	We agree with the Applicant that the monitoring requirement is unnecessary, including because it is inconsistent with earlier stages of Milldale.
Maintenance – Drainage Reserves and Parks Planting • AC: Condition 109 • Vol10: Condition 115	The Applicant and Council disagree on whether lot numbers need to be referenced in the introductory wording of the condition	We agree with the Applicant that the proposed changes to the condition are unnecessary
Maintenance of Landscaping in Drainage Reserves and Parks • AC: Condition 110 • Vol10: Condition 116	The Council proposes a new condition requiring an extended maintenance period of 5 years for landscaping in public drainage reserves. The Applicant disagrees.	We agree with the Applicant that an extended maintenance period is unnecessary, including because it is inconsistent with earlier stages of Milldale.
Monitoring Report of Neighbourhood Parks and Reserves Landscaping • AC: Condition 110A NEW	The Council proposes a new condition requiring ongoing monitoring for landscaping within neighborhood parks and drainage reserves. The Applicant disagrees.	We agree with the Applicant that the monitoring requirement is unnecessary, including because it is inconsistent with earlier stages of Milldale.
Pedestrian Bridges • AC: Condition 110B NEW	The Council and Auckland Transport propose a new condition outlining design requirements for pedestrian bridges 2-4 and an advice note outlining responsibility within Council for maintaining the asset. The Applicant disagrees.	We agree with the Applicant that the proposed condition is unnecessary, including because there is an engineering approval process to confirm the detailed design, and the responsibility for maintenance within the Council family is an internal Council matter.
Retaining Walls adjacent to lots to vest • AC: Condition 110(C) NEW, 110(D) NEW	The Council has proposed two new conditions to provide additional detail as to boundary treatment conditions for retaining walls adjacent to neighbourhood parks. The Applicant disagrees.	We agree with the Applicant that the new conditions are unnecessary, including because they are duplicative of requirements in other conditions.
Stage 4C		
Covenant - Operation and Maintenance of Stormwater Management Devices within JOALS • AC: Condition 38 • Vol10: Condition 38	The Council has proposed to expand the condition to include pedestrian pathways and speed management measures (in addition to stormwater management devices)	We agree with the Applicant that the changes are unnecessary.

Stormwater Devices – Advice Notes • AC: Condition 47 • Vol10: Condition 50	The Council has proposed additional advice notes to address expectations as to the detailed design development.	We agree with Applicant that the advice notes are unnecessary.
Vehicle Accessways • AC: Condition 50 • Vol10: Condition 53	The Council has proposed changes to the condition to address speed management measure within JOALs. The Applicant disagrees.	We agree with the Applicant that the changes are not necessary, including because the final detailed design of JOALs will be confirmed through the Engineering Approval stage.
Streetscape and Public Accessway Landscaping – Implementation • AC: Condition 54 • Vol10: Condition 59	The Applicant and Council disagree on whether lot numbers need to be referenced in the introductory wording of the condition	We agree with the Applicant that the proposed changes to the condition are unnecessary
Maintenance of Landscaping in Drainage Reserves and Parks • AC: Condition 55 • Vol10: Condition 59	The Applicant and Council disagree on whether lot numbers need to be referenced in the introductory wording of the condition	We agree with the Applicant that the proposed changes to the condition are unnecessary
WWTP		
Fauna management plan: • Vol10: Condition 13	DOC has sought that additional details be included in the Fauna Management Plan condition. The Applicant disagrees.	We agree with the Applicant that the proposed changes are unnecessary.

201 We are comfortable that the conditions of the RMA approvals attached in Appendix A meet the requirements of section 83 and 84 of the FTAA, and are consistent with the principles described above.

Conditions on Archaeological Authority

202 For the grant of an archaeological authority the following clause of Schedule 8 apply:

> **5 Imposition of conditions on archaeological authorities**
>
> (1) In relation to an archaeological authority, a panel may impose any conditions, including conditions that—
>
> (a) the consent of the land owner and the holder of any specified registered interest must be obtained before the holder of an archaeological authority may enter the relevant site or undertake any activity under that authority; and
>
> (b) the site must be returned as nearly as possible to its former state (unless otherwise agreed between the owner of the land on which the site is located and the panel); and
>
> (c) any activity undertaken at the site under the archaeological authority must conform to accepted archaeological practice; and
>
> (d) Heritage New Zealand Pouhere Taonga, or the person approved under this schedule to carry out an activity, must provide a report to—
>
> (i) the holder of the authority; and
>
> (ii) the owner of the archaeological site concerned, if different from the holder of the authority; and
>
> (iii) Heritage New Zealand Pouhere Taonga, unless Heritage New Zealand Pouhere Taonga prepared the report.
>
> (2) The panel may impose a condition requiring an investigation under the HNZPT

> Act, but only if the panel is satisfied on reasonable grounds that the investigation is likely to provide significant information in relation to the historical and cultural heritage of New Zealand.

203 In its section 51 Report, Heritage New Zealand Pouhere Taonga indicates that it has reviewed and agrees with the conditions proposed by the Applicant, and considers that they will contribute to the mitigation of the adverse effects on the archaeological values located within the subject land.

204 No other party has raised any issues in relation to the proposed conditions of the Archaeological Authority.

205 We are satisfied that the conditions proposed by the Applicant and contained in Appendix A are appropriate and meet the requirements of sections 83 and 84 of the FTAA.

PART I: OVERALL EVALUATION – RMA APPROVALS

206 We have considered the substantive application and all advice, reports and other information received, in accordance with section 81(2)(a) FTAA. We have applied the provisions of clauses 17-22 of Schedule 5 in the manner required by section 81(2)(b) FTAA.

207 The Project has been comprehensively considered and a thoughtful and detailed approach has been taken to the management of the impacts of the Project.

208 We find that the Project will promote the purpose of the FTAA. We accept that the Project will generate significant regional benefit, as reflected in **Part G** above.

209 We have taken into account the relevant matters in Parts 2, 3, 6 and 10 of the RMA. We find that the Project will promote the purpose of the RMA and that the Application is consistent with the regional and district planning framework, as outlined in Parts E and F above.

210 Under section 81(2) FTAA we are required to undertake our overall evaluation against each of the relevant criteria individually, and then to apply the greatest weighting to the purpose of the FTAA. We confirm that we would grant the approvals subject to the conditions set out at Appendix A, and that we would do even without needing to apply any greater weighting to the purpose of the FTAA relative to other criteria.

211 In respect of section 82(3) FTAA, we confirm that granting the approval is consistent with section 7.

212 In imposing the conditions described in Appendix A, we have complied with section 83 FTAA. We understand that section 84 FTAA states that we may set conditions to recognise or protect a relevant Treaty settlement for the purposes of section 7 FTAA, but have decided that no conditions were necessary.

PART J: OVERALL EVALUATION – ARCHAEOLOGICAL AUTHORITY

213 The Applicant has applied for an archaeological authority to carry out bulk earthworks for a residential development. The Archaeological Authority is intended to cover all aspects of the Project (ie Stages 4C, 10-13 and the WWTP).

214 Schedule 8, clause 4 sets out the criteria for assessment of an application for an archaeological authority.

215 The Application includes a detailed Archaeological assessment from Clough & Associates, as well as an Archaeological Management Plan.

216 One archaeological site, R10/1452 (drystone wall) has been recorded in Stage 11. Historical research has indicated that the proposed WWTP, Stage 4C and Stages 10 - 13 properties are situated in allotments that were granted to early European settlers in the mid-19th century and appear to have been in use for general agricultural purposes in the past. The potential for presence of archaeological sites associated with Māori occupation and settlement is considered low as the properties are located somewhat inland and not near any navigable waterways.[77]

217 The Applicant has also carried out consultation with iwi groups.

218 There are no known or recorded Māori archaeological sites, wāhi tapu or sites of significance to Māori in the proposed works area. Ms Cameron, who prepared the Archaeological assessment, describes the likelihood of archaeological sites associated with Māori occupation and settlement as low, as the properties are situated inland and not in close proximity to any navigable waterways. The Cultural Investigation Report on behalf of Te Kawarau a Maki states there are no noted wāhi tapu on this site or within close proximity to the site (and similar comments are also included in the Kaitiaki Report from Ngati Manuhiri).[78] However, the possibility of unrecorded Māori archaeological sites cannot be entirely ruled out. Heritage New Zealand Pouhere Taonga considers that the effect on the Māori cultural values resulting from the proposed works can be mitigated or avoided if the advice of Kaitiaki is followed.[79]

219 An Archaeological Management Plan has also been provided with the Application. Heritage New Zealand Pouhere Taonga agrees the proposed mitigation measures included in the Archaeological Management Plan will mitigate the identified adverse effects on the archaeological values of potential unrecorded sites within the subject land.[80]

220 Heritage New Zealand Pouhere Taonga provided the following assessment of the criteria listed within Schedule 8, clause 4 of the FTAA:[81]

> Schedule 8, clause 4 of the FTA Act sets out the matters that the Panel must take into account when considering an application.
>
> In reaching the recommendations set out below, HNZPT has considered the matters set out in section 59(1)(a) and section 47 (1)(a)(ii) and (5) of the HNZPT

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77 HNZPT, Section 51 report.
78 Cultural Investigation Report, Appendix 1G.4; Kaitiaki Report, Appendix 1G.5
79 HNZPT, Section 51 report.
80 HNZPT, Section 51 report.
81 HNZPT, Section 51 report.

Act 2014, as well as the HNZPT statements of general policy and makes the following comments:

Section 59(1)(a) HNZPTA
There is no hierarchy between the matters set out in section 59(1)(a) of the HNZPTA, rather it is an overall assessment.

The granting of an archaeological authority for this application would be consistent with the matters set out in section 59 (1)(a) of the HNZPT Act 2014. There is no evidence to suggest that the historical and cultural heritage value of the recorded archaeological sites or any potential subsurface archaeological sites justify the protection of the site. The application states this area does not fall under any Statutory Acknowledgement Area and the Applicant has undertaken consultation with iwi/hapū, who have not expressed opposition to the application proposal.

Section 47(1)(a)(ii) and (5) HNZPTA
Section 47 (1) (a) (ii) and (5) only apply for an authority application made pursuant to section 44(b) of the HNZPTA – a minor effects authority.
The Milldale application is not for an authority pursuant to section 44(b), so the matters in Schedule 8, clause 4(c) are not relevant considerations for this application.

Relevant Statement of General Policy

The relevant Statement of General Policy is The Administration of the Archaeological Provisions under the Heritage New Zealand Pouhere Taonga Act 2014, dated 29 October 2015. (Statement of General Policy)

The granting of an archaeological authority for this application, with appropriate conditions, is consistent with the objectives and policies set out in the Statement of General Policy, in particular:
• Objective 1, and Policies 1.2, 1.3, and 1.8, in relation to the value and importance of researching, documenting and recording the historical and cultural heritage of New Zealand);
• Objective 2, and the policies in relation to Māori cultural values and consultation;
• Objective 4, and Policies 4.4 and 4.5 in relation to the importance of reports and the availability of the information contained within;
• Objective 5 and Policies 5.1 and 5.2 relating to obtaining historical and cultural heritage knowledge through archaeological research; and
• Objective 6 and policies that provide for kōiwi tangata to be treated in a sensitive and culturally respectful manner

221 We agree with that assessment.

222 Heritage New Zealand Pouhere Taonga's overall recommendations are that:[82]

222.1 An archaeological authority is granted, subject to conditions, under the FTAA.

222.2 If the authority is granted, that the Panel approve the application for Ellen Cameron as the approved person to carry out the archaeological work under the authority.

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82 HNZPT, Section 51 report.

223 We agree. The relevant conditions are included within Appendix A.

PART K: FINAL DECISION

224 We have considered the Application and supporting information, the comments received on it and on the draft conditions, the further information provided as a result of comments received from other participants, and the subsequent refinement of the Application, including the detailed work in relation to conditions. We thank all those who commented for their contributions.

225 We have determined to grant the approvals sought subject to the conditions attached as **Appendix A** to this Decision.

Daniel Minhinnick
(Chair)

Dave Serjeant
(Member)

Alan Pattle
(Member)

APPENDIX A: CONDITIONS

VOLUME 10B: CONDITIONS OF CONSENT – CLEAN VERSION

Contents

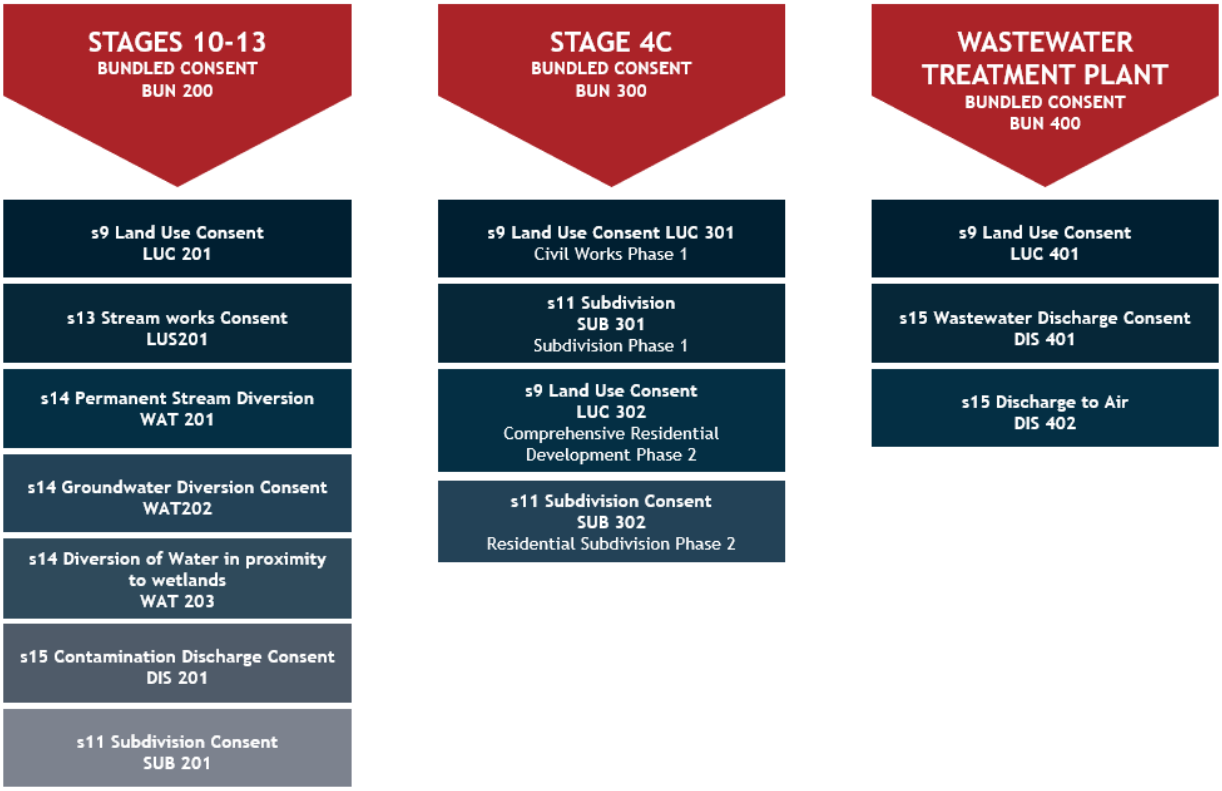
1.0 Structure of the Conditions for Consent

1.1 Structure of RMA Conditions

The conditions have been structured in three parts to reflect the three distinct projects parts. These are:

1. Stages 10-13;
2. Stage 4C; and
3. Wastewater Treatment Plant.

Within each project part, the consent conditions have been separated out to reflect the consent approvals that are issued for each part of the project. These are diagrammatically set out in **Figure 1**, with a summary on how the



conditions have been structured provided below:

Figure 1: Conditions of Consent Structure

1.1.1 Stages 10-13 Conditions Structure

The Stage 10 – 13 Conditions have been structured as follows:

- **General Conditions:** Apply to all consents within the Bundled Consent (BUN), covering approved plans and information, lapse and expiry dates and regulatory compliance costs;
- **Separation of Conditions by Consent Type:** Conditions are identified according to the relevant sections of the RMA, including Land Use (LUC)

[s9], Streams and Wetlands LUS [s13], Groundwater (WAT) [s14], Discharge of Contaminants (DIS) [s15], and Subdivision (SUB) [s11];

- **Earthworks Staging and Sequencing:** Allows flexibility for earthworks to be delivered over three seasons, ensuring efficient construction while managing environmental effects;
- **Subdivision Staging:** Supports a staged approach to subdivision, ensuring infrastructure and lots are delivered in a logical, sequential manner;
- **Resolution of Split-Zoned Lots and Blanket Consents:** Addressed through consent notices to ensure future owners are aware of their development rights and restrictions within affected lots; and
- **Regulatory Compliance for Auckland Council:** This structured approach provides Council with clear visibility of what is being delivered in each stage of the development and the specific works required for completion. It simplifies compliance and monitoring processes and ensures a clear understanding of the necessary works before certification under s224(c) of the RMA.

1.1.2 Stage 4C Conditions Structure

The physical works and subdivision for Stage 4C are proposed to be delivered in two distinct parts:

- **Phase 1 – Civil Works and Subdivision:** This phase includes staged bulk earthworks and the construction of roads, public accessways, JOALs, and superlots. These works will be completed before the release of superlots for each respective sub-stage of the development; and
- **Phase 2** - **Comprehensive Residential Development:** Once the relevant Phase 1 civil works are completed within each sub-stage, the construction of dwellings and the subdivision of superlots into individual freehold titles will be undertaken.

To align the conditions with the proposed project delivery method the conditions for Stage 4C have been structured as follows:

- **Separation of Conditions:** The Phase 1 Civil Works conditions are distinct from the Phase 2 Comprehensive Residential Development conditions. Creating two sets of conditions reflects the involvement of the separate delivery parties;
- **Independent LUC and SUB Conditions for Each Phase:** Each phase has separate land use consent (LUC) and subdivision (SUB) conditions, providing clarity on specific requirements for each phase;
- **Flexible Staging for Phase 1:** The Phase 1 Civil Works staging can occur in any order, except for Stage 4C-2, which must be completed before Stage 4C-3. This allows for the release of superlots for Phase 2 without needing to complete the entire Phase 1 development first;

- **Flexible Staging for Phase 2:** The Phase 2 Comprehensive Residential Development can occur in any order, as the Phase 1 works provide all required infrastructure and the roading network to service the lots;
- **Standalone Superlot Development:** The Phase 2 LUC and SUB conditions for each respective Superlot ensure that each comprehensive residential development and subdivision is treated as a standalone project, unaffected by the timing and development of other superlots, including the issue of the s224(c) certificate under the RMA;
- **Streamlined Documentation for Future Building:** Phase 2 LUC and SUB conditions are packaged separately from Phase 1 works, with individual plan sets created for each superlot. This allows the future builders to clearly understand the approvals relevant to their superlot without unnecessary documentation related to other superlots or Phase 1 works; and
- **Regulatory Compliance for Auckland Council:** This structured approach will provide Council with clear visibility of what is being delivered in each phase and the specific works required for completion. This clarity simplifies compliance and monitoring processes and ensures a clear understanding of the necessary works before certification under s224(c) of the RMA.

1.1.3 Wastewater Treatment Plant Structure

The Conditions for the WWTP have been structured as follows:

- **General Conditions:** Apply to all aspects of the WWTP, including compliance with approved plans and information, lapse and expiry dates, and regulatory compliance costs.
- **Separation of Conditions by Consent Type:** Conditions are structured according to the relevant sections of the RMA, including Land Use (s9), Wastewater Discharge (s15), and Air Discharge (s15).
- **Design and Operational Requirements:** Specifies the plant's capacity, treatment standards, and discharge limits to ensure compliance with environmental regulations.
- **Ongoing Monitoring and Compliance:** Outlines operational requirements, including:
    - Water quality testing for treated effluent discharge.
    - Odour management to minimise effects on surrounding areas.
    - Regular reporting to Council on compliance and performance.
- **Infrastructure and Connection Requirements:** Specifies integration with the wider wastewater network, ensuring compatibility with existing and future infrastructure.

1.2 Structure of the Conditions of the Archaeological Authority

As an Archaeological Authority has been sought through this Application, conditions have been imposed to ensure that all works are carried out conforming to accepted archaeological practices.

These conditions have been set out to reflect what would otherwise be imposed by Heritage New Zealand Pouhere Taonga (**HNZPT**) if the project was approved under the Heritage New Zealand Pouhere Taonga Act 2014 (**HNZPT Act**). Refer to Section 5.

1.3 Acronyms table

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

Table 1: Conditions Acronyms Table

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

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

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

2.0 Greenfield Stages 10 – 13 Conditions of Consent

2.1 Stages 10-13 General Conditions of Consent BUN 200

The consent is subject to the following conditions:

<table>
<tr><th>Condition No.</th><th>Condition</th></tr>
<tr><td></td><td>General Condition applicable to all consents</td></tr>
<tr><td>1.</td><td>The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 200]:
(a) Application Form and Assessment of Environmental Effects prepared by Woods and B&A, dated 28 February 2025; and
(b) Reports and Drawings as listed in Section 2.6.</td></tr>
<tr><td></td><td>Lapse & Expiry Dates</td></tr>
<tr><td>2.</td><td>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>
<tr><th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr>
<tr><td>LUC (s9 Bulk Earthworks and Land Use)
*see (b) and (c) below</td><td>5 years</td><td>5 years</td></tr>
<tr><td>LUS (s13 Streamworks)</td><td>5 years</td><td>-</td></tr>
<tr><td>WAT (s14 Permanent Stream Diversion)</td><td>5 years</td><td>-</td></tr>
<tr><td>WAT (s14 Groundwater Diversion)</td><td>5 years</td><td>5 years</td></tr>
<tr><td>DIS (s14 Discharge of sediment laden water associated with earthworks within proximity to a wetland)</td><td>5 years</td><td>35 years</td></tr>
<tr><td>DIS (s14 Diversion of sediment laden water associated with earthworks within proximity to a wetland)</td><td>5 years</td><td>-</td></tr>
<tr><td>DIS (S14 discharge of contaminants)</td><td>5 years</td><td>-</td></tr>
<tr><td>SUB (s11 Subdivision)</td><td>5 years</td><td>-</td></tr>
</table>
(a) Under section 125 of the RMA, the consents above lapse after the stated date unless:
(i) The consent is given effect to; or</td></tr>
</table>

	(ii) The Council extends the period after which the consent lapses. (b) In the case of approved consent LUC 001 (Bulk Earthworks), under s123 this consent expires 5 years from the date of commencement of earthworks. (c) In the case of Resource consent LUC 001 relating to the blanket land use for development core standards, this must lapse 7 years from the date of issue unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA. (d) In the case of approved subdivision SUB 001, under section 125 of the RMA this consent lapses five years after the date it is granted unless: (i) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in general accordance with section 224 of the RMA; or (ii) An application under section 125 of the RMA is made to the Council before the consent lapses to extend the period after which the consent lapses and the Council grants an extension.
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.

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

The consent is subject to the following conditions:

Condition No.	Condition
	Explanatory Note *In relation to bulk earthworks, the Consent Holder may undertake earthworks in more than one area of the site simultaneously within the same earthworks season, but within the 30 hectare threshold referred to in Condition 22 below. At the beginning of each earthworks season, the Consent Holder will provide Council with details regarding which areas will be open on the site.*
	Siteworks Pre-Construction Conditions
4.	**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-start 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 Monitoring Inspector officer[s], 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]. **Advice Note** *To arrange the pre-start meeting please contact the Council to arrange this meeting or 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.*
5.	**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-start 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 for the scope of works proposed;

	(d) Chemical Treatment Management Plan; (e) A copy of the updated and approved Adaptive Management Plan which is applicable to earthworks operations; (f) Construction Traffic Management Plan, 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.
6.	**Dust Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Dust Management Plan (DMP) to Council 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 final DMP must be prepared in general accordance with the Infrastructure Report: Milldale Stages 10-13 referenced in Condition 1 and the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).
7.	**Construction Traffic Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Construction Traffic Management Plan (CTMP) to Council for certification. This must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic. The CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council. **Advice Note:** *The CTMP should include the following:* *a) Provide a parking management plan for construction traffic, including details of contractor vehicle parking locations.* *b) Address the transportation and parking of oversize vehicles (if any).* *c) Provide appropriate loading / working areas to minimise disruption to traffic.* *d) Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being*

	dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible. *e) Provide traffic management plans in compliance with the latest edition of the NZTA "Code of Practice for Temporary Traffic Management" (COPTTM) document.* *f) Ensure the site access point 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.* *m) Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.* *n) Identify the relevant Auckland Transport approvals.* *It is the responsibility of the applicant to apply for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.*
8.	**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 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 plans must contain sufficient details to address the following matters:

	(a) specific erosion and sediment control measures for the earthworks stages (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in general accordance with GD05; (b) reference to any specific erosion and sediment control measures for any temporary stream diversions necessary to install in-stream structures; (c) supporting calculations and design drawings as necessary; (d) details of construction methods; (e) monitoring and maintenance requirements; (f) catchment boundaries and contour information as necessary; (g) confirmation of any erosion and sediment control measures associated with construction of pedestrian bridges and culvert installation; and (h) details relating to the management of exposed areas (e.g. grassing, mulching). All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately and the discharge must be mitigated and/or rectified to the satisfaction of Council. **Advice Note:** *In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.*
9.	**Chemical Treatment Management Plan** Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating 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 (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. **Advice Note:** *In the event that minor amendments to the ChTMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the CTMP may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.*
10.	**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).
11.	**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. **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.*
12.	**Settlement Monitoring Plan** A Settlement Monitoring Plan (SMP) for consolidation settlement due to placement of fill must be submitted to the Council prior to commencement of earthworks onsite. The SMP must be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SMP

	must also be submitted to the Council for certification. The SMP 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.
13.	**Construction Noise Notification** The Consent Holder must advise the occupants of all dwellings located within 100m of a stage boundary of the earthworks/ construction works at least five working days before earthworks begin on each sub-stage. The advice must be provided in writing and include the following information: (a) An overview of the construction works including the duration of the project and the working hours on site. (b) The approximate dates and duration of the activities that will generate the highest levels of construction noise and vibration for them. (c) A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project. **Advice Note:** *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.*
	Adaptive Management
14.	**Adaptive Management Plan** The earthworks authorised by consent LUC201 must be undertaken in general accordance with the approved Adaptive Management Plan (AMP) referenced in Condition 1, a copy of which must be provided at the pre-construction meeting. This includes but is not limited to: *Adaptive Management Response Report (AMRR)* Following every rainfall trigger event (as defined in the approved AMP), an AMRR must be prepared to summarise the conditions during and after the rainfall event. If any turbidity triggers are exceeded, then an exceedance notification will be generated. This will outline what exceedance occurred, the extent of the exceedance, any actions taken to mitigate the effects of the event, and a proposed management response if required. The Council will 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.

15.	**Stream 21 Monitoring Report** Throughout the duration of bulk earthworks, an updated Stream 21 Monitoring Report (in general accordance with Appendix B (P9 Stream Monitoring) of the Adaptive Management Plan referenced in Condition 1) must be prepared on an annual basis, and once earthworks are completed within the catchment area of Stream 21. (Note: The original stream monitoring report refers to Stream P9, which has been renamed to Stream 21). Annual monitoring must be undertaken in October each year during earthworks phase to monitor the stability of the stream channel, both vertical and horizontal, for the first five years and until the banks are fully vegetated. The updated monitoring report and results must be provided to Auckland Council by 1 December of each year of earthworks. In addition: a) Any scour or erosion should be remediated, and the risk of future scour and erosion must be mitigated by the consent holder. b) Any sediment deposition that has the potential to reduce the channel conveyance in frequent to rare flood events should be remediated, and the risk of future deposition must be mitigated by the consent holder.
16.	An earthworks catchment, which has been stabilised as a result of a trigger level exceedance as defined and required by the updated AMP, may only be re-opened upon confirmation from the Council.
17.	Any proposed revisions to the AMP must be submitted to the Council prior to formalising and implementing the revised AMP.
	Siteworks During Construction
18.	**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 Erosion and Sediment Control Plan(s). **Advice Note:** *Stabilisation measures may include:* • *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.* *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.*

19.	**Operational Effectiveness to be Maintained** The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the certified Erosion and Sediment Control Plan(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.
20.	**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. **Advice Note:** *In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:* • *provision of a stabilised entry and exit(s) point for vehicles;* • *provision of wheel wash facilities;* • *ceasing of vehicle movement until materials are removed;* • *cleaning of road surfaces using street-sweepers;* • *silt and sediment traps; and* • *catchpit protection.* *In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.*
21.	**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. **Advice Note:** *Stabilisation Measures may include:* • *The use of mulching or natural fibre matting;*

	• *Top-soiling, grassing and mulching 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.* *The on-going monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.*
22.	The maximum area of earth exposed at any one time associated with bulk earthworks within the Wainui Precinct (identified as I544 Wainui Precinct in chapter I of the Auckland Unitary Plan) when exercising this consent must be no greater than 30 hectares. **Advice note:** *The 30ha limit applies to bulk earthworks only and not to subdivision/civil construction earthworks, that occurs following the completion of bulk earthworks.*
23.	**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.
24.	**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.
25.	**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.
26.	**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 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.
27.	**Contamination Remediation** Earthworks must be undertaken in accordance the following documents: (a) "Detailed Site Investigation Milldale Stages 10-13 Wainui, Rev A, prepared by Groundwater and Environmental Services, dated 24 February 2025". (DSI) (b) "Site Management & Remedial Action Plan Milldale Stages 10-13 Wainui, prepared by Groundwater & Environmental Services, dated 24 January 2025". (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. **Advice Note:** *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.*
28.	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. **Advice Note:** *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.
29.	All soil disturbance undertaken where asbestos in soils has been found to be present must be undertaken in accordance with the NZ Guidelines for Assessing and Managing Asbestos in Soil (BRANZ, 2017) or any updates to this document and the RAP.
30.	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.
31.	**Construction Noise** All construction works authorised by this consent must only take place between 7.00am and 6.00pm, Monday to Saturday, with no works undertaken at any time on Sundays, or on public holidays. Heavy plant must not be operated within 130m of any occupied building before 7.30am. This condition does not prevent quiet activities from taking place on site outside of standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site). **Advice Note:** *All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be assessed at 1m from the facade of any building that is occupied when the works are undertaken and in general accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.*
32.	Temporary construction noise barriers must be used to screen any construction work undertaken within the unmitigated compliance distances displayed in the following table. The barriers must be at least 2.4 m high. They must have a surface mass of at least 7 kg/m2 or be constructed from proprietary construction noise panels.

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

	30-t static compactor Drilling with a 6-t – 10-t excavator or rig	
33.	**Dust and Odour** There must be no dust and odour beyond the subject sites as a result of the activities that in the opinion of the Council, is noxious, offensive, or objectionable. All necessary measures must be taken to prevent a dust and odour nuisance to neighbouring properties and public roads, including, but not limited to: (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.	
34.	**Construction Park and Loading** All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.	
35.	**Construction Storage** All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.	
36.	**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.	
37.	**Vegetation Removal in Riparian Margins** The Consent Holder must engage the services of a qualified and competent arborist to direct, supervise and monitor the tree removals in riparian margins in general accordance with the Arboricultural Impact Assessment– Milldale Stages 10-13, referenced in Condition 1.	
38.	All tree removal work must be carried out using accepted arboricultural standards and practice, including tree dismantling procedures which control the fall of stems and branches by approved lowering techniques, in recognition of the need to avoid damage to any vegetation proposed to be retained.	

39.	The Consent Holder must ensure that all contractors, sub-contractors and workers engaged in all activities covered by this consent are advised of the protection and retention of any remaining vegetation in riparian margins and wetland buffers as detailed in the Arboricultural Impact Assessment, titled Arboricultural Impact Assessment – Milldale Stages 10-13, referenced in Condition 1. A copy of the conditions of consent must be available at all times on site.
40.	For those works in the rootzone of retained vegetation, an auditing report must be prepared by the appointed arborist detailing the works monitored, frequency of monitoring, any effects on vegetation, and any remedial actions required. The auditing report must be prepared at the completion of works and made available to Council upon request.
41.	**Fauna Management Plan** Prior to the commencement of vegetation removal, 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.
42.	**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 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
43.	**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) Certified as-built plans; and (h) Details and plan 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. **Advice Notes** • *Further investigation/testing may be required to determine soil expansivity.* • *A building consent may be required for the construction of retaining walls and reinforced earth slope.* • *Please send documents required as a condition of consent for the Council to: monitoring@aucklandCouncil.govt.nz*
44.	**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) and interpretation of the results in the context of the NESCS and the AUP(OP) for each proposed lot. (c) Records/evidence of the appropriate disposal for any material removed from the site. (d) Records of any unexpected contamination encountered during the works and response actions, if applicable. (e) Conditions of the final site ground surface and details of any sampling undertaken on materials re-used on site or imported to site.

(f) Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and

(g) A statement certifying that all works have been carried out in accordance with the requirements of the SMP/RAP and consent, otherwise providing details of relevant breaches, if applicable.

Advice Note:

The SVR 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.

If any contamination exceeding the Permitted Activity soil acceptance criteria, set out in Chapter E30 of the AUP(OP), is retained within the site upon the completion of the proposed land-disturbance activity, a long-term contaminant discharge consent under Chapter E30 of the AUP(OP) may be required for the site.

NES Requirements

45. **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

46. **Development on lots with split zoning and approved alternative zoning**

All dwellings and associated buildings constructed on the lots identified in the table below must be designed in general accordance with the specified zone and associated AUP(OP) activity table and standards of that zone, or seek resource consent to infringe the aforementioned zone standard(s).

Lot Number	Current Zone	Zone to be Applied	AUP(OP) Activity Table and Zone Standards to be Applied
Lot 1025 Lots 281, 455-457, 478-479 & 483-486	Open Space Conservation Mixed Housing Urban	Mixed Housing Urban	H5.4 and H5.6
Lots 1001-1003 & 1006	Open Space Conservation	Mixed Housing Suburban	H4.4 and H4.6

		Lots 1 & 8	Mixed Housing Suburban		
		Lot 1026 Lot 486-492	Mixed Housing Urban Neighbourhood Centre	Mixed Housing Urban	H5.4 and H5.6
		Lots 40-44, 69-76, 101-105, 118-123, 136-138, 158, 172, 186-187, 191-192, 209-213, 215-216, 240, 242-248, 292-294, 302-305, 383-399, 570-573 & 580-582.	Single House Mixed Housing Suburban	Mixed Housing Suburban	H4.4 and H4.6
		Lots 1017 & 1018		Residential Design Outcomes & Controls (RDOC)	Residential Design Outcomes & Controls (RDOC)
		Lots 275, 306-309, 315-316, 424-430, 448, 468-470, 533-539 & 555-560	Mixed Housing Suburban Mixed Housing Urban	Mixed Housing Urban	H5.4 and H5.6
		Lots 263-265 & 462		Mixed Housing Suburban	H4.4 and H4.6
		Lots 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1019, 1020, 1021, 1027	Single House Zone	Residential Design Outcomes & Controls (RDOC)	Residential Design Outcomes & Controls (RDOC)
		Lots 37-39, 100, 139-141, 173-185, 189-190, 214, 217-220, 249-250, 295-298, 357-375, 574-579 & 583-588.		Mixed Housing Suburban	H4.4 and H4.6

	Lot 1050		Neighbourhood Centre	H12.4 and H12.6
	Lots 310-311, 431	Mixed Housing Suburban	Mixed Housing Urban	H5.4 and H5.6
	Lot 1024 Lots 480-482	Open Space Conservation	Mixed Housing Urban	H5.4 and H5.6

Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.

47. **Vehicle Crossing Widths**

All lots fronting local roads with a front boundary width of less than 14m may construct a vehicle crossing in general accordance with the Type A details (3.0m at boundary and 4.5m at kerb) as shown on Woods drawing P24-128-00-2070-RD referenced in Condition 1 unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design.

48. All lots that front local roads with a front boundary of 14m or greater in width can choose either to:

(a) construct a vehicle crossing in general accordance with the Type A vehicle crossing (3.0m at boundary and 4.5m at kerb) Woods drawing P24-128-00-2070-RD referenced in Condition 1 ; OR

(b) construct a vehicle crossing in general accordance with the Type B vehicle crossing (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P24-128-00-2071-RD referenced in Condition 1 .

Unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design.

49. All lots fronting collector roads may construct a vehicle crossing in general accordance with the Collector Road Type C details (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P24-128-00-2072-RD referenced in Condition 1 unless approval from Council is obtained to permit deviation from this design.

50. **Driveway Gradients**

All private driveways on standalone residential dwellings on single house lots that grade up from the road boundary to the lot must be designed and constructed have a maximum 12.5% grade as shown on Woods drawing P24-128-00-2075-RD referenced in Condition 1 unless approval from Council is obtained to deviate from this design. The crossfall gradient of non-standard vehicle accesses for which a blanket consent has been approved must not exceed 2%.

	Design Conditions for SHZ Superlots 1007-1013, 1017-2021 & 1027
	Explanatory Note *Blanket land use consent has been approved for more than one dwelling per site (superlot) and to infringe the Residential - Single House Zone standards. As part of this consent approval, Residential Design Outcomes & Controls (RDOC) have been approved to guide the design and implementation of all residential developments on Lots 1007-1013, 1017-2021 & 1027. The RDOC details design outcomes to inform dwelling design, style and layout within each superlot. Design Controls specify the applicable built form standards for the dwellings.*
51.	All residential dwellings on Lots 1007-1013, 1017-2021 & 1027 must be designed and constructed in accordance with the Residential Design Outcomes & Controls (RDOC). Prior to application for building consent for any dwelling(s) on Lots 1007-1013, 1017-2021 & 1027 the consent holder must submit documentation to Council to certify compliance with this condition. This documentation must include: a) Architectural plans including details of the façade treatment / architectural features; b) Materials schedule and specifications; c) Landscaping plan; d) A completed checklist from Appendix A of the RDOC demonstrating compliance. **Advice Note:** *This condition will also be imposed as a condition of consent on the subdivision consent for Stages 10-13 in the form of a consent notice on Lots 1007-1013, 1017-2021 & 1027. The consent notice specifies that an application for a discretionary activity to vary a consent notice under Section 221 of the RMA will be required in the following circumstances:* *(a) if the design deviates from the built form controls in the RDOC; and/or* *(b) the maximum residential yield on any lot detailed in the RDOC is exceeded.*
	Land Use Activities on Lot 1050
52.	**Development on Superlot 1050 (Business - Neighbourhood Centre Activities)** All buildings and activities on Superlot 1050 must be compliant with the activity table and standards of the Business – Neighbourhood Centre zone that are listed under Standard H12.4 and H12.6 respectively of the AUP(OP), or seek resource consent to infringe the aforementioned zone standard(s).

	Development Capacity
53.	**Development Capacity until O Mahurangi - Penlink is Constructed and Operational** No more than a total of 3,800 residential dwellings may be occupied in Milldale (Wainui Precinct) until the O Mahurangi - Penlink link between Whangaparāoa Road and State Highway 1 is constructed and operational.
54.	**Pine Valley Road/dairy Flat Highway Upgrade** No more than a total of 2800 residential dwellings may be occupied in Milldale (Wainui Precinct) until the Pine Valley Road / Dairy Flat Highway give-way control is upgraded to a signalised intersection, in general accordance with the plans prepared by Mott MacDonald (Drawing No. 402828-MM-DWG-02-CV-RD-1101, dated 2021, Council resource consent reference BUN60366520).
55.	**Wainui Road Upgrade** Prior to the occupation of any residential dwellings in Stages 11C or 10D whichever comes first, the Wainui Road upgrades approved under LUC60393114 shall be constructed and operational.
	Temporary Booster Pump Station Building
56.	The temporary water supply booster pump station building on Lot 474 must be constructed in accordance with the approved plans and information referenced in Condition 1. Prior to the commencement of the construction of the Booster Pump Station (other than preparatory earthworks and civil infrastructure works), if there are any significant changes to the design of the building from what is shown on the approved plans referenced in Condition 1, the Consent Holder must provide the Council with an updated set of design drawings.
57.	The temporary water supply booster pump station building on Lot 474 must be designed and constructed to achieve composite sound level reductions of at least 35 dB through the western façade, 30 dB through the northern and southern façades, 25 dB through the eastern façade, and 30 dB through the roof. Compliance with the minimum specifications must be confirmed by a suitably qualified and experienced person at the detailed design stage of the project. The final design and the input of an appropriately qualified person must be provided to Council in writing on request.
58.	The consent holder must construct an acoustically effective fence along the western boundary of Lot 474 that adjoins Lots 472 and 473. The fence must be solid and have a minimum surface mass of 10 kg/m^2. The fence must be no less than 1.8 m high above the retaining wall, and must be maintained as

	an acoustically effective barrier for as long as the water boosting pumping station is operational.

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

The consent is subject to the following conditions:

Condition No.	Condition
	General
59.	**Native Fish Capture and Relocation Plan** Prior to the commencement of any works relating to stream reclamation, stream diversion, culvert removal, or construction of culverts, a Native Fish Capture and Relocation Plan must be submitted to the Council for certification. The purpose of the Native Fish Capture and Relocation Plan is to ensure fish will be appropriately removed prior to commencement of works from an area subject to the streamworks, to avoid fish mortality. The Native Fish Capture and Relocation Plan must be prepared by a suitably qualified and experienced Freshwater Ecologist and include the following details: (a) Methodologies to capture fish within the impact streams and wetland habitats, or justification there is no habitat for native fish present at the time of earthworks; (b) Fishing effort; (c) Details of the relocation site including habitat suitability for species being relocated and details of existing species present within the relocation site. (d) Storage and transport measures including prevention of predation and death during capture; (e) Euthanasia methods for diseased or pest species; (f) Requiring maps showing the salvage and release site; (g) Confirmation on the habitat availability of the relocation site to support fish at the time of streamworks; (h) Details of the salvage and relocation permit; (i) Details of the supervising ecologist, and (j) An accidental discovery protocol for aquatic fauna (including endangered species) which require specialised handling and relocation effort that is not otherwise covered in the standard methodologies (i.e. mudfish). This includes a protocol to implement the following actions: (i) Immediately cease streamworks (including dewatering) upon accidental discovery of any unexpected aquatic fauna and notify the Council.

	(ii) Ensure aquatic fauna are left in a suitable environment where they will be unharmed while the NFCRP is updated. (iii) Update the NFCRP to address handling and relocation of the unexpected aquatic fauna to be submitted to Council. (iv) Only re-commence the capture and relocation upon submission of the NFCRP.
60.	Native fish capture and relocation must be undertaken in general accordance with the certified Native Fish Capture and Relocation Plan and must only be undertaken by a suitably qualified and experienced freshwater ecologist. The freshwater ecologist must also be onsite during the dewatering process to ensure that any remaining native fish that are not caught during de-fishing are salvaged.
61.	The Consent Holder must provide a Fish Salvage Report detailing the relocation site, the species and number of freshwater fauna relocated prior to and during dewatering, to the Council within 10 working days of completion of the native fish capture and relocation. These results must be uploaded into NIWA's New Zealand native freshwater Fish database.
	Wetland and Streams Conditions
62.	**General Works** Works within the wetlands and wetland setbacks must be undertaken in general accordance with the relevant application reports and drawings listed in Condition 1.
63.	**Stream and Wetland Management Plan - Milldale North Offset and Compensation Site** Prior to the stream enhancement and riparian planting works, along with the creation of the new wetland and associated enhancement planting, a Stream and Wetland Management Plan (SWMP) must be submitted to Council for certification. The SWMP must be prepared in consultation with Ngāti Manuhiri and Te Kawerau ā Maki. The SWMP must be prepared by a suitably qualified and experienced ecologist and give effect to the enhancement planting and wetland creation (totalling 2.81ha), culvert removals, and stream riparian planting detailed in the "Ecological Impact Assessment Milldale – Stages 10-13 prepared by Viridis Environmental Consultants and "Milldale Wetland Offset Planting Plans, prepared by Beca both referenced in Condition 1. The SWMP must include, but not be limited to: (a) How the implementation of stream and wetland enhancement works at the Offset Site will be staged proportional with the extent of wetland and stream reclamation at each stage of earthworks within Milldale Stages 10-13 [*noting that the phases of*

	compensation works will be completed within 24 months of reclamation]; (b) Extent of compensation required at the Milldale Stages 10-13 site, and timing of stream enhancement works and riparian planting in relation to subdivision stages [*noting that a portion of the compensation works required for stream reclamation will be undertaken within proposed local purpose (drainage) reserves that will be vested with Council as the subdivision stages progress*]; (c) Planting plan of stream and wetland and buffer planting detailing species diversity outcomes relative to historic site conditions, expected wetland ecosystem, and regional biodiversity targets. Planting plans must be in general accordance with the "Milldale Wetland Offset Planting Plans, drawing no. 4672100-AL-1000 and drawing no. 4672100-AL-1001 prepared by Beca, dated 26.02.25" referenced in Condition 1; (d) Site preparation details and approaches to weed suppression; (e) Implementation of planting, weed control and pest control; (f) Detailed monitoring timeframes and outcomes spanning planting and vegetation establishment, and to ensure the new stream's predicted ecological values are achieved or maintained, with specific 2-year and 5-year outcomes; (g) Detailed monitoring timeframes and outcomes spanning planting and vegetation establishment, and hydrology creation, and to ensure the new wetland is a stable, permanent aquatic habitat with specific 2-year, 5-year and 10-year outcomes; and (h) Protocols for corrective action should monitoring indicate that wetland establishment is not achieved.
64.	**Implementation of the SWMP** The Consent Holder must complete the stream and wetland enhancement works (involving any disturbance, deposition, and / or associated diversion of water under this consent) in general accordance with the certified SWMP, to the stage of finalised re-vegetation / and or stabilisation of the new wetlands within 24 months of the wetland reclamation being completed [*noting that staging of stream and wetland reclamation may occur as the earthworks/subdivision progresses as detailed in the SWMP referred to above*].
65.	**Wetland Monitoring** The Consent Holder must monitor the new wetland in general accordance with the Wetland Monitoring methodology detailed in the certified SWMP, and the monitoring results must be made available within five working days following written request from the Council.

66.	In general accordance with the implementation staging detailed in the SWMP, written confirmation must be provided to the Council, within 30 working days of the stream and wetland enhancement works being completed, confirming that all compensation works have been completed in general accordance with the certified SWMP at the Milldale North wetland offset site.
67.	The areas of stream and wetland enhancement works (including planning, buffers and fencing) illustrated within "Milldale Wetland Offset Planting Plans, drawing no. 4672100-AL-1000 prepared by Beca referenced in Condition 1 must be protected and maintained in perpetuity by way of a land covenant prepared under section 108(2)(d) of the RMA on the Record of Title of Part Allot 74 Parish of Waiwera and Pt Allot 74 Psh Of Waiwera SO 1693B, Pt Allot 182 Psh Of Waiwera SO 836 to the satisfaction of Council. The land covenant must be registered within 6 months of the completion of the final extent of stream and wetland enhancement works at the Offset Site.
	Mandatory Conditions Required by Regulation 71 of the NES FW
68.	Within 20 working days following completion of works associated with the new road culvert crossings, the Consent Holder must submit a Fish Passage Monitoring and Maintenance Plan (FPMMP) to the Council. The FPMMP must specify the ongoing maintenance measures of the culvert structures to ensure fish passage is maintained. (a) Fish passage must be maintained through the culvert structure, and monitoring, maintenance and remediation measures must be undertaken in general accordance with the FPMMP; (b) If any monitoring or visual inspections identify that provision for fish passage has been reduced, or the culvert structure is damaged, the Consent Holder must undertake maintenance or remediation works as soon as practicable to remedy the issues identified. (c) The Consent Holder must maintain a record of all monitoring and maintenance works undertaken on the culvert structure including photos and evidence of any maintenance works undertaken. If requested, the Consent Holder must provide this record to the Council within 10 working days of the date of request.

2.4 Stages 10-13 Groundwater Conditions of Consent WAT 202

Table 1 - Definitions

Words in the ground dewatering (take) and groundwater diversion consent conditions have specific meanings as outlined in the table below.	
Bulk Excavation	Includes all excavation that affects groundwater excluding localised undercuts, excavation for shear keys and minor enabling works and piling less than 1.5m in diameter.
Commencement of Construction Phase Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.
Completion of Construction Phase Dewatering	Means when all drainage is in place and connected to the stormwater network.
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.
Completion of Construction	Means when the s224 Certificate for subdivision works is issued by Auckland Council
Completion of Excavation	Means the stage when all Bulk Excavation has been completed.
Condition Survey	Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions).
Damage	Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described in Table 1.
External visual inspection	A condition survey undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the exterior and a dated photographic record of all observable exterior Damage.
RL	Means Reduced Level.
Services	Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.

SQEP	Means Suitably Qualified Engineering Professional

Table 2 - Building Damage Classification

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

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

The consent is subject to the following conditions:

Condition No.	Condition
	Ground Dewatering and Groundwater Diversion Conditions

69.	**Notice of Commencement of Construction Phase Dewatering** The Council must be advised in writing at least ten working days prior to the date of the commencement of construction phase dewatering.
70.	**Design and Construction of Earthworks and Retaining Walls** The design and construction of the earthworks and retaining walls must be undertaken in general accordance with the specifications contained in the following documents: (a) Geotechnical Investigation Report referenced in Condition 1. (b) Engineering plans referenced in Condition 1. (c) Earthworks Methodology Report referenced in Condition 1.
71.	**Excavation Limit** The Bulk Excavation must not exceed the depths shown on the Engineering drawing titled "Milldale Fast Track 10 – 13, Cut Fill Layout Plan, drawing No P24-138-00-1200-EW referenced in Condition 1.
	Performance Standards
72.	**Damage Avoidance** All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater must be designed, constructed and maintained so as to avoid damage to land, buildings, structures and services on the site or adjacent properties, unless otherwise agreed in writing with the asset owner.
73.	**Additional Surveys** Additional condition surveys of any building, structure or service must be undertaken, if requested by the Council, for the purpose of investigating any damage potentially caused by ground movement resulting from construction phase dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by a SQEP and the report must be submitted to the Council. The requirement for any such additional condition survey will cease six months after the completion of construction phase dewatering unless ground settlement or building deformation monitoring indicates movement is still occurring at a level that may result in damage to buildings, structures, or services. In such circumstances the period where additional condition surveys may be required must be extended until monitoring shows that movement has stabilised and the risk of damage to buildings, structures and services as a result of the dewatering is no longer present.
74.	**Access to Third Party Property**

	Where any monitoring, inspection or condition survey in this consent requires access to property/ies owned by a third party, and access is declined or subject to what the Consent Holder considers to be unreasonable terms, the Consent Holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to enable measures to be implemented to prevent damage to buildings, structures or services. Written confirmation from the Council must be obtained before an alternative monitoring option is implemented.
75.	**Contingency Actions** If the Consent Holder becomes aware of any damage to buildings, structures or services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder must: (a) Notify the Council and the asset owner within two working days of the Consent Holder becoming aware of the damage. (b) Provide a report prepared by a SQEP that describes the damage; identifies the cause of the damage; identifies methods to remedy and/or mitigate the damage that has been caused; identifies the potential for further damage to occur and describes actions that must be taken to avoid further damage. (c) Provide a copy of the report prepared under (b) above, to the Council and the asset owner within ten working days of notification under (a) above. **Advice Note:** *It is anticipated the Consent Holder will seek the permission of the damaged asset to access the property and asset to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.*
76.	**Notice of Completion** The Council must be advised in writing within ten working days of when construction phase dewatering has been completed. **Advice Note:** *The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge rules that may apply.*

2.5 Stages 10-13 Subdivision Conditions of Consent SUB 201

The consent is subject to the following conditions:

Condition No.	Condition
	Survey plan approval (s223) conditions applicable to each stage
77.	**Survey Plan** The Consent Holder must submit a survey plan for each respective stage in general accordance with the approved resource consent subdivision plans referenced in Condition 1. 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.
78.	**Amalgamation Conditions** JOALs 4009 - 4011, 4015 & 4021 will be subject to Section 220(1)(b)(iv) of the RMA by their owners as tenants in common in the said shares as detailed in the Amalgamation Conditions detailed on the approved resource consent subdivision plans referenced in Condition 1 and must be shown on the survey plan.
79.	JOALs 4001 - 4008, 4012 - 4014 & 4017 - 4020 will be subject to Section 220(1)(b)(ii) of the RMA and will be held in the same Record of Title as detailed on the approved resource consent subdivision plans referenced in Condition 1 and must be shown on the survey plan
80.	**Land Covenants** Areas identified in green on the approved resource consent subdivision plans referenced in Condition 1 must be subject to land covenants for vegetation protection, vegetation maintenance and the protection of the earth batter slope or retaining wall and subsoil drainage protection. Areas identified in cyan will be subject to a land covenants for retaining wall and subsoil drain protection.
81.	**Drainage Reserves to Vest in Council** Lots 6000-6022 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as a Local Purpose (Drainage) Reserve. The Consent Holder must meet all costs associated with the vesting of the Local Purpose (Drainage) Reserves. 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 except as follows: a) Where agreed at EA stage.

	b) Lots 6000-6022 will vest subject to Section 239(2) of the RMA for right to convey electricity in favour of Vector Limited where required for power supply and lighting in the reserve.
82.	**Road to Vest** The proposed roads shown as Lots 800-828 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as roads and must be shown on the survey plan. The Consent Holder must meet all costs associated with the vesting of the roads.
83.	**Accessways to Vest** The proposed public accessways shown as Lots 3001 -3009 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as accessways and become part of the road corridor. The Consent Holder must meet all costs associated with the vesting of the accessways.
84.	**Parks to Vest as Land in Lieu of Reserve** Lots 7000 and 7002 must vest in Council as land in lieu of reserve to be held by Council as a park pursuant to Section 138 of the Local Government Act 2002 provided an unconditional agreement has been entered into (as outlined later in this condition). Lots 7000 and 7002 must be vested only if by the time of application for the survey plan to be approved under Section 223 of the RMA the applicant has entered into an agreement for sale and purchase of Lots 7000 and 7002 If no agreement is in place by the time of Section 223 application, the land will become a balance lot and any conditions relating to vesting, landscaping and ground conditions will become redundant. 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.
	JOAL Stormwater Management Covenant condition
85.	**Operation and Maintenance of Stormwater Management Devices within JOALs** The Consent Holder must provide a copy of the draft land covenant document to the Council, Legal Team. The draft covenant document must include provision for the following items: (a) specifies ownership, operation, and maintenance of the private stormwater systems for JOALs in each respective stage; (b) specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system;

	(c) in relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in general accordance with relevant sections of the OMM supplied to Council and any other relevant consents; (d) Specifies that evidence of maintenance (e.g. inspection reports, service logs) must be made available to Auckland Council on request; (e) Specifies that the device must continue to meet the hydrology mitigation requirements (retention and/or detention) set out in the Wainui East SMP (Version 4, dated 7 September 2016) in perpetuity; and (f) Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ.
	Section 224(c) compliance conditions
	Explanatory Note: ***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 Resource Management Act will not be issued until all conditions in relation to each independent stage have been met to the satisfaction of the Council and at the Consent Holder's expense. The s224(c) conditions below apply in general accordance with the subdivision scheme plans referenced in Condition 1.
86.	The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the applicable conditions for each stage of subdivision consent SUB302 have been complied with, and identify all those conditions that have not been complied with and are subject to the following: (a) a consent notice has been issued in relation to any conditions to which section 221 applies.
87.	**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 Assessment Report referenced in Condition 1 and subsequent Council approved versions to ensure the site is stable and suitable for development.
88.	**Geotechnical Completion Report** A Geotechnical Completion Report prepared by suitably qualified and experienced geo-professional and signed by the chartered geo-professional to confirm that all lots are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.

89.	**Contamination – Site Validation Report (SVR)** Prior to 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; (b) Details and results of any testing undertaken (including validation testing and/or asbestos air monitoring) and interpretation of the results in the context of the NESCS and the AUP(OP) for each proposed lot; (c) Records/evidence of the appropriate disposal for any material removed from the site; (d) Records of any unexpected contamination encountered during the works and response actions, if applicable; (e) Conditions of the final site ground surface and details of any sampling undertaken on materials re-used on site or imported to site; (f) Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and (g) A statement certifying that all works have been carried out in accordance with the requirements of the SMP/RAP and consent, otherwise providing details of relevant breaches, if applicable. **Advice Note:** *The SVR 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.* *If any contamination exceeding the Permitted Activity soil acceptance criteria, set out in Chapter E30 of the AUP(OP), is retained within the site upon the completion of the proposed land-disturbance activity, a long-term contaminant discharge consent under Chapter E30 of the AUP(OP) may be required for the site.*
90.	**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) of the RMA. **Advice Note:** *The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.*
	Wastewater and Water Reticulation
91.	The Army Bay WWTP currently servicing this catchment has limited capacity for additional wastewater connections. A privately owned and operated temporary WWTP (approved as part of this consent package under BUN400) may need to be constructed in order to provide additional capacity for the proposed connections until the Army Bay WWTP is upgraded. At each respective stage of the subdivision, and prior to application for Engineering Approval for that stage, confirmation that adequate wastewater capacity is available in the network for the relevant number of lot connections (or in the case of superlots the likely number of Development Unit Equivalent (DUEs)) must be sought from the wastewater utility provider. If capacity is not available at the respective stage, Engineering Approval for the public wastewater reticulation network can be approved, however the s224(c) for the respective stage must not be approved until the temporary WWTP is constructed, commissioned and fully operational.
92.	**Connection to the Public Network** The Consent Holder must design and construct connections to the public wastewater and water reticulation network (including the temporary water booster pump station building where required for the water supply pumped zone) to serve all lots in general accordance with the requirements of the wastewater and water utility provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. **Advice Note:** • *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.* • *Alterations to the public wastewater reticulation network require Engineering Approval. Additional approval may be required from Watercare as part of the Engineering Approval Process.* • *Public connections are to be constructed in general accordance with the Water and Wastewater Code of Practice.* • *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.*

	Flood management
93.	**Flooding** The consent holder must ensure that the development does not result in any increase in flood hazard risk to upstream or downstream properties when measured against the existing rainfall and land use conditions for the 50% AEP, 10% AEP, and 1% AEP storm events. Hazard assessments must be undertaken in accordance with ARR(2019) criteria. 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.
94.	For the purposes of assessing flooding effects associated with any new infrastructure within Milldale Stages 10–13, the tidal boundary conditions shall be consistent with those applied in the Wainui East SMP and the Flood Assessment Report for Milldale Stages 10–13 prepared by Woods, dated 5 August 2025. Accordingly the tidal boundary conditions to be applied shall be based on Mean High Water Springs 10 percentile (MHWS10, NIWA July 2012), with allowances for 1.0 metre sea level rise for future scenarios, as agreed with Auckland Council during the Milldale Query List review (2022). No alternative tidal boundary conditions shall be used for assessment purposes. The tidal boundary conditions to be applied are as set out in Table 1 below. **Table 1** ***MHWS10, NIWA (July 2012)*** / ***Tidal Boundary Condition (m RL)*** — ***Existing*** / ***Future*** Orewa River — 1.44 — 2.44 Weiti Stream — 1.51 — 2.51
95.	**Flood Hazard Management** The Wainui East SMP and the Flood Assessment Report for Milldale Stages 10-13 prepared by Woods dated 5 August 2025 (as referenced in Condition 1) is based on climate change allowance of 2.1 degrees. Therefore, any flooding effects assessment (including upstream and downstream of the development) associated with the development of Milldale Stages 10-13 must be limited to rainfall depths and climate change allowance of 2.1 degrees as detailed in Table 1.

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

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

Table 1 – Effects Assessment (2.1 CC)

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

Table 2 – Resilience Purposes Only

Average Recurrence Interval (ARI)	***SWCOP v 4 24-hour rainfall depth (mm)***	
	No climate change	***3.8 CC***
50% AEP	88	112.1
10% AEP	145	189.7
1% AEP	225	286.6

Overland Flow Paths

96. **Overland Flow Path Management**

At Engineering Plan Approval the Consent Holder must prepare an overland flow path management report and submit to Council for review and approval. The overland flow path management report must demonstrate compliance with the overland flow path management requirements of the Auckland Transport Design Manual and the Auckland Council Stormwater Code of Practice unless otherwise approved by Council.

97.	**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; (b) Long-section and cross section plans for all overland flow paths within roads; and (c) Long-section and cross section plans for all overland flow paths at road spill points.
	Stormwater Reticulation
98.	**Connection to the Public Network** 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:** • *Acceptable forms of evidence include Engineering Approval (EA) Completion Certificates.* • *Stormwater utility provider is the Auckland Council Healthy Waters Department.* • *Public connections are to be constructed in general accordance with the Stormwater Code of Practice.* • *Alterations to the public stormwater reticulation network require Engineering Approval.* • *Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*
99.	**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 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: • *Stormwater outfalls must be designed in general accordance with "Auckland Council publication Technical Report 2013/018".* • *Acceptable forms of evidence include Engineering Approval Completion Certificates.* • *Utility service provider is the Auckland Council Healthy Waters Department* • *Construction of public outfall structures require Engineering Approval.* • *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.* • *Please be aware of any other conditions and requirements pertaining to outfalls, including regional consenting conditions and requirements.*
100.	**Stormwater Devices** All public stormwater treatment and/or attenuation devices and the private stormwater detention tanks within JOALs must be designed and constructed in general accordance with the Infrastructure Report Milldale Stages 10-13 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. **Advice Note:** *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.* *Designs must remain consistent with the overarching stormwater management strategy set out in the Wainui East SMP (V4, September 2016) and be approved by Auckland Council Healthy Waters prior to Engineering Plan Approval*
100A.	**Hydrology Mitigation Report** Prior to Engineering Approval, the Consent Holder must prepare a Hydrology Mitigation report and submit to Council for review and approval. The Hydrology Mitigation report must include a comparative analysis of Stream 21 flows for a range of rainfall events up to and including 50% AEP. The analysis must compare the proposed 'offset' hydrology mitigation approach with the equivalent complaint hydrology mitigation approach and must demonstrate that any increase in stream peak flow, depth and velocity will not increase the risk of stream erosion. Where there is an increase in risk, mitigation measures must be implemented in accordance with condition 101. **Advice Note:** *'Offset' hydrology mitigation approach is where the required SMAF volume from a catchment is being accommodated within a device to which this catchment does not drain. Compliant hydrology mitigation approach is where the required SMAF volume from a catchment is being provided within the device that this catchment drains to.*

101.	**Stream Erosion and Stabilisation Works** The Consent Holder must design and construct the retained and realigned streams in accordance with the recommendations of the Stream Erosion Assessment referenced in Condition 1. Confirmation from Council that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. **Advice Notes:** • *Construction of any required stream erosion and stabilisation works requires Engineering Approval.* • *For the elimination of doubt, the this consent approval includes any required in-stream activities associated with stream erosion and stabilisation.*
102.	**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.
	Public Road Construction
103.	**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. **Advice Note:** • *Acceptable forms of evidence include Engineering Approval Completion Certificates.* • *Construction of public roading requires an Engineering Approval. Departure from Standards may be required where designs do not comply with AT standards.* • *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.* • *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.*

	• *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.*
104.	**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. **Advice Note:** *Appropriate pavement design will be reviewed at the Engineering Approval stage.*
	Accessways and Vehicle Crossings
105.	**Vehicle Accessways** The Consent Holder must design and construct JOALs (including surface treatment) in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. **Advice Note:** • *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)* • *Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.* • *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.* • *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.
106.	**Vehicle Crossings** The Consent Holder must provide a new vehicle crossing to serve all JOALs. The crossing(s) must be designed and formed in general accordance with the requirements of Auckland Transport. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Confirmation that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
107.	**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 EA stage. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMM must be prepared to the satisfaction of Auckland Council Healthy Waters Operations Team and comply with Healthy Waters Operation and Maintenance Plan Template. The OMM must include: (a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process; (b) a programme for regular maintenance and inspection of the stormwater management system; (c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices; (d) a programme for post storm inspection and maintenance; (e) a programme for inspection and maintenance of the outfall; (f) general inspection checklists for all aspects of the stormwater management system, including visual checks; and (g) a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.
108.	**Operation and Maintenance Manual (OMM) for Private Stormwater Management Devices (Detention Tanks) within JOALs** An Operation and Maintenance Plan (OMM) must be provided to Council to address all private stormwater management systems at EA stage. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMM must be prepared to the satisfaction of Auckland Council Healthy Waters Operations Team and comply with Healthy Waters Operation and Maintenance Plan Template. The OMM must include:

	(a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process; (b) a programme for regular maintenance and inspection of the stormwater management system; (c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices; and (d) general inspection checklists for all aspects of the stormwater management system, including visual checks.
	Public Streetscape, Accessways, Reserves and Parks
109.	**Streetscape and Public Accessway Landscaping** Prior to the implementation of planting, as part of the engineering approval 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; (e) Include hard landscaping details for accessways; (f) Include planting methodology; (g) Include all lighting details within the proposed streets and accessways; (h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping; and (i) Phormium tenax must be replaced in the planting schedule for the proposed public accessway batters by more suitable alternative species to better address maintenance of batter areas.
110.	**Drainage Reserves and Parks** Prior to the implementation of planting, as part of the engineering approval the Consent Holder must submit detailed engineering and landscape plans (including all hard assets/park furniture/fixtures/planting/turfing) for all local purpose drainage reserves and land in lieu of a reserves to the Council for certification. 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) 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) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing; (i) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping; and (j) 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; (k) Identify flood-prone areas within the reserve to demonstrate usability in accordance with its purpose; (l) 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 (m) No transformers are to be located within or on the boundary of the reserve. **Advice note:** *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.*
111.	**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 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. **Advice note:** *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.*
112.	**Implementation of Drainage Reserve and Parks 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 warrantees 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.

113.	**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.
114.	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 accessway planting occurs during the maintenance period, the Consent Holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting.
115.	**Landscape Maintenance Plan (Drainage Reserves and Parks)** 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.
116.	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.
117.	**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.
118.	**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.
119.	**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.
120.	**Maintenance Bonds for Landscaping on Drainage Reserves and Parks** 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.
121.	**Landscape Plans for all JOALs** Landscaping in JOALs must be implemented in general accordance with the approved landscape plans referenced in Condition 1.
	Consent Notices – Geotechnical, Stormwater and Reinforced Earth Slopes

122.	For the consent notice conditions below, the Consent Holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the Records of Title for the nominated lots. The consent notice must record that the following condition is to be complied with on a continuing basis:
123.	**Site-Wide Geotechnical Condition** Any buildings erected on any residential lot is subject to the requirements of the Geotechnical Investigation Report referenced in Condition 1, Geotechnical Completion Report, and any subsequent reports. Copies of the said plan and report(s) will be held at Council.
124.	**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 'Wainui Stormwater Management Plan, dated 07-09-2016, and Auckland Council GD01. The collection and disposal system must be installed in conjunction with the erection of any buildings and must be maintained to the specified capacity and standard.
125.	**Protection and Maintenance of Planting on Reinforced Earth Slopes** For all lots containing reinforced earth slopes that are identified in green 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; (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.
	Consent Notices – Boundary Treatment with Public Spaces

126.	**Reserve Boundary Treatment (Lots 6000-6007, 6011-6012, 6016-6020 and 6022 and 7002)** For those residential lots adjacent to Lots 6000-6007, 6011-6012, 6016-6020 and 6022 and 7002, any fencing on the common boundary of the reserves (Lots 6000-6007, 6011-6012, 6016-6020 and 6022 and 7002) 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.
127.	**Pedestrian Accessway Boundary Treatment (Lots 3001-3009)** For those residential lots adjacent to Lots 3001-3009, any fencing on the common boundary with the pedestrian accessways (Lots 3001-3009) 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.
	Consent Notices – Vehicle Crossings and Driveway Gradients
128.	**Site-Wide Vehicle Crossings within 10m and on the opposite side of a T-Intersection** For Lots 6-7, 36, 80-82, 101-103, 119-122, 136-139, 238-239, 266-267, 274-276, 598-600 and 1021, land use resource consent has been approved under AUP(OP) Standard E27.4.1 (A5) to infringe Standard E27.6.4.1(3)(a) relating to vehicle access within 10m of an intersection. The consent approval enables the construction of vehicle crossings to Lots 6-7, 36, 80-82, 101-103, 119-122, 136-139, 238-239, 266-267, 274-276, 598-600 and 1021 on the opposite side of a T-intersection.
129.	**Site-Wide Vehicle Crossing Widths up to 4.8m** Land use consent approval has been approved under AUP(OP) Rule E27.4.1(A2) to enable the construction of vehicle crossings with widths up to 4.8m proposed, exceeding the maximum permitted width of 3.5m required under standard E27.6.4.3.2. This includes: (a) All lots fronting local roads with a front boundary width of less than 14m may construct a vehicle crossing in general accordance with the Type A details (3.0m at boundary and 4.5m at kerb) as shown on Woods drawing P24-128-00-2070-RD 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 in width can choose either to: (i) construct a vehicle crossing in general accordance with the Type A vehicle crossing (3.0m at boundary and 4.5m at kerb) Woods drawing P24-128-00-2070-RD referenced in Condition 1 ; OR

	(ii) construct a vehicle crossing in general accordance with the Type B vehicle crossing (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P24-128-00-2071-RD referenced in Condition 1 . Unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design. (c) All lots fronting collector roads must construct a vehicle crossing in general accordance with the Collector Road Type C details (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P24-128-00-2072-RD referenced in Condition 1 unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design.
130.	**Site-Wide Driveway Gradients - All Residential Lots and Superlots** Land use consent approval has been approved under Auckland Unitary Plan Rule E27.4.1(A2) to infringe E27.6.4.4(3) relating to driveway gradients that exceed the maximum gradients for safety platforms of 1 in 20 for the first 4m length. All private driveways for standalone residential dwellings on single house lots that grade up from the road boundary must be designed and constructed to have a maximum 12.5% grade as shown on Woods drawing P24-128-00-2075-RD referenced in Condition 1 unless approval from Council and/or Auckland Transport is obtained to deviate from this design. The crossfall gradient of non-standard vehicle accesses for which a blanket consent has been approved must not exceed 2%.
	Consent Notices – Development Controls
131.	**Building Coverage for MHU Lots** For all lots zoned MHU (with the exception of Lots 264, 265 and 462) and all lots where the MHU standards are to be applied (Lots 1007-1013, 1017-1021,1024, 1027, 310-311, 431 & 480-482) as shown on the Development Control Plan referenced in Condition 1, land use consent approval has been approved under AUP(OP) Standard C1.7(1) to infringe Standard H5.6.10 to enable a maximum building coverage of up to 50% on all lots or seek resource consent to infringe this standard. Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.
132.	**Building Coverage for MHS Lots** For all lots zoned MHS and all lots where the MHS standards are to be applied as shown on the Development Control Plan referenced in Condition 1, land use consent approval has been approved under AUP(OP) Standard C1.7(1) to infringe Standard H4.6.9 to enable a maximum building coverage of up to 50% on all lots or seek resource consent to infringe this standard.

	Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.
133.	**Building Coverage for SH Lots** For all lots zoned SH and all lots where the SH standards are to be applied as shown on the Development Control Plan referenced in Condition 1, land use consent approval has been approved under AUP(OP) Standard C1.7(1) to infringe Standard H3.6.10 to enable a maximum building coverage of up to 40% on all lots or seek resource consent to infringe this standard. Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.
134.	**Application of MHS Zone Standards** A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Suburban standards to Lots 37-39, 100, 139-141, 173-185, 189-190, 214, 217-220, 249-250, 295-298, 357-375, 574-579 & 583-588. All future development on these lots must be designed to adopt the Residential – Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Suburban zone standards. Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.
135.	**Application of MHU Zone Standards** A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lots 310-311 & 431. All future development on these lots must be designed to adopt the Residential – Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards. Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.

136.	**Site-Wide Retaining Walls** Where a retaining wall is located between residential Lots 2-5, 20-25, 188, 193, 198, 203-216, 237-239, 273-281, 266-272, 1022, 317-322, 403-405, 441-454, 468-471, 472-473, 497-502, 475-482, 556-560, 567-573 and 1024-1025, land use consent has been approved under AUP(OP) Standard C1.7(1) to enable the measurement point for the height in relation to boundary control is to be undertaken from the top of authorised retaining wall and not from the approved ground level at the time of subdivision.
137.	**Development on Superlot 1050 - Business - Neighbourhood Centre Activities (NC Zone Standards Apply)** All buildings and activities on Superlot 1050 must be compliant with the activity table and standards of the Business – Neighbourhood Centre zone that are listed under Standard H12.4 and H12.6 respectively of the AUP(OP), or seek resource consent to infringe the aforementioned zone standard(s). Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.
138.	**Open Space - Conservation Zone / Residential – Mixed Housing Urban Zone Residential and Transport Activities (MHU Zone Standards Apply)** A blanket land use consent approval is provided to the following development standards within the Open Space – Conservation zone for Lots 1024 and 480-482: (a) H7.11.1 Building height; (b) H7.11.2 Height in relation to boundary; (c) H7.11.3 Yards; (d) H7.11.4 Screening; (e) H7.11.5 Gross floor threshold; (f) H7.11.6 Maximum site coverage (noting blanket consent has been approved for 50% building coverage); (g) H7.11.7 Maximum impervious area; and (h) Driveway crossings and parking areas. All future residential development on these lots must be designed to implement the Residential – Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards. Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any

	inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.
	Consent Notices – Split Zone Development Controls
139.	**Lots with Split Residential – Mixed Housing Suburban / Open Space – Conservation Zone (MHS Zone Standards Apply)** Lots 1001-1003, 1006 and Lots 1 and 8 contain split zoning of Residential – Mixed Housing Suburban and Open Space – Conservation zone. A blanket land use consent approval is provided to enable dwellings and exclusively apply Residential – Mixed Housing Suburban standards to Lots 1001-1003, 1006, 1 and 8 to infringe the following development standards within the Open Space – Conservation zone: (a) H7.11.1 Building height (b) H7.11.2 Height in relation to boundary (c) H7.11.3 Yards (d) H7.11.4 Screening (e) H7.11.5 Gross floor threshold (f) H7.11.6 Maximum site coverage; (g) H7.11.7 Maximum impervious area; and (h) Driveway crossings and parking areas. All future development on these lots must be designed to adopt the Residential – Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Suburban zone standards. Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.
140.	**Lots with Split Residential - Mixed Housing Urban / Open Space – Conservation Zone (MHU Zone Standards Apply)** Lots 281, 455-457,478-479, 483-485 and 1025 contain split zoning of Residential - Mixed Housing Urban and Open Space - Conservation zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lots 281, 455-457,478-479, 483-485 and 1025 and to infringe the following development standards within the Open Space - Conservation zone: (a) H7.11.1 Building height (b) H7.11.2 Height in relation to boundary

	(c) H7.11.3 Yards (d) H7.11.4 Screening (e) H7.11.5 Gross floor threshold (f) H7.11.6 Maximum site coverage (noting blanket consent has been approved for 50% building coverage); (g) H7.11.7 Maximum impervious area; and (h) Driveway crossings and parking areas. All future development on these lots must be designed to adopt the Residential – Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards. Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.
141.	**Lots with Split Mixed Housing Urban / Suburban Zone (MHS Zone Standards Apply)** Lots 263-265 and 462 contain split zoning of Residential - Mixed Housing Urban and Mixed Housing Suburban zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Suburban standards to Lots 263-265 and 462. All future development on these lots must be designed to adopt the Residential – Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Suburban zone standards. Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.
142.	**Lots with Split Mixed Housing Urban / Suburban Zone (MHU Zone Standards Apply)** Lots 275, 306-309, 315-316, 424-430, 448, 468-470, 533-539 & 555-560 contain split zoning of Residential - Mixed Housing Urban and Residential – Mixed Housing Suburban zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lots 275, 306-309, 315-316, 424-430, 448, 468-470, 533-539 & 555-560. All future development on these lots must be designed to adopt the Residential – Mixed Housing Urban zone activity table and standards or seek resource

	consent to infringe the applicable Residential – Mixed Housing Urban zone standards. Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.
143.	**Lots with Split Residential - Mixed Housing Suburban / Residential - Zone (MHS Zone Standards Apply)** Lots 40-44, 69-76, 101-105, 118-123, 136-138, 158, 172, 186-187, 191-192, 209-213, 215-216, 240, 242-248, 292-294, 302-305, 383-399, 570-573 & 580-582 contain split zoning of Residential - Mixed Housing Suburban and Residential - Single House zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Suburban zone standards to Lots 40-44, 69-76, 101-105, 118-123, 136-138, 158, 172, 186-187, 191-192, 209-213, 215-216, 240, 242-248, 292-294, 302-305, 383-399, 570-573 & 580-582. All future development on these lots must be designed to adopt the Residential – Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Suburban zone standards. Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.
144.	**Lots with Split Business – Neighbourhood Centre/ Residential - Mixed Housing Urban Zone (MHU Zone Standards Apply)** Lots 1026 and 486-492 contain split zoning of Residential - Mixed Housing Urban / Business - Neighbourhood Centre (NC) zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lots 1026 and 486-492. The approval enables: (a) Construction of new residential buildings within the NC zone; (b) Residential dwellings at ground floor; and (c) Infringements to NC zone side and rear yards. All future residential development on these lots must be designed to implement the Residential - Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards. The NC zone standards do not apply. Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the

	Development Control Plan, the Development Control Plan shall take precedence.
145.	**Lots with Split Business - Neighbourhood Centre / Open Space - Conservation / Residential - Mixed Housing Urban Zone (MHU Zone Standards Apply)** Lot 486 contains a split zoning of Business - Neighbourhood Centre zone / Open Space - Conservation zone / Residential – Mixed Housing Urban zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lot 486 and to infringe the following development standards within the Open Space – Conservation zone and Business - Neighbourhood Centre zone: (a) H7.11.1 Building height; (b) H7.11.2 Height in relation to boundary; (c) H7.11.3 Yards; (d) H7.11.4 Screening; (e) H7.11.5 Gross floor threshold; (f) H7.11.6 Maximum site coverage (noting blanket consent has been approved for 50% building coverage); (g) H7.11.7 Maximum impervious area; (h) Construction of new residential buildings within the Business – NC zone; (i) Residential dwellings at ground floor; (j) Infringements to NC zone side and rear yards; and (k) Driveway crossings and parking areas. All future residential development on these lots must be designed to implement the Residential - Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential - Mixed Housing Urban zone standards. Note: The zone to be applied to all lots identified above is shown on the Development Control Plan referenced in Condition 1. In the event of any inconsistency between the lot numbers listed in this condition and the Development Control Plan, the Development Control Plan shall take precedence.
	Consent Notices – Superlots 1007-1013, 1017-2021 & 1027
146.	**SHZ Superlots 1007-1013, 1017-2021 & 1027** *Explanatory Note:* *Blanket land use consent has been approved for more than one dwelling per site (superlot) and to infringe the Residential – Single House Zone standards. As part of this consent approval, Residential Design Outcomes & Controls (RDOC) have been approved to guide the design and implementation of all*

	residential developments on Lots 1007-1013, 1017-2021 & 1027. The RDOC details design outcomes to inform dwelling design, style and layout within each superlot. Design Controls specify the applicable built form standards for the dwellings. All residential dwellings on Lots 1007-1013, 1017-2021 & 1027 must be designed and constructed in accordance with the Residential Design Outcomes & Controls (RDOC). Prior to application for building consent for any dwelling(s) on Lots 1007-1013, 1017-2021 & 1027, the dwelling design must be reviewed and confirmed by the Council Urban Design Team Leader that the design is in accordance with the RDOC. Confirmation from Council must be received within 20 working days of submission. An application for a discretionary activity to vary a consent notice under Section 221 of the RMA will be required in the following circumstances: (a) if the design deviates from the built form controls in the RDOC; and/or (b) the maximum residential yield on any lot detailed in the RDOC is exceeded.

General Advice Notes

(1) Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.

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

(3) For more information on the resource consent process with Council see the Council's website: www.aucklandCouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.

(4) The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

(5) The Consent Holder is responsible for ensuring that all development and associated works (including mobile plant and scaffolding) complies with the minimum safe distances from overhead electric lines in compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (NZECP34). Resource consent does not confirm compliance with NZECP34. The Consent Holder should ensure that minimum safe distances are achieved before commencing construction where there are overhead electrical lines nearby.

(6) The Consent Holder or his Contractor must obtain a Corridor Access Request from Auckland Transport / NZTA prior to the commencement of any works within a legal road.

(7) The Consent Holder or his Contractor must obtain a Vehicle Crossing Application from Auckland Transport prior to the commencement of any vehicle crossings construction.

2.6 Stages 10-13 List of Reports and Drawings

Reports

Report Title & Reference	Author	Rev	Dated
Acoustic Assessment: Milldale Stages 10-13 Proposed Earthworks and Civil Works	Styles Group	1	26 February 2025
Adaptive Management Plan: Earthworks Stages 10-13 Milldale	Southern Skies Environmental	V2	May 2025
Arboricultural Impact Assessment: Milldale Stages 10 – 13	Arborlab Limited	A	February 2025
Archaeological Assessment: Wainui, Auckland, Proposed Milldale Residential Development, Stages 4C and 10-13: Fast Track Archaeological Assessment	Clough & Associates Limited	A	February 2025
Detailed Site Investigation: Milldale Stages 10-13 Wainui	Groundwater and Environmental Services	A	24 February 2025
Earthworks Methodology Report: Milldale Earthworks 10-13	WOODS	1	19 March 2025
Ecological Impact Assessment: Milldale – Stages 10-13	Viridis Environmental Consultants	Final 1	February 2025
Ecology Response: Milldale Stages 10-13 Fast Track – Request for Further Information – Ecology Response	Viridis Environmental Consultants	-	5 August 2025
Economic Assessment of Milldale Stages 4C and 10-13 Fast-track Application	Insight Economics	Final	27 March 2025
Technical Memo: Expert Response Memo for Milldale Stages 4C and 10-13 Fast-track Application	Insight Economics	-	4 August 2025
Functional Design Memorandum: Milldale Stages 10 - 13	WOODS	1	25 February 2025
Flood Assessment: Milldale Fast Track Application Milldale Stages 10-13	WOODS	V1	5 August 2025
Stormwater Models Issue Memo: Milldale Fast-track Application	WOODS	-	5 August 2025
Geotechnical Investigation Report: Proposed Residential Subdivision	CMW Geotechnical NZ Limited	3	24 March 2025

Report Title & Reference	Author	Rev	Dated
Milldale Stages 10 to 13, Wainui East, AKL2024-0257AB			
Fast Track Application: Specialist Comments Response Addendum	CMW Geotechnical NZ Limited	1	31 July 2025
Groundwater Dewatering Assessment: Milldale Stage 10 - 13	Williamson Water & Land Advisory	3	25 July 2025
Hydric Soil & Hydrology Tool Assessments	Williamson Water & Land Advisory	1	25 February 2025
Milldale Stages 10-13 – Hydric Soil & Wetland Hydrology Tool Assessment	Williamson Water & Land Advisory		1 August 2025
Infrastructure Report: Milldale Stages 10-13	WOODS	1	28 March 2025
Milldale Stages 10-13: Civil Engineering – Response Overview Report	WOODS	1	5/08/2025
Milldale P21 Stream Investigations	WOODS	-	24 March 2024
Stream Erosion Risk Assessment: Milldale Fast Track Application – Stages 10-13	WOODS	-	4 August 2025
Site Management and Remedial Action Plan: Milldale Stages 10-13 Wainui	Groundwater and Environmental Services	2	24 January 2025
Stream and Wetland Planting Management Plan: Milldale Stages 10-13	Beca	-	26 February 2025
Transportation Assessment: Milldale Fast Track (Stages 10-13)	Stantec New Zealand	A	27 March 2025
Urban Design Report: Milldale Stages 10 – 13 Substantive Application	WOODS	Final Rev 1	28 March 2025
Residential Design Outcomes & Controls	WOODS	V2	1/08/2025
Further Information Request Milldale Fast track Application (Urban Design Memo)	WOODS	-	1 August 2025
Milldale Wetland Offsetting Stages 10-13	Williamson Water & Land Advisory	-	25 February 2025
Further Information Request, Milldale Fast Track Application – Stages 10-13: Local Purpose (Drainage) Reserve	WOODS	-	4 August 2025

Drawings

Drawing Title & Reference	Author	Rev	Dated
Landscaping Plans - Streetscape			
Landscape Plans – Index Plan (Drawing No: 001)	LASF	-	31.7.25
Landscape Plans – Overall Plan (Drawing No: 002)	LASF	-	31.7.25
Landscape Plans – Design Statement (Drawing No: 003)	LASF	-	31.7.25
Landscape Plans – STG 10 – Street Trees (Drawing No: 004)	LASF	-	31.7.25
Landscape Plans – STG 10 - Details (Drawing No: 005)	LASF	-	31.7.25
Landscape Plans – STG 10 - Reserve (Drawing No: 006)	LASF	-	31.7.25
Landscape Plans – STG 11 – Street Trees(Drawing No: 007)	LASF	-	31.7.25
Landscape Plans – STG 11 – Details (Drawing No: 008)	LASF	-	31.7.25
Landscape Plans – STG 12 – Street Trees (Drawing No: 009)	LASF	-	31.7.25
Landscape Plans – STG 12 – Details (Drawing No: 010)	LASF	-	31.7.25
Landscape Plans – STG 12 - Reserve (Drawing No: 011)	LASF	-	31.7.25
Landscape Plans – STG 13 – Street Trees (Drawing No: 012)	LASF	-	31.7.25
Landscape Plans – STG 13 – Details (Drawing No: 013)	LASF	-	31.7.25
Landscape Plans – Earth Batters/Tree (Drawing No: 014)	LASF	-	31.7.25
Landscape Plans – Tree Images (Drawing No: 015)	LASF	-	31.7.25
Landscape Plans – Appendix (Drawing No: 016)	LASF	-	31.7.25
Planting Plans - Offset			
Planting Plan Sheet 1 or 7 (Drawing No: 4672100-AL-S10-1001)	BECA	B	05.08.25
Planting Plan Sheet 2 or 7 (Drawing No: 4672100-AL-S10-1002)	BECA	B	05.08.25
Planting Plan Sheet 3 or 7 (Drawing No: 4672100-AL-S10-1003)	BECA	B	05.08.25

Drawing Title & Reference	Author	Rev	Dated
Planting Plan Sheet 4 or 7 (Drawing No: 4672100-AL-S10-1004)	BECA	B	05.08.25
Planting Plan Sheet 5 or 7 (Drawing No: 4672100-AL-S10-1005)	BECA	B	05.08.25
Planting Plan Sheet 6 or 7 (Drawing No: 4672100-AL-S10-1006)	BECA	B	05.08.25
Planting Plan Sheet 7 or 7 (Drawing No: 4672100-AL-S10-1007)	BECA	B	05.08.25
Milldale Wetland Offset Context Plan (Drawing No: 4672100-AL-0001)	BECA	A	26 February 2025
Milldale Wetland Offset Zoom Plan (Drawing No: 4672100-AL-0002)	BECA	A	26 February 2025
Milldale Wetland Offset Planting Plan (Drawing No: 4672100-AL-1000)	BECA	A	26 February 2025
Milldale Wetland Offset Planting Plan (Drawing No: 4672100-AL-1001)	BECA	A	26 February 2025
Milldale Wetland Offset Plant Schedule (Drawing No: 4672100-AL-2000)	BECA	A	26 February 2025
Civil Drawings			
SITE LOCATION PLAN (Drawing No: P24-128-00-0001-GE)	WOODS	2	July-25
EXISTING TITLES PLAN (Drawing No: P24-128-00-0002-GE)	WOODS	2	July-25
ZONING PLAN (Drawing No: P24-128-00-0003-GE)	WOODS	2	July-25
PRECINCT CONFORMANCE PLAN (Drawing No: P24-128-00-0005-GE)	WOODS	2	July-25
EXISTING EARTHWORKS CONSENT PLAN (Drawing No: P24-128-00-0006-GE)	WOODS	2	July-25
EXISTING EARTHWORKS CONSENT PLAN (Drawing No: P24-128-00-0007-GE)	WOODS	2	July-25
DEVELOPMENT PROGRESS PLAN (Drawing No: P24-128-00-0008-GE)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
STAGE 10-13 OVERALL SCHEME PLAN – SHEET 1 (Drawing No: P24-128-00-0010-SU)	WOODS	2	July-25
STAGE 10-13 OVERALL SCHEME PLAN – SHEET 2 (Drawing No: P24-128-00-0011-SU)	WOODS	2	July-25
STAGE 10-13 OVERALL SCHEME PLAN – SHEET 3 (Drawing No: P24-128-00-0012-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 4 (Drawing No: P24-128-00-0013-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 5 (Drawing No: P24-128-00-0014-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 6 (Drawing No: P24-128-00-0015-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 7 (Drawing No: P24-128-00-0016-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 8 (Drawing No: P24-128-00-0017-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 9 (Drawing No: P24-128-00-0018-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 10 (Drawing No: P24-128-00-0019-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 11 (Drawing No: P24-128-00-0020-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SCHEDULES (Drawing No: P24-128-00-0021-SU)	WOODS	2	July-25
EXISTING FEATURES OVERALL PLAN (Drawing No: P24-128-00-0030-GE)	WOODS	2	July-25
EXISTING FEATURES PLAN – SHEET 1 (Drawing No: P24-128-00-0031-GE)	WOODS	2	July-25
EXISTING FEATURES PLAN – SHEET 2 (Drawing No: P24-128-00-0032-GE)	WOODS	2	July-25
EXISTING FEATURES PLAN – SHEET 3 (Drawing No: P24-128-00-0033-GE)	WOODS	2	July-25
EXISTING FEATURES PLAN – SHEET 4 (Drawing No: P24-128-00-0034-GE)	WOODS	2	July-25
DEVELOPMENT CONTROL OVERALL PLAN (Drawing No: P24-128-00-0100-GE)	WOODS	2	July-25
DEVELOPMENT CONTROL PLAN – SHEET 1 (Drawing No: P24-128-00-0101-GE)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
DEVELOPMENT CONTROL PLAN – SHEET 2 (Drawing No: P24-128-00-0102-GE)	WOODS	2	July-25
DEVELOPMENT CONTROL PLAN – SHEET 3 (Drawing No: P24-128-00-0103-GE)	WOODS	2	July-25
FENCING LAYOUT OVERALL PLAN (Drawing No: P24-128-00-0150-GE)	WOODS	2	July-25
FENCING LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-0151-GE)	WOODS	2	July-25
FENCING LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-0152-GE)	WOODS	2	July-25
FENCING LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-0153-GE)	WOODS	2	July-25
EXISTING CONTOUR LAYOUT OVERALL PLAN (Drawing No: P24-128-00-1000-EW)	WOODS	2	July-25
EXISTING CONTOUR LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1001-EW)	WOODS	2	July-25
EXISTING CONTOUR LAYOUT PLAN – SHEET 2 P(Drawing No: P24-128-00-1002-EW)	WOODS	2	July-25
EXISTING CONTOUR LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-1003-EW)	WOODS	2	July-25
DESIGN CONTOUR LAYOUT OVERALL PLAN (Drawing No: P24-128-00-1100-EW)	WOODS	2	July-25
DESIGN CONTOUR LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1101-EW)	WOODS	2	July-25
DESIGN CONTOUR LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-1102-EW)	WOODS	2	July-25
DESIGN CONTOUR LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-1103-EW)	WOODS	2	July-25
CUT FILL LAYOUT OVERALL PLAN (Drawing No: P24-128-00-1200-EW)	WOODS	2	July-25
CUT FILL LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1201-EW)	WOODS	2	July-25
CUT FILL LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-1202-EW)	WOODS	2	July-25
CUT FILL LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-1203-EW)	WOODS	2	July-25
EARTHWORKS IN STREAM MARGINS OVERALL PLAN (Drawing No: P24-128-00-1250-EW)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
EARTHWORKS IN STREAM MARGINS – SHEET 1 (Drawing No: P24-128-00-1251-EW)	WOODS	2	July-25
EARTHWORKS IN STREAM MARGINS – SHEET 1 (Drawing No: P24-128-00-1252-EW)	WOODS	2	July-25
EARTHWORKS IN STREAM MARGINS – SHEET 1 (Drawing No: P24-128-00-1253-EW)	WOODS	2	July-25
RETAINING WALL LAYOUT OVERALL PLAN (Drawing No: P24-128-00-1300-EW)	WOODS	2	July-25
RETAINING WALL LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1301-EW)	WOODS	2	July-25
RETAINING WALL LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1302-EW)	WOODS	2	July-25
RETAINING WALL LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1303-EW)	WOODS	2	July-25
STAGE 10 RESERVE - PLAN AND SECTIONS (Drawing No: P24-128-00-1351)	WOODS	1	July-25
STAGE 12 RESERVE - PLAN AND SECTIONS (Drawing No: P24-128-00-1352)	WOODS	1	July-25
ECOLOGY FEATURES PLAN – OVERALL PLAN (Drawing No: P24-128-00-1400-EW)	WOODS	2	July-25
ECOLOGY FEATURES PLAN – SHEET 1 (Drawing No: P24-128-00-1401-EW)	WOODS	2	July-25
ECOLOGY FEATURES PLAN – SHEET 2 (Drawing No: P24-128-00-1402-EW)	WOODS	2	July-25
ECOLOGY FEATURES PLAN – SHEET 3 (Drawing No: P24-128-00-1403-EW)	WOODS	2	July-25
STREAMWORKS PLAN (Drawing No: P24-128-00-1450-EW)	WOODS	2	July-25
STREAMWORKS PLAN – SHEET 1 (Drawing No: P24-128-00-1451-EW)	WOODS	2	July-25
STREAMWORKS PLAN – SHEET 2 (Drawing No: P24-128-00-1452-EW)	WOODS	2	July-25
STREAMWORKS PLAN – SHEET 3 (Drawing No: P24-128-00-1453-EW)	WOODS	2	July-25
STREAM ENHANCEMENT PLAN – WOODY FEATURES AND DETAILS (Drawing No: P24-128-00-1455-EW)	WOODS	2	July-25
DRAINAGE RESERVE OVERALL PLAN (Drawing No: P24-128-00-1460-EW)	WOODS	1	July-25

Drawing Title & Reference	Author	Rev	Dated
DRAINAGE RESERVE PLAN – SHEET 1 (Drawing No: P24-128-00-1461-EW)	WOODS	1	July-25
DRAINAGE RESERVE PLAN – SHEET 2 (Drawing No: P24-128-00-1462-EW)	WOODS	1	July-25
DRAINAGE RESERVE PLAN – SHEET 3 (Drawing No: P24-128-00-1463-EW)	WOODS	1	July-25
DRAINAGE RESERVE SECTIONS – SHEET 1 (Drawing No: P24-128-00-1464-EW)	WOODS	1	July-25
DRAINAGE RESERVE SECTIONS – SHEET 1 (Drawing No: P24-128-00-1465-EW)	WOODS	1	July-25
DRAINAGE RESERVE SECTIONS – SHEET 1 (Drawing No: P24-128-00-1466-EW)	WOODS	1	July-25
INDICATIVE STAGING PLAN – SEASON 1 (Drawing No: P24-128-00-1501-EW)	WOODS	2	July-25
INDICATIVE STAGING PLAN – SEASON 2 (Drawing No: P24-128-00-1502-EW)	WOODS	2	July-25
INDICATIVE STAGING PLAN – SEASON 3 (Drawing No: P24-128-00-1503-EW)	WOODS	2	July-25
INDICATIVE STAGING PLAN – SEASON 4 (Drawing No: P24-128-00-1504-EW)	WOODS	2	July-25
INDICATIVE STAGING PLAN – SEASON 5 (Drawing No: P24-128-00-1505-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 1 – SHEET 1 (Drawing No: P24-128-00-1601-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 1 – SHEET 2 (Drawing No: P24-128-00-1602-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 2 – SHEET 1 (Drawing No: P24-128-00-1603-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 2 – SHEET 2 (Drawing No: P24-128-00-1604-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 2 – SHEET 3 (Drawing No: P24-128-00-1605-EW)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 3 – SHEET 1 (Drawing No: P24-128-00-1606-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 3 – SHEET 2 (Drawing No: P24-128-00-1607-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 4 – SHEET 1 (Drawing No: P24-128-00-1608-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 4 – SHEET 2 (Drawing No: P24-128-00-1609-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 5 – SHEET 1 (Drawing No: P24-128-00-1610-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 5 – SHEET 2 (Drawing No: P24-128-00-1611-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 1 (Drawing No: P24-128-00-1620-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 2 (Drawing No: P24-128-00-1621-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 3 (Drawing No: P24-128-00-1622-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 4 (Drawing No: P24-128-00-1623-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 5 (Drawing No: P24-128-00-1624-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 6 (Drawing No: P24-128-00-1625-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 7 (Drawing No: P24-128-00-1626-EW)	WOODS	1	Feb-25
ROAD TYPOLOGY PLAN (Drawing No: P24-128-00-2000-RD)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
ROAD TYPOLOGY PLAN – SHEET 1 (Drawing No: P24-128-00-2001-RD)	WOODS	2	July-25
ROAD TYPOLOGY PLAN – SHEET 2 (Drawing No: P24-128-00-2002-RD)	WOODS	2	July-25
ROAD TYPOLOGY PLAN – SHEET 3 (Drawing No: P24-128-00-2003-RD)	WOODS	2	July-25
TYPICAL CROSS SECTION – COLLECTOR ROAD & LYSNAR ROAD (Drawing No: P24-128-00-2010-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTION – CEMETERY ROAD LINK (COLLECTOR ROAD) (Drawing No: P24-128-00-2011-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTION – CEMETERY ROAD (LOCAL ROAD) (Drawing No: P24-128-00-2012-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTION – LOCAL ROAD TYPE 1 (Drawing No: P24-128-00-2013-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTION – LOCAL ROAD TYPE 2 (Drawing No: P24-128-00-2014-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTION – STREAM EDGE ROAD (Drawing No: P24-128-00-2015-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTIONS – JOALS AND ACCESSWAYS (Drawing No: P24-128-00-2016-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTIONS – FOOTPATH/CYCLEWAY AND KERB AND CHANNEL/NIB (Drawing No: P24-128-00-2017-RD)	WOODS	1	Feb-25
ROAD INTERSECTION TYPOLOGY PLAN (Drawing No: P24-128-00-2040-RD)	WOODS	2	July-25
ROAD INTERSECTION TYPOLOGY PLAN – SHEET 1 (Drawing No: P24-128-00-2041-RD)	WOODS	2	July-25
ROAD INTERSECTION TYPOLOGY PLAN – SHEET 2 (Drawing No: P24-128-00-2042-RD)	WOODS	2	July-25
ROAD INTERSECTION TYPOLOGY PLAN – SHEET 3 (Drawing No: P24-128-00-2043-RD)	WOODS	2	July-25
TYPICAL INTERSECTION LAYOUTS – SHEET 1 (Drawing No: P24-128-00-2044-RD)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
TYPICAL INTERSECTION LAYOUTS – SHEET 2 (Drawing No: P24-128-00-2045-RD)	WOODS	1	Feb-25
CONCEPT INTERSECTION LAYOUTS – SHEET 1 (Drawing No: P24-128-00-2046-RD)	WOODS	1	Feb-25
CONCEPT INTERSECTION LAYOUTS – SHEET 2 (Drawing No: P24-128-00-2047-RD)	WOODS	2	July-25
ROAD TRAFFIC CALMING TYPOLOGY PLAN (Drawing No: P24-128-00-2050-RD)	WOODS	2	July-25
ROAD TRAFFIC CALMING TYPOLOGY PLAN – SHEET 1 (Drawing No: P24-128-00-2051-RD)	WOODS	2	July-25
ROAD TRAFFIC CALMING TYPOLOGY PLAN – SHEET 2 (Drawing No: P24-128-00-2052-RD)	WOODS	2	July-25
ROAD TRAFFIC CALMING TYPOLOGY PLAN – SHEET 3 (Drawing No: P24-128-00-2053-RD)	WOODS	2	July-25
PUBLC TRANSPORT NETWORK PLAN (Drawing No: P24-128-00-2060-RD)	WOODS	2	July-25
TYPICAL VEHICLE CROSSING - LOCAL ROAD TYPE A (Drawing No: P24-128-00-2070-RD)	WOODS	1	Feb-25
TYPICAL VEHICLE CROSSING - LOCAL ROAD TYPE B (Drawing No: P24-128-00-2071-RD)	WOODS	1	Feb-25
TYPICAL VEHICLE CROSSING - COLLECTOR ROAD TYPE B (Drawing No: P24-128-00-2072-RD)	WOODS	1	Feb-25
TYPICAL PRIVATE DRIVEWAY DESIGN DETAILS (Drawing No: P24-128-00-2075-RD)	WOODS	1	Feb-25
PEDESTRIAN BRIDGES LOCATION PLAN (Drawing No: P24-128-00-2080-RD)	WOODS	2	July-25
PEDESTRIAN BRIDGES LONGSECTIONS – SHEET 1 (Drawing No: P24-128-00-2081-RD)	WOODS	1	Feb-25
PEDESTRIAN BRIDGES LONGSECTIONS – SHEET 2 (Drawing No: P24-128-00-2082-RD)	WOODS	2	July-25
OVERALL ROAD GRADIENT PLAN (Drawing No: P24-128-00-2090-RD)	WOODS	2	July-25
STORMWATER DRAINAGE LAYOUT OVERALL PLAN (Drawing No: P24-128-00-3000-DR)	WOODS	2	July-25
STORMWATER DRAINAGE LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-3001-DR)	WOODS	2	July-25
STORMWATER DRAINAGE LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-3002-DR)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
STORMWATER DRAINAGE LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-3003-DR)	WOODS	2	July-25
STORMWATER CATCHMENT OVERALL PLAN (Drawing No: P24-128-00-3010-DR)	WOODS	2	July-25
STORMWATER CATCHMENT PLAN – SHEET 1 (Drawing No: P24-128-00-3011-DR)	WOODS	2	July-25
STORMWATER CATCHMENT PLAN – SHEET 2 (Drawing No: P24-128-00-3012-DR)	WOODS	2	July-25
STORMWATER CATCHMENT PLAN – SHEET 3 (Drawing No: P24-128-00-3013-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS OVERALL PLAN (Drawing No: P24-128-00-3020-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-3021-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-3022-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-3023-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 4 (Drawing No: P24-128-00-3024-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 5 (Drawing No: P24-128-00-3025-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 6 (Drawing No: P24-128-00-3026-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 7 (Drawing No: P24-128-00-3027-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 8 (Drawing No: P24-128-00-3028-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 9 (Drawing No: P24-128-00-3029-DR)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 10 (Drawing No: P24-128-00-3030-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 11 (Drawing No: P24-128-00-3031-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 12 (Drawing No: P24-128-00-3032-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 13 (Drawing No: P24-128-00-3033-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 14 (Drawing No: P24-128-00-3034-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 15 (Drawing No: P24-128-00-3035-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 16 (Drawing No: P24-128-00-3036-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 17 (Drawing No: P24-128-00-3037-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 18 (Drawing No: P24-128-00-3038-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 19 (Drawing No: P24-128-00-3039-DR)	WOODS	2	July-25
STORMWATER CULVERTS LOCATION PLAN (Drawing No: P24-128-00-3050-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 42-3 LONGSECTION (Drawing No: P24-128-00-3055-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 42-1 LONGSECTION (Drawing No: P24-128-00-3056-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 43-2 LONGSECTION (Drawing No: P24-128-00-3057-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 43-1 LONGSECTION (Drawing No: P24-128-00-3058-DR)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
STORMWATER PIPE CULVERT 35-1 LONGSECTION (Drawing No: P24-128-00-3059-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 26-2 LONGSECTION (Drawing No: P24-128-00-3060-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 26-1 LONGSECTION (Drawing No: P24-128-00-3061-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 2-1 LONGSECTION (Drawing No: P24-128-00-3062-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 9-1 LONGSECTION (Drawing No: P24-128-00-3063-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 20-1 LONGSECTION (Drawing No: P24-128-00-3064-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 21-1 LONGSECTION (Drawing No: P24-128-00-3065-DR)	WOODS	2	July-25
TYPICAL STORMWATER PIPE CULVERT DETAIL PLAN (Drawing No: P24-128-00-3070-DR)	WOODS	1	Feb-25
STORMWATER CULVERTS TYPICAL INSTALLATION PLAN – OFFLINE CULVERT (Drawing No: P24-128-00-3075-DR)	WOODS	1	Feb-25
STORMWATER CULVERTS TYPICAL INSTALLATION PLAN – ONLINE CULVERT (Drawing No: P24-128-00-3076-DR)	WOODS	1	Feb-25
PRE-DEVELOPMENT STREAM CATCHMENT OVERALL PLAN (Drawing No: P24-128-00-3080-DR)	WOODS	2	July-25
PRE-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 1 (Drawing No: P24-128-00-3081-DR)	WOODS	2	July-25
PRE-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 2 (Drawing No: P24-128-00-3082-DR)	WOODS	2	July-25
PRE-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 3 (Drawing No: P24-128-00-3083-DR)	WOODS	2	July-25
PRE-DEVELOPMENT WETLAND CATCHMENT PLAN (Drawing No: P24-128-00-3085-DR)	WOODS	2	July-25
POST-DEVELOPMENT STREAM CATCHMENT OVERALL PLAN (Drawing No: P24-128-00-3090-DR)	WOODS	2	July-25
POST-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 1 (Drawing No: P24-128-00-3091-DR)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
POST-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 2 (Drawing No: P24-128-00-3092-DR)	WOODS	2	July-25
POST-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 3 (Drawing No: P24-128-00-3093-DR)	WOODS	2	July-25
POST-DEVELOPMENT WETLAND CATCHMENT PLAN (Drawing No: P24-128-00-3095-DR)	WOODS	2	July-25
STORMWATER DRY BASIN & CATCHMENT PLAN - OVERALL PLAN (Drawing No: P24-128-00-3400-DR)	WOODS	2	July-25
STORMWATER DRY BASIN & CATCHMENT PLAN – SHEET 1 (Drawing No: P24-128-00-3401-DR)	WOODS	2	July-25
STORMWATER DRY BASIN & CATCHMENT PLAN – SHEET 2 (Drawing No: P24-128-00-3402-DR)	WOODS	2	July-25
STORMWATER DRY BASIN & CATCHMENT PLAN – SHEET 3 (Drawing No: P24-128-00-3403-DR)	WOODS	2	July-25
STORMWATER DRY BASINS OVERALL PLAN (Drawing No: P24-128-00-3450-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN A (Drawing No: P24-128-00-3451-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN B (Drawing No: P24-128-00-3452-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN C (Drawing No: P24-128-00-3453-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN D (Drawing No: P24-128-00-3454-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN E (Drawing No: P24-128-00-3455-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN F (Drawing No: P24-128-00-3456-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN G (Drawing No: P24-128-00-3457-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN H (Drawing No: P24-128-00-3458-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN I (Drawing No: P24-128-00-3459-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN J (Drawing No: P24-128-00-3460-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN K (Drawing No: P24-128-00-3461-DR)	WOODS	1	July-25

Drawing Title & Reference	Author	Rev	Dated
WASTEWATER DRAINAGE LAYOUT OVERALL PLAN (Drawing No: P24-128-00-4000-DR)	WOODS	2	July-25
WASTEWATER DRAINAGE LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-4001-DR)	WOODS	2	July-25
WASTEWATER DRAINAGE LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-4002-DR)	WOODS	2	July-25
WASTEWATER DRAINAGE LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-4003-DR)	WOODS	2	July-25
WASTEWATER OVERALL CATCHMENT PLAN (Drawing No: P24-128-00-4010-DR)	WOODS	2	July-25
WATER RETICULATION LAYOUT OVERALL PLAN (Drawing No: P24-128-00-5000-WR)	WOODS	2	July-25
WATER RETICULATION LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-5001-WR)	WOODS	2	July-25
WATER RETICULATION LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-5002-WR)	WOODS	2	July-25
WATER RETICULATION LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-5003-WR)	WOODS	2	July-25
WATER BOOSTER PUMPING STATION – LAYOUT PLAN (Drawing No: P24-128-00-5500-WR)	WOODS	1	Feb-25
WATER BOOSTER PUMPING STATION – BUILDING LAYOUT PLAN (Drawing No: P24-128-00-5501-WR)	WOODS	1	Feb-25
WATER BOOSTER PUMPING STATION – SECTIONS (Drawing No: P24-128-00-5550-WR)	WOODS	1	Feb-25
WATER BOOSTER PUMPING STATION VEHICLE TRACKING PLAN – WSL VACUUM TRACKER (Drawing No: P24-128-00-5590-WR)	WOODS	1	Feb-25
WATER BOOSTER PUMPING STATION VEHICLE TRACKING PLAN – WSL SERVICE VEHICLE (Drawing No: P24-128-00-5591-WR)	WOODS	1	Feb-25
WATER BOOSTER PUMPING STATION VEHICLE TRACKING PLAN – WSL SERVICE UTILITY (Drawing No: P24-128-00-5592-WR)	WOODS	1	Feb-25
Scheme Plans			
All Stages			
SCHEME PLAN (Drawing No: P24-128-00-0010-SU)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
SCHEME PLAN (Drawing No: P24-128-00-0011-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0012-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0013-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0014-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0015-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0016-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0017-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0018-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0019-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0020-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0021-SU)	WOODS	2	July-25
Architectural Drawings			
MILLDALE STAGE 10-13, WATER BOOST PUMP STATION – SITE PLAN (Drawing No. P24-128-UD202)	WOODS	1	Feb 2025
MILLDALE STAGE 10-13, WATER BOOST PUMP STATION – ELEVATIONS (Drawing No. P24-128-UD203)	WOODS	1	Feb 2025
MILLDALE STAGE 10-13, WATER BOOST PUMP STATION – SECTIONS (Drawing No. P24-128-UD204)	WOODS	1	Feb 2025
MILLDALE STAGE 10-13, WATER BOOST PUMP STATION – ARIST IMPRESION (Drawing No. P24-128-UD205)	WOODS	1	Feb 2025

3.0 Stage 4C Conditions of Consent

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

The consent is subject to the following conditions:

<table>
<tr><th>Condition No.</th><th>Condition</th></tr>
<tr><td></td><td>General Conditions</td></tr>
<tr><td></td><td>Explanatory Note:

Independent application of conditions in Stage 4C2 – 4C5 (inclusive) for the development of each stage

Unless otherwise stated, the conditions below apply independently to each stage within Stage 4C2 – 4C5 (inclusive), regardless of any work being carried out on other lots. This means that compliance with these conditions is required on a lot-by-lot basis, regardless of whether any works are being undertaken on other lots within the same stage. Works on each lot must comply on its own, ensuring implementation is not reliant on progress elsewhere in the development.</td></tr>
<tr><td>1.</td><td>The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 300]:

(a) Application Form and Assessment of Environmental Effects prepared by Woods and B&A, dated 28 March 2025.

(b) Reports and Drawings as listed in Section 3.3.</td></tr>
<tr><td></td><td>Lapse & Expiry Dates</td></tr>
<tr><td>2.</td><td>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><tr><th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr><tr><td>LUC (s9 Bulk Earthworks and Land Use)</td><td>5 years</td><td>5 years</td></tr></table>
In the case of approved consent LUC301 (Bulk Earthworks and Land Use), under s123 this consent expires five years from the date of commencement of earthworks.

Under section 125 of the RMA, the consents above lapse after the stated date unless:</td></tr>
</table>

	(a) The consent is given effect to; or (b) The Council extends the period after which the consent lapses.
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 incurred to ensure compliance with the conditions attached to this consent.
	Siteworks Pre-Construction Conditions
4.	**Pre-commencement Meeting** Prior to the commencement of the construction and earthworks activity, the Consent Holder must hold a pre-start meeting that: (a) is located on the subject site; (b) is scheduled not less than 5 working days before the anticipated commencement of construction and earthworks; (c) includes Monitoring Inspector officer[s], 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]. **Advice Note** *To arrange the pre-start meeting please contact the Council to arrange this meeting or 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 2 working days prior to the meeting.*
5.	**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-start 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 for the scope of works proposed; (d) Chemical Treatment Management Plan; (e) Construction Traffic Management Plan; (f) Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site; and

	(g) Management Plan.
6.	**Dust Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Dust Management Plan (DMP) to Council 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 final DMP must be prepared in general accordance with the Infrastructure Report: Milldale Stage 4C referenced in Condition 1 and the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).
7.	**Construction Traffic Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Construction Traffic Management Plan (CTMP) to Council for certification. This must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic. The CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council. **Advice Note:** *The CTMP should include the following:* *a) Provide a parking management plan for construction traffic including details of contractor vehicle parking locations.* *b) Address the transportation and parking of oversize vehicles (if any).* *c) Provide appropriate loading / working areas to minimise disruption to traffic.* *d) Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.* *e) Provide traffic management plans in compliance with the latest edition of the NZTA "Code of Practice for Temporary Traffic Management" (COPTTM) document.* *f) Ensure the site access point must be clearly signposted.*

	g) Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works. *h) Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.* *i) Identify proposed numbers and timing of heavy vehicle movements throughout the day.* *j) Identify the location of vehicle and construction machinery access during the period of site works.* *k) Identify the storage and loading areas for materials and vehicles.* *l) For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the Auckland Transport Road network of any road closures and a plan to mitigate these effects.* *m) Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.* *n) Identify the relevant Auckland Transport approvals.* *It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.*
8.	**Erosion and Sediment Control Plans** At least five working days prior to the commencement of earthworks activity on the subject site, finalised Erosion and Sediment Control Plan(s) (ESCP(s)) must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments, and submitted to 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 ESCP(s) must contain sufficient details to address the following matters: (a) specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in general accordance with GD05; (b) supporting calculations and design drawings as necessary;

	(c) details of construction methods; (d) monitoring and maintenance requirements; (e) catchment boundaries and contour information as necessary; and (f) details relating to the management of exposed areas (e.g. grassing, mulching). **Advice Note:** *In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.*
9.	**Construction Noise and Vibration Management Plan** The Consent Holder must submit a Construction Noise and Vibration Management Plan (CNVMP) to Council for certification. The CNVMP must be submitted a minimum of ten working days before commencing any earthworks or construction works authorised by this consent. The objective of the CNVMP must be to identify, require and enable the adoption of the best practicable option to minimise construction noise and vibration effects and ensure compliance with the project noise and vibration conditions. The CNVMP must address the requirements of Annex E of NZS 6803:1999 Acoustics – Construction Noise as a minimum. Construction works must not begin until the CNVMP is confirmed by Council. All earthworks and construction works on the site must be carried out in accordance with the CNVMP.
10.	**Construction Noise Notification** The Consent Holder must advise the occupants of all dwellings located within 100m of a sub-stage boundary of the earthworks/ construction works at least five working days before earthworks begin on each sub-stage. The advice must be provided in writing and include the following information: (a) An overview of the construction works including the duration of the project and the working hours on site. (b) The approximate dates and duration of the activities that will generate the highest levels of construction noise and vibration for them. (c) A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project. **Advice Note:** *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.*

11.	**Chemical Treatment Management Plan** Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments, and submitted to Council for certification. No earthwork activities must commence until confirmation is provided by Council that the ChTMP, meets the requirements of GD05, and the measures referred to in that plan for the sediment retention ponds and / or decanting earth bunds have been put in place. The ChTMP must include as a minimum: (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 (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. **Advice Note:** *In the event that minor amendments to the ChTMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ChTMP may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.*
12.	**Activity in General Accordance with 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).
13.	**Certification of Works** Within ten working days following implementation and completion of the specific erosion and sediment control works in general accordance with the application documents referenced in Condition 1, and prior to the commencement of earthworks activity on the subject site, a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed and completed in general accordance with the certified ESCP(s). Written

	certification must be in the form of a report or any other form acceptable to the Council. **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.*
14.	**Settlement Monitoring Plan** A Settlement Monitoring Plan (SMP) for consolidation settlement due to placement of fill must be submitted to the Council prior to commencement of earthworks onsite. The SMP must be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SMP must also be submitted to the Council for certification. The SMP 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.
	Siteworks During Construction Conditions
15.	**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 certified ESCP(s). **Advice Note:** *Stabilisation measures may include:* • *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.* *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.*
16.	**Operational Effectiveness to be Maintained**

	The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved ESCP(s)Condition 1, 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.
17.	**Avoid Deposition on Public Road** 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. **Advice Note:** *In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:* • *provision of a stabilised entry and exit(s) point for vehicles;* • *provision of wheel wash facilities;* • *ceasing of vehicle movement until materials are removed;* • *cleaning of road surfaces using street-sweepers;* • *silt and sediment traps; and* • *catchpit protection.* *In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.*
18.	**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. **Advice Note:** *Stabilisation Measures may include:* • *The use of mulching or natural fibre matting;* • *Top-soiling, grassing and mulching 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.* *The on-going monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, GD05).*
19.	**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 Council. All requests must be renewed prior to the approval expiring and no works must occur until written confirmation has been received from the Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and may be revoked by Council upon written notice to the Consent Holder.
20.	**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.
21.	**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.
22.	**Supervision of Geotechnical Works.** All earthworks including the construction of retaining walls and the placement & compaction of fill material must be supervised by a suitably qualified geo-professional. In supervising the works, the suitably qualified geo-professional must ensure that they are constructed and otherwise completed in general accordance with the Geotechnical Assessment Report referenced in Condition 1 including the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing on site.
23.	**Construction Noise** All construction works authorised by this consent must only take place between 7.30am and 6.00pm, Monday to Saturday, with no works undertaken

at any time on Sundays, or on public holidays. Heavy plant must not be operated within 100m of any occupied building before 7.30am. This condition does not prevent quiet activities from taking place on site outside of standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site).

Advice Note:

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

24. **Construction Noise Limits**

All construction work must be designed and undertaken to ensure that noise from the site does not exceed the following limits when measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise.

Construction Activity	Assessment Location	Noise Limits
Construction of Public Accessway 4200 between Stages 4C-4 and 4C-1A	At the ground floor of any occupied dwelling within Stage 4C-1A (Superlot 5701)	75 dB L_{Aeq} & 90 dB L_{Amax}
	At the upper-level of any occupied dwelling within Stage 4C-1A (Superlot 5701)	80 dB L_{Aeq} & 95 dB L_{Amax}
	At all other occupied dwellings	70 dB L_{Aeq} 85 dB L_{Amax}
	At all occupied commercial buildings	70 dB L_{Aeq}
All other construction activities	At all occupied dwellings	70 dB L_{Aeq} & 85 dB L_{Amax}
	At all occupied commercial buildings	70 dB L_{Aeq}

25. **Dust and Odour**

There must be no dust and odour beyond the subject sites as a result of the activities that in the opinion of the Council, is noxious, offensive, or objectionable. All necessary measures must be taken to prevent a dust and odour nuisance to neighbouring properties and public roads, including, but not limited to:

(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.
26.	**Construction Parking and Loading** All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.
27.	**Construction Storage** All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.
28.	**Construction and Earthworks Activities not to Obstruct Access** Unless otherwise approved by Council, there must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity.
	Siteworks Post-Construction Conditions
29.	**Geotechnical Completion Report** A Geotechnical Completion Report (GCR) which includes a statement of professional opinion for the suitability of the site for the intended development, signed by a chartered geo-professional must be provided to the Council. The GCR must include (but not to be limited to): (a) Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials etc); (b) Retaining walls; (c) Settlement monitoring; (d) Testing; (e) Inspections; (f) Statement of Professional Opinion; (g) Certified as-built plans; and (h) Details and a plan showing Development Restriction Zones. The GCR must also provide justification on soil expansivity, building and/or earthworks limitations, and foundation design parameters. The GCR must be provided to the satisfaction of the Council. **Advice Notes** • *Further investigation/testing may be required to determine soil expansivity.*

	• *A building consent may be required for the construction of retaining walls.* • *Please send documents required as a condition of consent for 'The Council' to: monitoring@aucklandCouncil.govt.nz*

General Advice Notes

(1) Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.

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

(3) For more information on the resource consent process with Council see the Council's website: www.aucklandCouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.

(4) The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

(5) The Consent Holder is responsible for ensuring that all development and associated works (including mobile plant and scaffolding) complies with the minimum safe distances from overhead electric lines in compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (NZECP34). Resource consent does not confirm compliance with NZECP34. The Consent Holder should ensure that minimum safe distances are achieved before commencing construction where there are overhead electrical lines nearby.

(6) The Consent Holder or his Contractor must obtain a Corridor Access Request from Auckland Transport / NZTA prior to the commencement of any works within a legal road.

(7) The Consent Holder or his Contractor must obtain a Vehicle Crossing Application from Auckland Transport prior to the commencement of any vehicle crossings construction.

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

The consent is subject to the following conditions:

<table>
<tr><th>Condition No.</th><th>Condition</th></tr>
<tr><td></td><td>General Conditions</td></tr>
<tr><td></td><td>Explanatory Note:

Independent application of conditions in Stages 4C2 – 4C5 (inclusive) for the subdivision of each stage

Unless otherwise stated, the conditions below apply independently to each stage of subdivision within Stage 4C2 – 4C5 (inclusive), regardless of any work being carried out on other lots. This means that compliance with these conditions is required on a lot-by-lot basis, regardless of whether any works are being undertaken on other lots within the same stage. Works on each lot must comply on its own, ensuring implementation is not reliant on progress elsewhere in the development.</td></tr>
<tr><td>30.</td><td>The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 301]:

(a) Application Form and Assessment of Environmental Effects prepared by Woods and B&A, dated March 2025; and

(b) Reports and Drawings as listed in Section 3.3.</td></tr>
<tr><td></td><td>Lapse & Expiry Dates</td></tr>
<tr><td>31.</td><td>Under section 125 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows:

<table><tr><th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr><tr><td>SUB (s11 Subdivision)</td><td>5 years</td><td>-</td></tr></table>
In the case of approved subdivision SUB 301, under section 125 of the RMA this consent lapses five years after the date it is granted unless:

(a) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in general accordance with section 224 of the RMA; or

(b) An application under section 125 of the RMA is made to the Council before the consent lapses to extend the period after which the consent lapses and the Council grants an extension.</td></tr>
</table>

	Survey plan approval (s223) conditions applicable to each stage
32.	**Survey Plan** The Consent Holder must submit a survey plan for each respective stage in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Stages 4C4 and 4C5 may be carried out in any sequence and in such a way that all lots will have legal road frontage at time of title issue. Stage 4C 2 must be carried out prior to 4C3. All lots will have legal road frontage at time of title issue.
33.	Easements and covenants must be registered in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Easements shown on a Memorandum of Easements will be subject to Council approval under Section 223 of the RMA.
34.	**Amalgamation Conditions** JOALs 4101, 4104 & 4107 will be subject to Section 220(1)(b)(iv) of the RMA by their owners as tenants in common in the said shares as detailed in the Amalgamation Conditions detailed on the approved resource consent subdivision plans referenced in Condition 1 and must be shown on the survey plan.
35.	JOALs 4102, 4103, 4105, 4108 - 4114 will be subject to Section 220(1)(b)(ii) of the RMA and will be held in the same Record of Title as detailed on the approved resource consent subdivision plans referenced in Condition 1 and must be shown on the survey plan.
36.	**Roads to Vest in Council** The proposed roads shown as Lots 8000, 8001 and 8002 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as roads. The Consent Holder must meet all costs associated with the vesting of the roads.
37.	**Public Accessway to Vest in Council** The proposed public accessway shown as Lot 4200 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as an accessway and become part of the road corridor. The Consent Holder must meet all costs associated with the vesting of the accessway.
	Covenants

38.	**Operation and Maintenance of Stormwater Management Devices within JOALs** The Consent Holder must provide a copy of the draft land covenant document to the Council, Legal team. The draft covenant document must include provision for the following items: (a) specifies ownership, operation, and maintenance of the private stormwater systems for JOALs in each respective stage; (b) specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; and (c) in relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in general accordance with relevant sections of the OMM supplied to Council and any other relevant consents; (d) Specifies that evidence of maintenance (e.g. inspection reports, service logs) must be made available to Auckland Council on request; (e) Specifies that the device must continue to meet the hydrology mitigation requirements (retention and/or detention) set out in the Wainui East SMP (Version 4, dated 7 September 2016) in perpetuity; and (f) Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ.
39.	**Geotechnical and Subsoil Drainage** All superlots are subject to a geotechnical and subsoil drainage covenant as described in the Land Covenant schedule on the approved subdivision plans referenced in Condition 1. This covenant must be registered on the record of title to be issued for all lots to ensure that it is complied with on a continuing basis.
40.	**Overland Flow Path Protection** Lot 4007 is subject to a land covenant for the 1-in-100-year overland flow path. No obstructions, including buildings, structures, or hard landscaping other than permeable fencing, must be placed within the designated overland flow path. Compliance must be maintained in accordance with the recommendations of "Infrastructure Report Milldale Stage 4C, ref P240128, rev 0, prepared by Woods, dated 28/03/2025" and any subsequent reports. This covenant must be registered on the record of title to be issued for Lot 4007 to ensure that it is complied with on a continuing basis.

	Section 224(c) Compliance Conditions applicable to each stage
	Explanatory Note: ***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 Resource Management Act will not be issued until all conditions in relation to each independent stage have been met to the satisfaction of the Council and at the Consent Holder's expense.* *The s224(c) conditions below apply in general accordance with the subdivision scheme plans referenced in Condition 1.*
41.	**s224(c) Certificate** The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the applicable conditions for each stage of subdivision consent SUB301 have been complied with, and identify all those conditions that have not been complied with and are subject to the following: (a) a consent notice has been issued in relation to any conditions to which section 221 applies.
	Geotechnical
42.	**Geotechnical Assessment Report** The Consent Holder must construct retaining walls and place and compact material in general accordance with the recommendations of the Geotechnical Assessment Report referenced in Condition 1 and subsequent Council approved versions to ensure the site is stable and suitable for development.
43.	**Geotechnical Completion Report** A GCR prepared by suitably qualified and experienced geo-professional and signed by the chartered geo-professional must be provided 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.
	Utilities
44.	**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. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

	Advice Note: *The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.*
	Wastewater and Water Reticulation
45.	**Connection to Public Network** The Consent Holder must design and construct connections to the public wastewater and water reticulation network to serve all Lots in general accordance with the requirements of the wastewater and water utility provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. **Advice Note:** • *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.* • *Alterations to the public wastewater reticulation network require Engineering Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Approval Process.* • *Public connections are to be constructed in general accordance with the Water and Wastewater Code of Practice.* • *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.*
	Flood Management
46.	**Flooding** The consent holder must ensure that the development does not result in any increase in flood hazard risk to upstream or downstream properties when measured against the existing rainfall and land use conditions for the 50% AEP, 10% AEP, and 1% AEP storm events. Hazard assessments must be undertaken in accordance with ARR(2019) criteria. 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.

47. For the purposes of assessing flooding effects associated with any new infrastructure within Milldale Stage 4C, the tidal boundary conditions shall be consistent with those applied in the Wainui East SMP and the Flood Assessment Report for Milldale Stages 10–13 prepared by Woods, dated 5 August 2025.

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

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

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

Table 1

MHWS10, NIWA (July 2012)	***Tidal Boundary Condition (m RL)***	
	Existing	***Future***
Orewa River	1.44	2.44
Weiti Stream	1.51	2.51

48. **Flood Hazard Management**

The Wainui East SMP and the Flood Assessment Report for Milldale Stage 4C prepared by Woods dated 5 August 2025 (as referenced in Condition 1) is based on climate change allowance of 2.1 degrees. Therefore, any flooding effects assessment (including upstream and downstream of the development) associated with the development of Milldale Stages 10-13 must be limited to rainfall depths and climate change allowance of 2.1 degrees as detailed in Table 1.

Climate change allowance of 3.8 degrees, as detailed in the Stormwater Code of Practice dated July 2025 and rainfall depths as detailed in Table 2, should only be considered for the purpose of resilience within Stage 4C so that new habitable floor levels and new infrastructure within Stage 4C is designed adequately and future proofed.

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

Table 1 – Effects Assessment (2.1 CC)

Average Recurrence Interval (ARI)	***SMP 24-hour rainfall depth (mm)***	
	No climate change	***2.10 CC***

50% AEP	88	95.9
10% AEP	145	164.1
1% AEP	225	262.8

Table 2 – Resilience Purposes Only

Average Recurrence Interval (ARI)	***SWCOP v 4*** ***24-hour rainfall depth (mm)***	
	No climate change	***3.8 CC***
50% AEP	88	112.1
10% AEP	145	189.7
1% AEP	225	286.6

Stormwater Reticulation

49. **Connection to Public Network**

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:

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

50.	**Stormwater Devices** All public stormwater treatment and/or attenuation devices and the private stormwater detention tanks within JOALs must be designed and constructed in general accordance with the "Infrastructure Report Milldale Stage 4C, ref P24-128, rev 0, prepared by Woods, dated 28/03/2025" referenced in Condition 1, and any subsequent reports, and "Stormwater Management Devices in the Auckland Region, December 2017, Guideline Document 2017/001" and in general accordance with the approved plans referenced in Condition 1. **Advice Notes:** *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.* *Design must remain consistent with the overarching stormwater management strategy set out in the Wainui East SMP (V4, September 2016) and be approved by Auckland Council Healthy Waters prior to Engineering Plan Approval.*
	Public Road Construction
51.	**Public Roads and Pedestrian Accessways** The Consent Holder must design and construct new public roads and public accessways 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. **Advice Note:** • *Acceptable forms of evidence include Engineering Approval Completion Certificates.* • *Construction of public roading requires an Engineering Approval. Departure from Standards may be required where designs do not comply with AT standards.* • *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.* • *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.* • *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.
52.	**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. **Advice Note:** *Appropriate pavement design will be reviewed at the Engineering Approval stage.*
	Accessways and Vehicle Crossings
53.	**Vehicle Accessways** The Consent Holder must design and construct JOALs (including surface treatment) in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. **Advice Note:** • *Right of ways, JOALs and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to Common access way approval (aucklandCouncil.govt.nz)* • *Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.* • *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.* • *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.*

54.	**Vehicle Crossings** The Consent Holder must provide a new vehicle crossing to serve all JOALs. The crossing(s) must be designed and formed in general accordance with the requirements of Auckland Transport. The new crossing(s) must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Confirmation that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
	Stormwater Management Devices
55.	**Operation and Maintenance Manual for Public Stormwater Devices** An Operation and Maintenance Manual (OMM) must be provided to Council to address all public and private stormwater management systems. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMM must be prepared to the satisfaction of Auckland Council Healthy Waters Operations Team and comply with healthy Waters Operation and Maintenance Plan Template. The OMM must include: (a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process; (b) a programme for regular maintenance and inspection of the stormwater management system; (c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices; (d) a programme for post storm inspection and maintenance; (e) a programme for inspection and maintenance of the outfall; (f) general inspection checklists for all aspects of the stormwater management system, including visual checks; and (g) a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.
56.	**Operation and Maintenance Manual (OMM) for Private Stormwater Devices (Detention Tanks) within JOALs** An Operation and Maintenance Manual (OMM) must be provided to Council to address all public and private stormwater management systems. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMM must be prepared to the satisfaction of Auckland Council Healthy Waters Operations Team and comply with Healthy Waters Operation and Maintenance Plan Template. The OMM must include:

	(a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process; (b) a programme for regular maintenance and inspection of the stormwater management system; (c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices; and (d) general inspection checklists for all aspects of the stormwater management system, including visual checks.
	Public Streetscape and Accessways
57.	**Streetscape and Public Accessway Landscaping** Prior to the implementation of planting, as part of the engineering approval, 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 AT Code of Practice; (e) Include hard landscaping details for accessways; (f) Include planting methodology; (g) Include all lighting details within the proposed streets and accessways; (h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping; and (i) Phormium tenax must be replaced in the planting schedule for the proposed public accessway batters by more suitable alternative species to better address maintenance of batter areas.
58.	**Implementation of Public Roads 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: (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 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. **Advice note:** *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.*
59.	**Landscape Maintenance Plan (Public Roads and Accessway Landscaping)** Prior to the issue of the section 224(c) certificate the Consent Holder must provide a Maintenance Plan for all planting and landscaping to be established in public roads and accessways to the Council. The Maintenance Plan must include: (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.
60.	**Landscape Maintenance** 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 accessway planting occurs during the maintenance period, the Consent Holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting.

61.	**As-built Plans** The Consent Holder must provide as built plans of completed landscape works (hard and soft) within all public roads and the public accessway in CAD (NZTM 2000) and pdf form in general accordance with the Development Engineering as-built requirements v1.3. Plans must be provided to the Council and include the following details: (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.
62.	**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.
63.	**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.
64.	**Landscaping of JOALs 4101, 4102, 4103, 4105, 4110, 4112, and 4114** Prior to the issue of section 224(c) certification, JOALs 4101, 4102, 4103, 4105, 4110, 4112, and 4114 must be landscaped in general accordance with the approved streetscape plans referenced in Condition 1. If there are any changes to the landscaping design from what is shown on the approved plans referenced in Condition 1, the Consent Holder must submit to Council an updated set of landscaping plans.
	Consent Notices

65.	For the consent notice conditions below, the Consent Holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the Records of Title for the nominated lots. The consent notice must record that the following condition is to be complied with on a continuing basis:
66.	**Accessway Boundary Treatment (Lots 4015, 4017 and 4018)** Any fencing, hedging or planting along the common boundary of Lots 4015, 4017 and 4018 with a public accessway must be generally in accordance with the approved landscape plans referenced in Condition 1 of the approved LUC 301. Specifically, as indicated on the landscape plans, masonry walls on select corners must not exceed a maximum height of 1.4m. The remaining sections of fencing must not exceed a maximum height of 1.2m and must be at least 50% visually permeable.
67.	**Geotechnical** Any buildings erected on any residential lot is subject to the requirements of the Geotechnical Assessment Report referenced in Condition 1, Geotechnical Completion Report, and any subsequent reports. Copies of the said plan and report(s) will be held at Council.

General Advice Notes

(1) Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.

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

(3) For more information on the resource consent process with Council see the Council's website: www.aucklandCouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.

(4) The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

(5) The Consent Holder is advised that the national Addressing Standard (AS/NZS 4819:2011) requires that all new public roads and extensions to existing roads and any private roads (rights of way or common access lots) that serve more than five allotments and are created through a subdivision consent will require a road name. All road names must be approved by Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to obtain any road

name prior to applying for a section 223 certificate. For more details refer to https://www.aucklandCouncil.govt.nz/building-and-consents/types-resource-consents/subdivision-of-property/Pages/road-naming.aspx.

Advice that engineering approval required

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

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

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

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

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

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

Reports

Report Title & Reference	Author	Rev	Dated
Construction Noise & Vibration: Milldale Stage 4C Proposed Subdivision and Development	Styles Group	Final	25 February 2025
Geotechnical Assessment Report: Proposed Residential Subdivision Milldale Stage 4C, Milldale, Wainui, No. AKL2024-0257AD	CMW Geosciences	1	20 February 2025
Infrastructure Report: Milldale Stage 4C	WOODS	0	18 February 2025
Transportation Assessment: Milldale Fast Track (Stage 4c), No. 310206322	Stantec	A	17 February 2025
Urban Design Assessment: Milldale – Stages 4C	Barker & Associates Ltd	1	25 February 2025

Drawings

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

Drawing Title & Reference	Author	Rev	Dated
COMPLETED PRELOAD PLAN\P(Drawing No: P23-481-4C-0-1020-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - OVERALL\P (Drawing No: P23-481-4C-0-1100-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 1 \P (Drawing No: P23-481-4C-0-1101-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 2\P (Drawing No: P23-481-4C-0-1102-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 3\P (Drawing No: P23-481-4C-0-1103-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 4\P (Drawing No: P23-481-4C-0-1104-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 5\P (Drawing No: P23-481-4C-0-1105-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - FINAL \P (Drawing No: P23-481-4C-0-1110-EW)	WOODS	1	Feb-25
DEPTH CONTOURS (CUT/FILL) PLAN - EXISTING TO PHASE 1\P (Drawing No: P23-481-4C-0-1200-EW)	WOODS	1	Feb-25
DEPTH CONTOURS (CUT/FILL) PLAN - PHASE 1 TO PHASE 2\P (Drawing No: P23-481-4C-0-1205-EW)	WOODS	1	Feb-25
DEPTH CONTOURS (CUT/FILL) PLAN - EXISTING TO FINAL\P (Drawing No: P23-481-4C-0-1210-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL PLAN\P (Drawing No: P23-481-4C-0-1800-EW)	WOODS	1	Feb-25
ROADING PLAN - OVERALL\P (Drawing No: P23-481-4C-0-2000-RD)	WOODS	1	Feb-25
ROADING PLAN - SHEET 1\P (Drawing No: P23-481-4C-0-2001-RD)	WOODS	1	Feb-25
ROADING PLAN - SHEET 2\P (Drawing No: P23-481-4C-0-2002-RD)	WOODS	1	Feb-25
ROADING PLAN - SHEET 3\P (Drawing No: P23-481-4C-0-2003-RD)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
ROADING PLAN - SHEET 4\P(Drawing No: P23-481-4C-0-2004-RD)	WOODS	1	Feb-25
ROADING PLAN - SHEET 5\P (Drawing No: P23-481-4C-0-2005-RD)	WOODS	1	Feb-25
WASTE MANAGEMENT PLAN\P (Drawing No: P23-481-4C-0-2050-RD)	WOODS	1	Feb-25
ROAD TYPOLOGY PLAN\P (Drawing No: P23-481-4C-0-2200-RD)	WOODS	1	Feb-25
TYPICAL ROAD CROSS SECTIONS SUBURBAN STREETS\P (Drawing No: P23-481-4C-0-2201-RD)	WOODS	1	Feb-25
TYPICAL ROAD CROSS SECTIONS JOALS, PEDESTRIAN WALKWAY & KERB DETAILS\P (Drawing No: P23-481-4C-0-2202-RD)	WOODS	1	Feb-25
DRAINAGE LAYOUT PLAN - OVERALL \P (Drawing No: P23-481-4C-0-3000-DR)	WOODS	1	Feb-25
DRAINAGE LAYOUT - SHEET 1\P (Drawing No: P23-481-4C-0-3001-DR)	WOODS	1	Feb-25
DRAINAGE LAYOUT - SHEET 2\P (Drawing No: P23-481-4C-0-3002-DR)	WOODS	1	Feb-25
DRAINAGE LAYOUT - SHEET 3\P (Drawing No: P23-481-4C-0-3003-DR)	WOODS	1	Feb-25
DRAINAGE LAYOUT - SHEET 4\P(Drawing No: P23-481-4C-0-3004-DR)	WOODS	1	Feb-25
DRAINAGE LAYOUT - SHEET 5\P (Drawing No: P23-481-4C-0-3005-DR)	WOODS	1	Feb-25
OVERLAND FLOW PATH OVERALL PLAN - SHEET 1\P (Drawing No: P23-481-4C-0-3300-DR)	WOODS	1	Feb-25
OVERLAND FLOW PATH OVERALL PLAN - SHEET 2\P(Drawing No: P23-481-4C-0-3301-DR)	WOODS	1	Feb-25
OVERLAND FLOW PATH SECTIONS AND CALCULATIONS - SHEET 1\P (Drawing No: P23-481-4C-0-3302-DR)	WOODS	1	Feb-25
OVERLAND FLOW PATH SECTIONS AND CALCULATIONS - SHEET 2\P (Drawing No: P23-481-4C-0-3303-DR)	WOODS	1	Feb-25
OVERLAND FLOW PATH SECTIONS AND CALCULATIONS - SHEET 3\P (Drawing No: P23-481-4C-0-3304-DR)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
APD TANK DETAILS\P (Drawing No: P23-481-4C-0-3650-DR)	WOODS	1	Feb-25
TYPICAL RAINGARDEN DETAILS PLAN AND LONGSECTION\P (Drawing No: P23-481-4C-0-3700-DR)	WOODS	1	Feb-25
TYPICAL RAINGARDEN DETAILS CROSS SECTIONS\P (Drawing No: P23-481-4C-0-3701-DR)	WOODS	1	Feb-25
WATER RETICULATION PLAN - OVERALL\P (Drawing No: P23-481-4C-0-6000-WR)	WOODS	1	Feb-25
WATER RETICULATION PLAN - SHEET 1\P (Drawing No: P23-481-4C-0-6001-WR)	WOODS	1	Feb-25
WATER RETICULATION PLAN - SHEET 2\P (Drawing No: P23-481-4C-0-6002-WR)	WOODS	1	Feb-25
WATER RETICULATION PLAN - SHEET 3\P (Drawing No: P23-481-4C-0-6003-WR)	WOODS	1	Feb-25
WATER RETICULATION PLAN - SHEET 4\P (Drawing No: P23-481-4C-0-6004-WR)	WOODS	1	Feb-25
WATER RETICULATION PLAN - SHEET 5\P (Drawing No: P23-481-4C-0-6005-WR)	WOODS	1	Feb-25
UTILITY SERVICE TRENCH PLAN\P (Drawing No: P23-481-4C-0-7000-UT)	WOODS	1	Feb-25
Landscape Drawings			
GENERAL ARRANGEMENT PLAN 01 (Drawing 02)	Bespoke	A	Feb-25
GENERAL ARRANGEMENT PLAN 02 (Drawing 03)	Bespoke	A	Feb-25
STAGE 4C STREETSCAPE PLANTING PLAN (Drawing 04)	Bespoke	A	Feb-25
PLANTING PALETTE – TREES (Drawing 73)	Bespoke	A	Feb-25
PLANTING PALETTE - GROUNDCOVER & SHRUBS (Drawing 74)	Bespoke	A	Feb-25
PLANTING SCHEDULE (Drawing 75)	Bespoke	A	Feb-25
FENCING TYPOLOGIES 01 (Drawing 76)	Bespoke	A	Feb-25
Scheme Plans			
PHASE 1 CIVIL WORKS SUBDIVISION SURVEY SCHEME PLAN (DWG No: P23-481-4C-0-0010-SU)	WOODS	1	Feb-25
PHASE 1 CIVIL WORKS SUBDIVISION SURVEY SCHEME PLAN SCHEDULES (DWG No: P23-481-4C-0-0010B-SU)	WOODS	1	Feb-25

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

The consent is subject to the following conditions:

<table>
<tr><th>Condition No.</th><th>Condition</th></tr>
<tr><td></td><td>General Conditions</td></tr>
<tr><td></td><td>Explanatory Note:

Independent application of conditions in Stage 4C for the development of each lot

Unless otherwise stated, the conditions below apply independently to each lot within Stage 4C, regardless of any work being carried out on other lots. This means that compliance with these conditions is required on a lot-by-lot basis, regardless of whether any works are being undertaken on other lots within the same stage. Works on each lot must comply on its own, ensuring implementation is not reliant on progress elsewhere in the development.</td></tr>
<tr><td>1.</td><td>The proposal must be carried out in general accordance with the relevant plans and all information submitted with the application for each individual superlot, as detailed below and referenced by the Council under consent numbers [BUN 300]:

(a) Application Form and Assessment of Environmental Effects prepared by Woods and B&A, dated 28 March 2025; and

(b) Reports and Drawings as listed in Section 3.6.</td></tr>
<tr><td></td><td>Lapse & Expiry Dates</td></tr>
<tr><td>2.</td><td>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><tr><th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr><tr><td>LUC (s9 Land Use)</td><td>7 years</td><td>-</td></tr></table>
Under section 125 of the RMA, this consent lapses seven years after the date it is granted unless:

(a) The consent is given effect to; or

(b) The Council extends the period after which the consent lapses.</td></tr>
<tr><td></td><td>Consent Compliance Monitoring Charge</td></tr>
</table>

3.	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 incurred to ensure compliance with the conditions attached to this consent.
	Siteworks Pre-Construction Conditions
4.	**Pre-commencement Meeting** Prior to the commencement of the construction and earthworks activity, the Consent Holder must hold a pre-start meeting that: (a) is located on the subject site; (b) is scheduled not less than 5 working days before the anticipated commencement of construction and earthworks; (c) includes Monitoring Inspector officer[s], 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]. **Advice Note** *To arrange the pre-start meeting please contact the Council to arrange this meeting or 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 2 working days prior to the meeting.*
5.	**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-start 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 for the scope of works proposed; (d) Chemical Treatment Management Plan; (e) Construction Traffic Management Plan , including details of contractor vehicle parking locations; and (f) Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site.

6.	**Construction Traffic Management Plan** 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. This must be prepared in general accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic. The CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council. **Advice Note:** *The CTMP should include the following:* *(a) Provide a parking management plan for construction traffic including details of contractor vehicle parking locations.* *(b) Address the transportation and parking of oversize vehicles (if any).* *(c) Provide appropriate loading / working areas to minimise disruption to traffic.* *(d) Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.* *(e) Provide traffic management plans in compliance with the latest edition of the NZTA "Code of Practice for Temporary Traffic Management" (COPTTM) document.* *(f) Ensure the site access point must be clearly signposted.* *(g) Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.* *(h) Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.* *(i) Identify proposed numbers and timing of heavy vehicle movements throughout the day.* *(j) Identify the location of vehicle and construction machinery access during the period of site works.* *(k) Identify the storage and loading areas for materials and vehicles.*

	(l) For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the AT Road network of any road closures and a plan to mitigate these effects. *(m) Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.* *(n) Identify the relevant AT approvals.* *It is the responsibility of the applicant to seek approval for the Traffic Management Plan from AT. Please contact AT on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.*
7.	**Erosion and Sediment Controls** At least five working days prior to the commencement of earthworks activity on the subject site, finalised Erosion and Sediment Control Plans (ESCPs) must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating 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 ESCP(s) must contain sufficient details to address the following matters: (a) specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in general accordance with GD05; (b) supporting calculations and design drawings as necessary; (c) details of construction methods; (d) monitoring and maintenance requirements; (e) catchment boundaries and contour information as necessary; and (f) details relating to the management of exposed areas (e.g. grassing, mulching). All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must

	cease immediately and the discharge must be mitigated and/or rectified to the satisfaction of Council. **Advice Note:** *In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.*
8.	**Certification of Works** Within ten 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. **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.*

	Siteworks During Construction
9.	**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 approved ESCP(s). **Advice Note:** *Stabilisation measures may include:* • *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.* *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.*
10.	**Operational Effectiveness to be Maintained** The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the certified ESCPs, 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.
11.	**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.
12.	**Avoid Deposition on Public Road** 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. **Advice Note:**

	In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur: • *provision of a stabilised entry and exit(s) point for vehicles;* • *provision of wheel wash facilities;* • *ceasing of vehicle movement until materials are removed;* • *cleaning of road surfaces using street-sweepers;* • *silt and sediment traps; and* • *catchpit protection.* *In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.*
13.	**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. **Advice Note:** *Stabilisation Measures may include:* • *The use of mulching or natural fibre matting;* • *Top-soiling, grassing and mulching 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.* *The on-going monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.*
14.	**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.
15.	**Supervision of Geotechnical Works.** All earthworks including the construction of retaining walls, building foundations and the placement & compaction of fill material must be supervised by a suitably qualified geo-professional. In supervising the works, the suitably qualified geo-professional must ensure that they are constructed and otherwise completed in general accordance with the Geotechnical Assessment Report referenced in Condition 1, and any subsequent reports including the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer's contact details must be provided in writing to the Council prior to earthworks commencing on site.
16.	**Construction Noise** All construction works authorised by this consent must only take place between 7.30am and 6.00pm, Monday to Saturday, with no works undertaken at any time on Sundays, or on public holidays. Heavy plant must not be operated within 100m of any occupied building before 7.30am. This condition does not prevent quiet activities from taking place on site outside of standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site). **Advice Note:** *All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be assessed at 1m from the facade of any building that is occupied when the works are undertaken and in general accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.*
17.	**Construction Parking and Loading** All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.
18.	**Construction Storage** All storage of materials and loading and unloading of equipment associated with the construction and earthworks activity must take place within the site boundaries.
19.	**Construction and Earthworks Activities not to Obstruct Access** Unless otherwise approved by Council, there must be no obstruction of access to public footpaths, berms, private properties, public

	services/utilities, or public reserves resulting from the construction and earthworks activity.
	Siteworks Post-Construction Conditions
20.	**Geotechnical Completion Report** Within 20 working days from the completion of earthworks on each site, a Geotechnical Completion Report (GCR) prepared by suitably qualified engineering professional must be provided to the 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; (c) Settlement monitoring; (d) Testing; (e) Inspections; (f) Statement of Professional Opinion; (g) Certified as-built plans; and (h) Details and plan showing development restriction zones. The GCR must also provide justification on soil expansivity, building and/or earthworks limitations, and foundation design parameters. The GCR must be provided to the satisfaction of the Council. **Advice Notes** • *Further investigation/testing may be required to determine soil expansivity.* • *A building consent may be required for the construction of retaining walls.* • *Please send documents required as a condition of consent for 'The Council' to: monitoring@aucklandCouncil.govt.nz*
	Architectural and Landscape Design
21.	**Architectural Design Plans** Prior to the commencement of the construction of dwellings (other than preparatory earthworks and civil infrastructure works), if there are any changes to the architectural design and external elevations from what is shown on the approved plans referenced in Condition 1, the Consent Holder must submit to Council an updated set of architectural detail drawings and materials specifications for certification. The information submitted must include the following: (a) details of the building's façade treatment / architectural features;

	(b) materials schedule and specification; (c) fencing typology, height and colour; and (d) external services and any screening elements. **Advice note:** *As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Tamaki Makaurau Design Ope (formerly Urban Design Unit) to provide confirmation of design compliance in relation to architectural drawings and materials specifications under this condition. The confirmation of design compliance does not relate to Building Act 2004 or Building Code compliance. A separate building consent application is required, and all building work must comply with the provisions of the Building Act and Building Code. We recommend that you seek appropriate specialist advice to ensure coordination between compliance with design requirements and Building Act and Building Code compliance.*
22.	**Landscape Design** Prior to the commencement of the construction of dwellings (other than preparatory earthworks and civil infrastructure works), if there are any changes to the landscape design from what is shown on the approved plans referenced in Condition 1, the Consent Holder must provide the Council with an updated set of landscape design drawings.
23.	**Planting** Planting must be undertaken within the first planting season (May to September) following the completion of construction works and prior to the development being first occupied on the subject site. The Consent Holder must implement the proposed planting in general accordance with the relevant landscape plans referenced in Condition 1.
24.	**Pedestrian Link Boundary Treatment to JOAL 4102** Any fencing, hedging or planting along the common boundary of Lots 4001 and 4002 with the JOAL 4102 pedestrian link must be generally in accordance with the approved landscape plans referenced in Condition 1. Specifically, as indicated on the landscape plans, masonry walls on select corners must not exceed a maximum height of 1.4m. The remaining sections of fencing must not exceed a maximum height of 1.2m and be at least 50% visually permeable.
25.	**Retaining Walls** Prior to the commencement of works (other than preparatory earthworks and civil infrastructure works), if there are any changes to the retaining wall design from what is shown on the approved plans referenced in Condition 1, the Consent Holder must submit to Council an updated set of plans for certification.

	JOAL Lighting
26.	**Lighting Plans** Prior to the commencement of construction (excluding preparatory earthworks), if there are any changes to the lighting design and lighting specifications from what is shown on the approved plans and documentation referenced in Condition 1, the Consent Holder must submit to Council a Lighting Plan and Certification / Specifications documentation for certification. The information submitted must include the following: (a) Lighting for all JOAL pedestrian and parking areas; (b) The lighting design must be designed in general accordance with the Auckland Transport - Transport Design Manual Engineering Design Code for Pedestrian Accessways; and (c) The lighting design / plan and certification / specifications must be prepared by a suitably qualified and experienced professional. The lighting design must demonstrate compliance with AS/NZS1158.3.1:2020 unless Council certification is otherwise provided. **Advice note:** *The purpose of this condition is to ensure that adequate lighting is provided to frequented pedestrian areas within the proposed JOALs for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.*
	Waste Management
27.	**Waste Management Plan** Prior to the occupation of dwellings, if there are any changes to the waste management plan (WMP) from what is shown on the approved plans

	referenced in Condition 1, the Consent Holder must submit to Council an updated WMP for certification. The information must include the following: (a) Proposed waste truck collection route to service the site; (b) Identify the location of street / JOAL infrastructure, furniture and landscaping along the collection route and ensure that these do not impede the collection of waste; (c) The location of food waste, refuse and recycling collection point(s) for each residential unit; (d) Confirm how the waste collection point(s) will be identified (i.e. through signage if a communal collection point proposed) and communicated to future residents; and (e) Provide Council appointed waste management contractors with the authority to access private land (JOALs) to collect waste i.e. through a signed waiver.
28.	**Waste Collection** Waste management must be carried out in general accordance with an approved WMP, and thereafter retained and maintained, to the satisfaction of the Council. Any amendments to the WMP must be approved by Council and communicated to all lot owners.

General Advice Notes

(1) Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.

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

(3) For more information on the resource consent process with Council see the Council's website: www.aucklandCouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.

(4) The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

(5) The Consent Holder is responsible for ensuring that all development and associated works (including mobile plant and scaffolding) complies with the minimum safe distances from overhead electric lines in compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (NZECP34). Resource consent does not confirm compliance with NZECP34. The Consent Holder

should ensure that minimum safe distances are achieved before commencing construction where there are overhead electrical lines nearby.

(6) The Consent Holder or his Contractor must obtain a Corridor Access Request from Auckland Transport / NZTA prior to the commencement of any works within a legal road.

(7) The Consent Holder or his Contractor must obtain a Vehicle Crossing Application from Auckland Transport prior to the commencement of any vehicle crossings construction.

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

The consent is subject to the following conditions:

<table>
<tr><th>Condition No.</th><th>Condition</th></tr>
<tr><td></td><td>General Conditions</td></tr>
<tr><td></td><td>Explanatory Note:

Independent application of conditions in Stage 4C for the subdivision of each lot

Unless otherwise stated, the conditions below apply independently to each lot within Stage 4C, regardless of any work being carried out on other lots. This means that compliance with these conditions is required on a lot-by-lot basis, regardless of whether any works and/or subdivision are being undertaken on other lots within the same stage. Works and/or subdivision of each lot must comply on its own, ensuring implementation is not reliant on progress elsewhere in the development.</td></tr>
<tr><td>29.</td><td>The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 300]:

(a) Application Form and Assessment of Environmental Effects prepared by Woods and B&A, dated 28 March 2025; and

(b) Reports and Drawings as listed in Section 3.6.</td></tr>
<tr><td></td><td>Lapse & Expiry Dates</td></tr>
<tr><td>30.</td><td>Under section 125 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows:

<table><tr><th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr><tr><td>SUB (s11 subdivision)</td><td>7 years</td><td>-</td></tr></table>
In the case of approved subdivision SUB302, under section 125 of the RMA this consent lapses 7 years after the date it is granted unless:

(a) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or</td></tr>
</table>

	(b) An application under section 125 of the RMA is made to the Council before the consent lapses to extend the period after which the consent lapses and the Council grants an extension.
	Survey plan approval (s223) conditions applicable to each independent superlot
31.	**Survey Plan** The Consent Holder must submit a survey plan for each respective stage / superlot in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Stages may be carried out in any sequence and in such a way that all lots will have legal road frontage at time of title issue.
32.	Easements and covenants must be registered in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Easements shown on a Memorandum of Easements will be subject to Council approval under Section 223 of the RMA.
33.	**Amalgamation Conditions** JOALs 4101 – 4105, 4107 – 4114, and 4150 will be held pursuant to Section 220(1)(b)(iv) of the RMA by their owners as tenants in common in the said shares as detailed in the Amalgamation Conditions detailed on the approved resource consent subdivision plans referenced in Condition 1. This must be shown on the survey plan.
	Covenants
34.	**Operation and Maintenance of Private Stormwater Management Device within JOAL 4150** The Consent Holder must provide a copy of the draft land covenant document to the Council, Legal team. The draft covenant document must include provision for the following items: (a) specifies ownership, operation, and maintenance of the private stormwater system for JOAL 4150; (b) specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; (c) in relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in general accordance with relevant sections of the OMM supplied to Council and any other relevant consents; (d) Specifies that evidence of maintenance (e.g. inspection reports, service logs) must be made available to Auckland Council on request;

	(e) Specifies that the device must continue to meet the hydrology mitigation requirements (retention and/or detention) set out in the Wainui East SMP (Version 4, dated 7 September 2016) in perpetuity; and (f) Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ.
	Section 224(c) compliance conditions
35.	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: (a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies.
	Geotechnical
36.	**Geotechnical Assessment Report** The Consent Holder must construct buildings and retaining walls in general accordance with the recommendations of the Geotechnical Assessment Report, and any subsequent reports and subsequent Council approved versions to ensure the site is stable and suitable for development.
37.	**Geotechnical Completion Report** A Geotechnical Completion Report prepared by suitably qualified and experienced geo-professional and signed by the chartered geo-professional to confirm that all lots are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.
	Utilities
38.	**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) of the RMA. **Advice Note:** *The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.*

	Wastewater and Water Reticulation
39.	The Army Bay WWTP currently servicing this catchment has limited capacity for additional wastewater connections. A privately owned and operated temporary WWTP (approved as part of this consent package under BUN400) may need to be constructed in order to provide additional capacity for the proposed connections until the Army Bay WWTP is upgraded. At each respective stage of the subdivision, and prior to application for Engineering Approval for that stage, confirmation that adequate wastewater capacity is available in the network for the relevant number of lot connections (or in the case of superlots the likely number of Development Unit Equivalent (DUEs)) must be sought from the wastewater utility provider. If capacity is not available at the respective stage, Engineering Approval for the public wastewater reticulation network can be approved, however the s224 (c) for the respective stage must not be approved until the temporary WWTP is constructed, commissioned and fully operational.
40.	**Connection to Public Network** The Consent Holder must design and construct connections to the public wastewater and water reticulation network to serve all Lots in general accordance with the requirements of the wastewater and water utility provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. **Advice Note:** • *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.* • *Alterations to the public wastewater reticulation network require Engineering Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Approval Process.* • *Public connections are to be constructed in general accordance with the Water and Wastewater Code of Practice.* • *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.*
	Flood Management
41.	**Flooding** The consent holder must ensure that the development does not result in any increase in flood hazard risk to upstream or downstream properties when measured against the existing rainfall and land use conditions for the 50% AEP, 10% AEP, and 1% AEP storm events.

	Hazard assessments must be undertaken in accordance with ARR(2019) criteria. 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.
42.	For the purposes of assessing flooding effects associated with any new infrastructure within Milldale Stage 4C, the tidal boundary conditions shall be consistent with those applied in the Wainui East SMP and the Flood Assessment Report for Milldale Stages 10–13 prepared by Woods, dated 5 August 2025. Accordingly the tidal boundary conditions to be applied shall be based on Mean High Water Springs 10 percentile (MHWS10, NIWA July 2012), with allowances for 1.0 metre sea level rise for future scenarios, as agreed with Auckland Council during the Milldale Query List review (2022). No alternative tidal boundary conditions shall be used for assessment purposes. The tidal boundary conditions to be applied are as set out in Table 1 below. **Table 1**

MHWS10, NIWA (July 2012)	***Tidal Boundary Condition (m RL)***	
	Existing	***Future***
Orewa River	1.44	2.44
Weiti Stream	1.51	2.51

43.	**Flood Hazard Management** The Wainui East SMP and the Flood Assessment Report for Milldale Stage 4C prepared by Woods dated 5 August 2025 (as referenced in Condition 1) is based on climate change allowance of 2.1 degrees. Therefore, any flooding effects assessment (including upstream and downstream of the development) associated with the development of Milldale Stages 10-13 must be limited to rainfall depths and climate change allowance of 2.1 degrees as detailed in Table 1. Climate change allowance of 3.8 degrees, as detailed in the Stormwater Code of Practice dated July 2025 and rainfall depths as detailed in Table 2, should only be considered for the purpose of resilience within Stage 4C so that new habitable floor levels and new infrastructure within Stage 4C is designed adequately and future proofed. The consent holder must ensure that the development does not result in any increase in flood hazard to upstream or downstream properties, measured against the modelled rainfall depths identified in Table 1 below and for the 50% AEP, 10% AEP, and 1% AEP storm events.

Table 1 – Effects Assessment (2.1 CC)

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

Table 2 – Resilience Purposes Only

Average Recurrence Interval (ARI)	***SWCOP v 4 24-hour rainfall depth (mm)***	
	No climate change	***3.8 CC***
50% AEP	88	112.1
10% AEP	145	189.7
1% AEP	225	286.6

Stormwater Reticulation

44. **Connection to Public Network**

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:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department.*
- *Public connections are to be constructed in general accordance with the Stormwater Code of Practice.*

	• *Alterations to the public stormwater reticulation network require Engineering Approval.* • *Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*
45.	**Operation and Maintenance Manual (OMM) for the Private Stormwater Device (Detention Tank) in JOAL 4150** An Operation and Maintenance Manual (OMM) must be provided to Council to address the private stormwater management system in JOAL 4150. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMM must include: (a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process; (b) a programme for regular maintenance and inspection of the stormwater management system; (c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices; and (d) general inspection checklists for all aspects of the stormwater management system, including visual checks.
	Accessways and Vehicle Crossings
46.	**Vehicle Crossings** This condition applies to Lots 4005, 4007, 4013 and 4016. The Consent Holder must provide new vehicle crossings to serve Lots 4005, 4007, 4013 and 4016. The crossing(s) must be designed and formed in general accordance with the requirements of Auckland Transport. The new crossings must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Confirmation that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
	Consent Notices
47.	For the consent notice conditions below, the Consent Holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the Record of Title for the nominated lots. The consent notice must record that the following condition is to be complied with on a continuing basis:

48.	**JOAL Pedestrian Link Boundary Treatment (Lots 4001 and 4002)** Any fencing, hedging or planting along the common boundary of Lots 4001 and 4002 with the JOAL 4102 pedestrian link must be generally in accordance with the approved landscape plans referenced in Condition 1 of the approved LUC 302. Specifically, as indicated on the landscape plans, masonry walls on select corners cannot exceed a maximum height of 1.4m. The remaining sections of fencing cannot exceed a maximum height of 1.2m and be at least 50% visually permeable.
49.	**Dwellings in Accordance with Approved Plans** The lots have been created based on development approved in land use consent LUC302 of BUN300. The development on each lot must be in accordance with the plans shown in the approved documents set out in Condition 1 of the land use consent referenced as LUC302 of BUN300 or as may be varied by any subsequent approved resource consent application(s). Note: This consent notice is deemed redundant and an application may be made to Council to remove the consent notice from the record of titles pursuant to Section 221 of the Act when the dwelling on each lot is substantially constructed. Note: In the event the dwellings are substantially constructed at the time the S224c completion certificate application is made, the Council must waive the requirement for this consent notice.

General Advice Notes

(1) Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.

(2) For more information on the resource consent process with Council see the Council's website: www.aucklandCouncil.govt.nz. 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.

(3) The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

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

Reports

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

Drawings

Drawing Title & Reference	Author	Rev	Dated
Architecture Plans			
Site Context Plans			
STAGE 4C - LOCATION AND CONTEXT PLAN (P24-128-CONTEXT-101)	WOODS	1	Feb-25
STAGE 4C - OVERALL PLAN (P24-128-CONTEXT-102)	WOODS	1	Feb-25
STAGE 4C - MASTERPLAN (P24-128-CONTEXT-103)	WOODS	1	Feb-25
STAGE 4C - TYPOLOGY PLAN (P24-128-CONTEXT-104)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
STAGE 4C - YIELD SUMMARY (P24-128-CONTEXT-105)	WOODS	1	Feb-25
Stage 4C-2A / Superlot 4002			
LOT 4001 - PROPOSED SITE PLANS (P24-128-LOT 4001-A101)	WOODS	1	Feb-25
LOT 4002 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4002-A102)	WOODS	1	Feb-25
LOT 4002 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4002-A103)	WOODS	1	Feb-25
LOT 4002 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4002-A104)	WOODS	1	Feb-25
LOT 4002 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4002-A105)	WOODS	1	Feb-25
LOT 4002 - BLOCK ELEVATIONS (P24-128-LOT 4002-A201)	WOODS	1	Feb-25
LOT 4002 - BLOCK ELEVATIONS (P24-128-LOT 4002-A202)	WOODS	1	Feb-25
LOT 4001 - PROPOSED SITE PLANS (P24-128-LOT 4001-A101)	WOODS	1	Feb-25
Stage 4C-2B / Superlot 4005			
LOT 4005 - PROPOSED SITE PLAN (P24-128-LOT 4005-A101)	WOODS	1	Feb-25
LOT 4005 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4005-A102)	WOODS	1	Feb-25
LOT 4005 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4005-A103)	WOODS	1	Feb-25
LOT 4005 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4005-A104)	WOODS	1	Feb-25
LOT 4005 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4005-A105)	WOODS	1	Feb-25
LOT 4005 - BLOCK ELEVATIONS (P24-128-LOT 4005-A201)	WOODS	1	Feb-25
LOT 4005 - BLOCK ELEVATIONS (P24-128-LOT 4005-A202)	WOODS	1	Feb-25
Stage 4C-2C / Superlot 4003			
LOT 4003 - PROPOSED SITE PLAN (P24-128-LOT 4003-A101)	WOODS	1	Feb-25

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

Drawing Title & Reference	Author	Rev	Dated
LOT 4001 - BLOCK ELEVATIONS (P24-128-LOT 4001-A201)	WOODS	1	Feb-25
LOT 4001 - BLOCK ELEVATIONS (P24-128-LOT 4001-A202)	WOODS	1	Feb-25
LOT 4001 - BLOCK ELEVATIONS (P24-128-LOT 4001-A203)	WOODS	1	Feb-25
Stage 4C-3A / Superlot 4014			
LOT 4014 - PROPOSED SITE PLANS (P24-128-LOT 4014-A101)	WOODS	1	Feb-25
LOT 4014 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4014-A102)	WOODS	1	Feb-25
LOT 4014 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4014-A103)	WOODS	1	Feb-25
LOT 4014 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4014-A104)	WOODS	1	Feb-25
LOT 4014 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4014-A105)	WOODS	1	Feb-25
LOT 4014 - BLOCK ELEVATIONS (P24-128-LOT 4014-A201)	WOODS	1	Feb-25
LOT 4014 - BLOCK ELEVATIONS (P24-128-LOT 4014-A202)	WOODS	1	Feb-25
Stage 4C-3B / Superlot 4013			
LOT 4013 - PROPOSED SITE PLAN (P24-128-LOT 4013-A101)	WOODS	1	Feb-25
LOT 4013 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4013-A102)	WOODS	1	Feb-25
LOT 4013 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4013-A103)	WOODS	1	Feb-25
LOT 4013 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4013-A104)	WOODS	1	Feb-25
LOT 4013 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4013-A105)	WOODS	1	Feb-25
LOT 4013 - BLOCK ELEVATIONS (P24-128-LOT 4013-A201)	WOODS	1	Feb-25
LOT 4013 - BLOCK ELEVATIONS (P24-128-LOT 4013-A202)	WOODS	1	Feb-25
Stage 4C-3C / Superlot 4012			

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

Drawing Title & Reference	Author	Rev	Dated
LOT 4010 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4010-A105)	WOODS	1	Feb-25
LOT 4010 - BLOCK ELEVATIONS (P24-128-LOT 4010-A201)	WOODS	1	Feb-25
LOT 4010 - BLOCK ELEVATIONS (P24-128-LOT 4010-A202	WOODS	1	Feb-25
Stage 4C-3F / Superlot 4009			
LOT 4009 - PROPOSED SITE PLAN (P24-128-LOT 4009-A101)	WOODS	1	Feb-25
LOT 4009 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4009-A102)	WOODS	1	Feb-25
LOT 4009 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4009-A103)	WOODS	1	Feb-25
LOT 4009 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4009-A104)	WOODS	1	Feb-25
LOT 4009 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4009-A105)	WOODS	1	Feb-25
LOT 4009 - BLOCK ELEVATIONS (P24-128-LOT 4009-A201)	WOODS	1	Feb-25
LOT 4009 - BLOCK ELEVATIONS (P24-128-LOT 4009-A202)	WOODS	1	Feb-25
Stage 4C-3G / Superlot 4006			
LOT 4006 - PROPOSED SITE PLAN (P24-128-LOT 4006-A101)	WOODS	1	Feb-25
LOT 4006 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4006-A102)	WOODS	1	Feb-25
LOT 4006 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4006-A103)	WOODS	1	Feb-25
LOT 4006 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4006-A104)	WOODS	1	Feb-25
LOT 4006 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4006-A105)	WOODS	1	Feb-25
LOT 4006 - BLOCK ELEVATIONS (P24-128-LOT 4006-A201)	WOODS	1	Feb-25
LOT 4006 - BLOCK ELEVATIONS (P24-128-LOT 4006-A202)	WOODS	1	Feb-25
Stage 4C-3H / Superlot 4008			

Drawing Title & Reference	Author	Rev	Dated
LOT 4008 - PROPOSED SITE PLAN (P24-128-LOT 4008-A101)	WOODS	1	Feb-25
LOT 4008 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4008-A102)	WOODS	1	Feb-25
LOT 4008 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4008-A103)	WOODS	1	Feb-25
LOT 4008 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4008-A104)	WOODS	1	Feb-25
LOT 4008 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4008-A105)	WOODS	1	Feb-25
LOT 4008 - BLOCK ELEVATIONS (P24-128-LOT 4008-A201)	WOODS	1	Feb-25
LOT 4008 - BLOCK ELEVATIONS (P24-128-LOT 4008-A202)	WOODS	1	Feb-25
Stage 4C-3I / Superlot 4007			
LOT 4007 - PROPOSED SITE PLAN (P24-128-LOT 4007-A101)	WOODS	1	Feb-25
LOT 4007 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4007-A102)	WOODS	1	Feb-25
LOT 4006 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4007-A103)	WOODS	1	Feb-25
LOT 4007 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4007-A104)	WOODS	1	Feb-25
LOT 4007 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4007-A105)	WOODS	1	Feb-25
LOT 4007 - BLOCK ELEVATIONS (P24-128-LOT 4007-A201)	WOODS	1	Feb-25
LOT 4007 - BLOCK ELEVATIONS (P24-128-LOT 4007-A202)	WOODS	1	Feb-25
Stage 4C-4A / Superlot 4016			
LOT 4016 - PROPOSED SITE PLAN (P24-128-LOT 4016-A101)	WOODS	1	Feb-25
LOT 4016 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4016-A102)	WOODS	1	Feb-25
LOT 4016 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4016-A103)	WOODS	1	Feb-25
LOT 4016 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4016-A104)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
LOT 4016 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4016-A105)	WOODS	1	Feb-25
LOT 4016 - BLOCK ELEVATIONS (P24-128-LOT 4016-A201)	WOODS	1	Feb-25
LOT 4016 - BLOCK ELEVATIONS (P24-128-LOT 4016-A202)	WOODS	1	Feb-25
Stage 4C-4B / Superlot 4017			
LOT 4017 - PROPOSED SITE PLAN (P24-128-LOT 4017-1A101)	WOODS	1	Feb-25
LOT 4017 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4017-1A102)	WOODS	1	Feb-25
LOT 4017 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4017-1A103)	WOODS	1	Feb-25
LOT 4017 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4017-1A104)	WOODS	1	Feb-25
LOT 4017 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4017-1A105)	WOODS	1	Feb-25
LOT 4017 - BLOCK ELEVATIONS (P24-128-LOT 4017-2A201)	WOODS	1	Feb-25
LOT 4017 - BLOCK ELEVATIONS (P24-128-LOT 4017-2A202)	WOODS	1	Feb-25
Stage 4C-4C / Superlot 4015			
LOT 4015 - PROPOSED SITE PLANS (P24-128-LOT 4015-A101)	WOODS	1	Feb-25
LOT 4015 - PLANNING COMPLIANCE PLAN (GROUND FLOOR) (P24-128-LOT 4015-A102)	WOODS	1	Feb-25
LOT 4015 - PLANNING COMPLIANCE PLAN (FIRST FLOOR) (P24-128-LOT 4015-A103)	WOODS	1	Feb-25
LOT 4015 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4015-A104)	WOODS	1	Feb-25
LOT 4015 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4015-A105)	WOODS	1	Feb-25
LOT 4015 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4015-A106)	WOODS	1	Feb-25
LOT 4015 - BLOCK ELEVATIONS (P24-128-LOT 4015-A201)	WOODS	1	Feb-25
LOT 4015 - BLOCK ELEVATIONS (P24-128-LOT 4015-A202)	WOODS	1	Feb-25

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

Drawing Title & Reference	Author	Rev	Dated
LOT 4021 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4021-A104)	WOODS	1	Feb-25
LOT 4021 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4021-A105)	WOODS	1	Feb-25
LOT 4021 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4021-A106)	WOODS	1	Feb-25
LOT 4021 - COMMUNAL BIN COLLECTION / BIKE SHED (P24)	WOODS	1	Feb-25
LOT 4021 - BLOCK ELEVATIONS (P24-128-LOT 4021-A201)	WOODS	1	Feb-25
LOT 4021 - BLOCK ELEVATIONS (P24-128-LOT 4021-A202)	WOODS	1	Feb-25
LOT 4021 - BLOCK ELEVATIONS (P24-128-LOT 4021-A203)	WOODS	1	Feb-25
LOT 4021 - BLOCK ELEVATIONS (P24-128-LOT 4021-A204)	WOODS	1	Feb-25
Stage 4C-5D / Superlot 4018			
LOT 4018 - PROPOSED SITE PLANS (P24-128-LOT 4018-A101)	WOODS	1	Feb-25
LOT 4018 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4018-A102)	WOODS	1	Feb-25
LOT 4018 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4018-A103)	WOODS	1	Feb-25
LOT 4018 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4018-A104)	WOODS	1	Feb-25
LOT 4018 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4018-A105)	WOODS	1	Feb-25
LOT 4018 - BLOCK ELEVATIONS (P24-128-LOT 4018-A201)	WOODS	1	Feb-25
LOT 4018 - BLOCK ELEVATIONS (P24-128-LOT 4018-A202)	WOODS	1	Feb-25
Civil Drawings			
Stage 4C-2A / Superlot 4002			
PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2A-1100-EW)	WOODS	1	Feb-25
PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2A-1200-EW)	WOODS	1	Feb-25

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

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4003 STAGE 4C-2C EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2C-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4003 STAGE 4C-2C ROADING PLAN (Drawing No: P23-481-4C-2C-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4003 STAGE 4C-2C WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2C-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4003 STAGE 4C-2C DRAINAGE PLAN (Drawing No: P23-481-4C-2C-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4003 STAGE 4C-2C WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2C-6000-WR)	WOODS	1	Feb-25
Stage 4C-2D / Superlot 4004			
SUPERLOT 4004 STAGE 4C-2D PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2D-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4004 STAGE 4C-2D PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2D-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4004 STAGE 4C-2D EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2D-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4004 STAGE 4C-2D ROADING PLAN (Drawing No: P23-481-4C-2D-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4004 STAGE 4C-2D WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2D-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4004 STAGE 4C-2D DRAINAGE PLAN (Drawing No: P23-481-4C-2D-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4004 STAGE 4C-2D WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2D-6000-WR)	WOODS	1	Feb-25
Stage 4C-2E / Superlot 4001			
SUPERLOT 4001 STAGE 4C-2E PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2E-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4001 STAGE 4C-2E PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2E-1200-EW)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4001 STAGE 4C-2E EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2E-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4001 STAGE 4C-2E ROADING PLAN (Drawing No: P23-481-4C-2E-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4001 STAGE 4C-2E WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2E-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4001 STAGE 4C-2E DRAINAGE PLAN (Drawing No: P23-481-4C-2E-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4001 STAGE 4C-2E WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2E-6000-WR)	WOODS	1	Feb-25
Stage 4C-3A / Superlot 4014			
SUPERLOT 4014 STAGE 4C-3A PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3A-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4014 STAGE 4C-3A PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3A-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4014 STAGE 4C-3A EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3A-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4014 STAGE 4C-3A ROADING PLAN (Drawing No: P23-481-4C-3A-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4014 STAGE 4C-3A WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3A-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4014 STAGE 4C-3A DRAINAGE PLAN (Drawing No: P23-481-4C-3A-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4014 STAGE 4C-3A WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3A-6000-WR)	WOODS	1	Feb-25
Stage 4C-3B / 4013			
SUPERLOT 4013 STAGE 4C-3B PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3B-1100-EW)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4013 STAGE 4C-3B PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3B-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4013 STAGE 4C-3B EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3B-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4013 STAGE 4C-3B ROADING PLAN (Drawing No: P23-481-4C-3B-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4013 STAGE 4C-3B WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3B-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4013 STAGE 4C-3B DRAINAGE PLAN (Drawing No: P23-481-4C-3B-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4013 STAGE 4C-3B WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3B-6000-WR)	WOODS	1	Feb-25
Stage 4C-3C / Superlot 4012			
SUPERLOT 4012 STAGE 4C-3C PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3C-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4012 STAGE 4C-3C PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3C-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4012 STAGE 4C-3C EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3C-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4012 STAGE 4C-3C ROADING PLAN (Drawing No: P23-481-4C-3C-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4012 STAGE 4C-3C WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3C-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4012 STAGE 4C-3C DRAINAGE PLAN (Drawing No: P23-481-4C-3C-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4012 STAGE 4C-3C WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3C-6000-WR)	WOODS	1	Feb-25
Stage 4C-3D / Superlot 4011			
SUPERLOT 4011 STAGE 4C-3D PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3D-1100-EW)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4011 STAGE 4C-3D PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3D-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4011 STAGE 4C-3D EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3D-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4011 STAGE 4C-3D ROADING PLAN (Drawing No: P23-481-4C-3D-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4011 STAGE 4C-3D WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3D-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4011 STAGE 4C-3D DRAINAGE PLAN (Drawing No: P23-481-4C-3D-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4011 STAGE 4C-3D WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3D-6000-WR)	WOODS	1	Feb-25
Stage 4C-3E / Superlot 4010			
SUPERLOT 4010 STAGE 4C-3E PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3E-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4010 STAGE 4C-3E PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3E-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4010 STAGE 4C-3E EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3E-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4010 STAGE 4C-3E ROADING PLAN (Drawing No: P23-481-4C-3E-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4010 STAGE 4C-3E WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3E-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4010 STAGE 4C-3E DRAINAGE PLAN (Drawing No: P23-481-4C-3E-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4010 STAGE 4C-3E WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3E-6000-WR)	WOODS	1	Feb-25
Stage 4C-3F / Superlot 4009			
SUPERLOT 4009 STAGE 4C-3F PROPOSED CONTOURS & RETAINING WALL PLAN(Drawing No: P23-481-4C-3F-1100-EW)	WOODS	1	Feb-25

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

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

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

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

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

Drawing Title & Reference	Author	Rev	Dated
Stage 4C-5D / Superlot 4018			
SUPERLOT 4018 STAGE 4C-5D PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-5D-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4018 STAGE 4C-5D PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-5D-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4018 STAGE 4C-5D EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-5D-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4018 STAGE 4C-5D ROADING PLAN (Drawing No: P23-481-4C-5D-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4018 STAGE 4C-5D WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-5D-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4018 STAGE 4C-5D DRAINAGE PLAN (Drawing No: P23-481-4C-5D-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4018 STAGE 4C-5D WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-5D-6000-WR)	WOODS	1	Feb-25
Landscape Plans			
Overall Plans			
GENERAL ARRANGEMENT PLAN 01 (Drawing 02)	BESPOKE	A	Feb-25
GENERAL ARRANGEMENT PLAN 02 (Drawing 03)	BESPOKE	A	Feb-25
STAGE 4C STREETSCAPE PLANTING PLAN (Drawing 04)	BESPOKE	A	Feb-25
PLANTING PALETTE – TREES (Drawing 73)	BESPOKE	A	Feb-25
PLANTING PALETTE - GROUNDCOVER & SHRUBS (Drawing 74)	BESPOKE	A	Feb-25
PLANTING SCHEDULE (Drawing 75)	BESPOKE	A	Feb-25
FENCING TYPOLOGIES 01 (Drawing 76)	BESPOKE	A	Feb-25
FENCING TYPOLOGIES 02 (Drawing 77)	BESPOKE	A	Feb-25
Stage 4C-2A / Superlot 4002	Woods	1	Feb-25
STAGE 4C-2: LOT 4002 DETAIL PLAN (Drawing 09)	BESPOKE	A	Feb-25

Drawing Title & Reference	Author	Rev	Dated
STAGE 4C-2: LOT 4002 FENCING PLAN (Drawing 10)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4002 TREE PLAN (Drawing 11)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4002 PLANTING PLAN (Drawing 12)	BESPOKE	A	Feb-25
Stage 4C-2B / Superlot 4005			
STAGE 4C-2: LOT 4004-4005 DETAIL PLAN (Drawing 17)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4004-4005 FENCING PLAN (Drawing 18)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4004-4005 TREE PLAN (Drawing 19)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4004-4005 PLANTING PLAN (Drawing 20)	BESPOKE	A	Feb-25
Stage 4C-2C / Superlot 4003			
STAGE 4C-2: LOT 4003 DETAIL PLAN (Drawing 13)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4003 FENCING PLAN (Drawing 14)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4003 TREE PLAN (Drawing 15)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4003 PLANTING PLAN (Drawing 16)	BESPOKE	A	Feb-25
Stage 4C-2D / Superlot 4004			
STAGE 4C-2: LOT 4004-4005 DETAIL PLAN (Drawing 17)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4004-4005 FENCING PLAN (Drawing 18)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4004-4005 TREE PLAN (Drawing 19)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4004-4005 PLANTING PLAN (Drawing 20)	BESPOKE	A	Feb-25
Stage 4C-2E / Superlot 4001			
STAGE 4C-2: LOT 4001 DETAIL PLAN (Drawing 05)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4001 FENCING PLAN (Drawing 06)	BESPOKE	A	Feb-25

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

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

Drawing Title & Reference	Author	Rev	Dated
Stage 4C-3I / Superlot 4007			
STAGE 4C-3: LOT 4007-4010 DETAIL PLAN (Drawing 25)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4007-4010 FENCING PLAN (Drawing 26)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4007-4010 TREE PLAN (Drawing 27)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4007-4010 PLANTING PLAN (Drawing 28)	BESPOKE	A	Feb-25
Stage 4C-4A / Superlot 4016			
STAGE 4C-3: LOT 4016 DETAIL PLAN (Drawing 49)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4016 FENCING PLAN (Drawing 50)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4016 TREE PLAN (Drawing 51)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4016 PLANTING PLAN (Drawing 52)	BESPOKE	A	Feb-25
Stage 4C-4B / Superlot 4017			
STAGE 4C-3: LOT 4017 DETAIL PLAN (Drawing 53)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4017 FENCING PLAN (Drawing 54)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4017 TREE PLAN (Drawing 55)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4017 PLANTING PLAN (Drawing 56)	BESPOKE	A	Feb-25
Stage 4C-4C / Superlot 4015			
STAGE 4C-3: LOT 4015 DETAIL PLAN (Drawing 45)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4015 FENCING PLAN (Drawing 46)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4015 TREE PLAN (Drawing 47)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4015 PLANTING PLAN (Drawing 48)	BESPOKE	A	Feb-25
Stage 4C-5A / Superlot 4020			

Drawing Title & Reference	Author	Rev	Dated
STAGE 4C-5: LOT 4020 DETAIL PLAN (Drawing 65)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4020 FENCING PLAN (Drawing 66)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4020 TREE PLAN (Drawing 67)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4020 PLANTING PLAN (Drawing 68)	BESPOKE	A	Feb-25
Stage 4C-5B / Superlot 4019			
STAGE 4C-5: LOT 4019 DETAIL PLAN (Drawing 61)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4019 FENCING PLAN (Drawing 62)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4019 TREE PLAN (Drawing 63)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4019 PLANTING PLAN (Drawing 64)	BESPOKE	A	Feb-25
Stage 4C-5C / Superlot 4021			
STAGE 4C-5: LOT 4021 DETAIL PLAN (Drawing 69)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4021 FENCING PLAN (Drawing 70)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4021 TREE PLAN (Drawing 71)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4021 PLANTING PLAN (Drawing 72)	BESPOKE	A	Feb-25
Stage 4C-5D / Superlot 4018			
STAGE 4C-5: LOT 4018 DETAIL PLAN (Drawing 57)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4018 FENCING PLAN (Drawing 58)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4018 TREE PLAN (Drawing 59)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4018 PLANTING PLAN (Drawing 60)	BESPOKE	A	Feb-25
Scheme Plans			
Overview Plan			

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

4.0 Temporary Wastewater Treatment Plant Conditions of Consent

4.1 Temporary WWTP General Conditions of Consent BUN 400

The consent is subject to the following conditions:

<table>
<tr><th>Condition No.</th><th>Condition</th></tr>
<tr><td></td><td>General Conditions</td></tr>
<tr><td>1.</td><td>The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 400]:
(a) Application Form and Assessment of Environmental Effects prepared by Woods and B&A, dated 28 February 2025.
(b) Reports and Drawings as listed in Section 4.5.</td></tr>
<tr><td>2.</td><td>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>
<tr><th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr>
<tr><td>LUC (s9 Earthworks)</td><td>5 years</td><td>5 years</td></tr>
<tr><td>LUC (s9 Land Use)</td><td>5 years</td><td>10 years</td></tr>
<tr><td>DIS (Discharge to Air)</td><td>5 years</td><td>10 years</td></tr>
<tr><td>DIS (Wastewater to land)</td><td>5 years</td><td>10 years</td></tr>
<tr><td>WAT (s14 Groundwater Diversion)</td><td>5 years</td><td>10 years</td></tr>
</table>
(a) In the case of approved consent LUC 401 (Bulk Earthworks), under s123 this consent expires 5 years from the date of commencement of earthworks.</td></tr>
<tr><td>3.</td><td>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.</td></tr>
</table>

4.2 Temporary WWTP Land Use Conditions of Consent LUC 401

The consent is subject to the following conditions:

Condition No.	Condition
	WWTP Building and Landscaping
4.	The WWTP must be constructed in accordance with the approved plans and information referenced in Condition 1. Prior to the commencement of the construction of the WWTP (other than preparatory earthworks and civil infrastructure works), if there are any significant changes to the design of the WWTP from what is shown on the approved plans referenced in Condition 1, the Consent Holder must provide the Council with an updated set of design drawings.
5.	No later than the first planting season after the final commissioning and operation of the WWTP, the Consent Holder must implement the landscaping and fencing surrounding the WWTP (1.8m high security fence) in general accordance with the landscape plans approved under Condition 1. Landscaping must be retained and maintained until the WWTP is no longer operating. If there are any changes to the landscaping design from what is shown on the approved plans referenced in Condition 1, the Consent Holder must submit to Council an updated set of landscaping plans for certification.
	Siteworks Pre-Construction Conditions
6.	**Pre-commencement Meeting** Prior to the commencement of the construction and earthworks activity, the Consent Holder must hold a pre-start meeting that: (a) is located on the subject site; (b) is scheduled not less than 5 working days before the anticipated commencement of construction and earthworks; (c) includes Monitoring Inspector officer[s], 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]. **Advice Note** *To arrange the pre-start meeting please contact the Council to arrange this meeting or 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 2 working days prior to the meeting.*

7.	**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-start 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 for the scope of works proposed; (d) Chemical Treatment Management Plan; (e) Construction Traffic Management Plan; (f) Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site; and (g) Dust Management Plan.
8.	**Construction Traffic Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Construction Traffic Management Plan (CTMP) to Council for certification. This must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic. The approved CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council. **Advice Note:** *The CTMP should include the following:* *a) Provide a parking management plan for construction traffic.* *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 must be clearly signposted.* *g) Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.* *h) Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.* *i) Identify proposed numbers and timing of heavy vehicle movements throughout the day.* *j) Identify the location of vehicle and construction machinery access during the period of site works.* *k) Identify the storage and loading areas for materials and vehicles.* *l) For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the Auckland Transport Road network of any road closures and a plan to mitigate these effects.* *m) Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.* *n) Identify the relevant Auckland Transport approvals.* *It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.*
9.	**Dust Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Dust Management Plan (DMP) to Council 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 final DMP must be prepared in general accordance with the Infrastructure Report: Milldale Temporary Wastewater Treatment Plant referenced in

	Condition 1 and the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).
10.	**Erosion and Sediment Controls** Prior to the commencement of earthworks activity on the subject site, finalised Erosion and Sediment Control Plan(s) (ESCP) must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating 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 the ESCP(s) satisfactorily meets the requirements of GD05. The ESCP(s) must contain sufficient details to address the following matters: (a) specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in general accordance with GD05; (b) supporting calculations and design drawings as necessary; (c) details of construction methods; (d) monitoring and maintenance requirements; (e) catchment boundaries and contour information as necessary; (f) confirmation of any erosion and sediment control measures associated with construction of pedestrian bridges and culvert installation; and (g) details relating to the management of exposed areas (e.g. grassing, mulching). **Advice Note:** *In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.*
11.	**Chemical Treatment Management Plan** Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating 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 (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. **Advice Note:** *In the event that minor amendments to the ChTMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the CTMP may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.*
12.	**Settlement Monitoring Plan** A Settlement Monitoring Plan (SMP) for consolidation settlement due to placement of fill must be submitted to the Council prior to commencement of earthworks onsite. The SMP must be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SMP must also be submitted to the Council for certification. The SMP 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.
13.	**Fauna Management Plan** Prior to the commencement of vegetation removal and stream riparian restoration works, 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.
14.	**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.
15.	**Stormwater Outlet Structure** Prior to the construction of the stormwater dry basin and proposed private stormwater network, the Consent Holder must submit to Council detailed design plans of the outlet structures that enable stormwater discharge to the intermittent stream. The consent holder must design and construct the stormwater outlet structure(s) associated with the stormwater dry basin or proposed private stormwater network to prevent scouring and erosion in accordance with the requirements of the Auckland Council Stormwater Code of Practice.
16.	**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.
	Siteworks During Construction Conditions
17.	**Cultural Monitoring** The Consent Holder must provide the opportunity for representatives of Ngāti Manuhiri and Te Kawerau ā Maki to monitor earthworks undertaken as part of the construction of the WWTP to ensure effects and impacts associated with earthworks are managed in general accordance with tikanga. This includes site monitoring inspections at the commencement of works, during (i.e. earthworks complete and sediment controls in place) and at the conclusion of works.
18.	**Progressive Stabilisation**

	The site must be progressively stabilised against erosion throughout the earthworks phase of the WWTP project and must be sequenced to minimise the discharge of contaminants to surface water in general accordance with the ESCP(s). **Advice Note:** *Stabilisation measures may include:* • *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.* *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.*
19.	**Operational Effectiveness to be Maintained** The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved ESCP(s) referenced Condition 1, 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.
20.	**Avoid deposition on Public Road** 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. **Advice Note:** *In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:* • *provision of a stabilised entry and exit(s) point for vehicles;* • *provision of wheel wash facilities;* • *ceasing of vehicle movement until materials are removed;* • *cleaning of road surfaces using street-sweepers;* • *silt and sediment traps; and*

	• *catchpit protection.* *In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.*
21.	**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. **Advice Note:** *Stabilisation Measures may include:* • *The use of mulching or natural fibre matting;* • *Top-soiling, grassing and mulching 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.* *The on-going monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, GD05 including any amendments.*
22.	**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.
23.	**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.

24.	**Acoustic Condition** All construction works authorised by this consent must only take place between 7.30am and 6.00pm, Monday to Saturday, with no works undertaken at any time on Sundays, or on public holidays. This condition does not prevent quiet activities from taking place on site outside of standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site). **Advice Note:** *All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be assessed at 1m from the facade of any building that is occupied when the works are undertaken and in general accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.*
25.	**Construction Noise Notification** The Consent Holder must advise the occupants of all dwellings located within 200m of a sub-stage boundary of the earthworks / construction works at least five working days before earthworks begin on each sub-stage. The advice must be provided in writing and include the following information: (a) An overview of the construction works including the duration of the project and the working hours on site. (b) The approximate dates and duration of the activities that will generate the highest levels of construction noise and vibration for them. (c) A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project. **Advice Note:** *The purpose of notification of all dwellings within 200m of the site is considered appropriate for scale of earthworks operation proposed. This is provided for information purposes and to inform residents of upcoming construction works.*
26.	**Dust and odour** There must be no dust and odour beyond the subject sites as a result of the activities that in the opinion of the Council, is noxious, offensive, or objectionable. All necessary measures must be taken to prevent a dust and odour nuisance to neighbouring properties and public roads, including, but not limited to: (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; and (e) Suspension of all operations if necessitated by the prevailing conditions.
27.	**Construction Park and Loading** All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads. All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.
28.	**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.
29.	**Geotechnical Completion Report** Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in general accordance with the Geotechnical Investigation Report referenced in Condition 1, within 20 working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the Council.
	Vegetation Removal
30.	The Consent Holder must engage the services of a qualified and competent arborist to direct, supervise and monitor the tree removals in riparian margins in general accordance with the Arboricultural Impact Assessment– Milldale Wastewater Treatment Plant, prepared by Arborlab Ltd referenced in Condition 1.
31.	All tree removal work must be carried out using accepted arboricultural standards and practice, including tree dismantling procedures which control the fall of stems and branches by approved lowering techniques, in recognition of the need to avoid damage to any vegetation proposed to be retained.
32.	The Consent Holder must ensure that all contractors, sub-contractors and workers engaged in all activities covered by this consent are advised of the protection and retention of any remaining vegetation in riparian

	margins and wetland buffers as detailed in the Arboricultural Impact Assessment - Milldale Wastewater Treatment Plant, referenced in Condition 1. A copy of the conditions of consent must be available at all times on site.
33.	For those works in the rootzone of retained vegetation, an auditing report must be prepared by the appointed arborist detailing the works monitored, frequency of monitoring, any effects on vegetation, and any remedial actions required. The auditing report must be prepared at the completion of works and made available to Council upon request.
34.	**Biosecurity Measures** The following measures must be undertaken by the Consent Holder (and the nominated arboricultural contractor) when working on or near elm trees (as detailed at: https://www.tiakitamakimakaurau.nz/protect-and-restore-our-environment/pests-in-auckland/pest-search/ophnov/): (a) Must not distribute, move or release Dutch elm disease within the Auckland region;. (b) Must not move any untreated Dutch elm plant material within the Auckland region; (c) Must destroy all elm plants on land that you occupy if they are infected with Dutch elm disease and you are directed to do so by an authorised person; (d) Must mulch any elm plants that you have been instructed to destroy, and you must not move this infected elm material further than 500m from the site of the parent tree for at least three months after mulching; (e) Must clean all vehicles, machinery or other equipment used in connection with untreated elm material with one of the following disinfectants before moving that vehicle, machinery or equipment off-site: Sterigene, 5% bleach, or 80% ethanol or methylated spirits; and (f) Must not store elm wood for firewood or other purposes. In general, all debris will remain on-site, all equipment and machinery must be cleaned and sterilised prior to entering the site and again before leaving.
	Post-Construction
35.	**Planting** No later than the first planting season after the final commissioning and operation of the WWTP, the Consent Holder must implement the restoration works and landscaping within riparian margin of the Waterloo Creek in general accordance with the following documents approved under Condition 1:

	(a) Milldale Wastewater Treatment Plan Landscape Layout Plan, drawing 4672100-AL-S9-1000, prepared by Beca, dated 26/02/2025; (b) Milldale Wastewater Treatment Plan Landscape Layout Plan, drawing 4672100-AL-S9-3000, prepared by Beca, dated 26/02/2025; (c) Ecological Impact Assessment Milldale Private Wastewater Treatment Plan, prepared by Viridis Environmental Consultants, Document 10015-032-01, dated 26 February 2025; (d) Technical Assessment of Environmental Effects of Treated Wastewater Discharge – Milldale WWTP Project, prepared by Babbage, Job No. 67717, dated 25 February 2025; and (e) Arboricultural Impact Assessment Milldale Wastewater Treatment Plant, prepared by ArborLab, Job Ref. 40572, dated February 2025. The Consent Holder must maintain riparian landscaping for a three-year period from the commencement of WWTP operation.
	WWTP Operational Conditions
36.	**Take-off Manhole** The Consent Holder must design and construct the take-off manhole and weir in general accordance with the requirements of the wastewater utility provider, and in general accordance with the approved plans referenced in Condition 1. Engineering Approval must be obtained for these works prior to the commencement of construction. When the WWTP is decommissioned, and subject to approved from the wastewater utility provider, the connection to the take-off manhole and weir must be removed and transmission manhole made good in accordance with the wastewater utility provider standards. The weir and take off man-hole must cause no effect on the operation of the upstream and downstream transmission network. **Advice Notes:** *All physical works must be constructed in accordance with Auckland Council and Watercare Standards. The following information must be submitted in support of Engineering Approval for the WWTP:* *(a) Operational management plan of the WWTP and associated offtake structure within the Watercare network; and* *(b) Details of the take-off manhole and weir in general accordance with the requirements of the Watercare*
37.	**Operation and Maintenance** On completion of the final commissioning of the WWTP, the Consent Holder must engage the services of a suitably qualified person to be

	responsible for the day to day operational and maintenance requirements of the plant.
38.	**Land Contact Infiltration Device** The Land Contact Infiltration Device shall be monitored and maintained by a suitably qualified individual to ensure it continues to perform as intended. Maintenance of the infiltration basin shall be carried out at a minimum 3 monthly and a record of any maintenance carried out shall be kept on site and available for review upon request by the council. At a minimum, maintenance must include: (a) A walkover of the infiltration basin to check for blockage, runoff, overflow, or broken lines; (b) Inspection of the infiltration basin for weeds or other potential sources of blockages; and (c) Check for odour.
39.	**Acoustic Assessment** The Consent Holder must provide evidence to Council that the design recommendations of the "Acoustics Assessment Milldale Wastewater Treatment Plant Proposed Construction & Operation, rev Final, prepared by Styles Group, dated 26 February 2025" have been implemented, within two months of the operation of the WWTP.
40.	**Operational Noise Levels** The noise (rating) level and maximum noise level from the WWTP site must not exceed the levels in the table below, when measured and assessed at the notional boundary of any site in the Future Urban zone or Residential zone respectively as follows. **Future Urban Zone** **Time** / **Noise level** Monday to Saturday 7am-10pm; Sunday 9am-6pm: 55dB L_{Aeq} All other times: 45dB L_{Aeq}, 75dB L_{AFmax} **Residential Zone** **Time** / **Noise level** Monday to Saturday 7am-10pm; Sunday 9am-6pm: 50dB L_{Aeq} All other times: 40dB L_{Aeq}, 75dB L_{AFmax}

	These limits do not apply to the emergency generator housed on the WWTP site, the operation of which must be limited to testing on a monthly basis during Monday to Friday 9am-5pm and in instances of emergency power loss to the WWTP to ensure the plant operates to mitigate the formation of odorous conditions.
41.	**Service Truck Access** Unless required for emergency works, service trucks (including trucks for solid waste removal) must not access the WWTP outside of the hours of 7:00am and 10:00pm on Monday to Friday, or at any time on Saturday and Sunday.
	Hazardous Substances
42.	Where required by Hazardous Substances and New Organisms Act 1996, and prior to the WWTP becoming operational, the Consent Holder must provide copies of Location and Stationary Container Compliance certificates issued by an authorised Compliance Certifier to the Council.
43.	**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 WWTP (or sooner if available). **Advice note:** *The purpose of the Environmental Management Plan is to ensure the risks from the site are managed appropriately.*
44.	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.
45.	The site must be operated and managed in general accordance with the EMP for the duration of the consented activity.
46.	The EMP must be reviewed and updated after 12 months from the date of commissioning to the WWTP, to ensure all components of the EMP are still relevant.
47.	The EMP must be kept on site and accessible at all times.
48.	The Hazardous Substance Inventory, associated Material Safety Data Sheets, and Spill Response Plan must be kept up to date and maintained onsite at all times.
49.	Suitable spill kits must be made available on-site at all times for the duration of the consented activity.
	WWTP Decommissioning
50.	When the WWTP is decommissioned, the Consent Holder must: (a) Remove all buildings, tanks and structures from the site; (b) Disestablish and remove the Land Contact Infiltration Device; (c) Undertake an environmental investigation for potential contamination in relation to buildings, tanks, structures and the Land Contact Infiltration Device; (d) Topsoil and grass the Land Contact Infiltration Device. Note: The stormwater dry basin within the site may be retained.

4.3 Temporary WWTP Wastewater Discharge Conditions of Consent DIS 401

The consent is subject to the following conditions:

Condition No.	Condition
	General Operation
51.	The wastewater treatment process at the WWTP and physical discharge facilities must be designed, operated and maintained in general accordance with the approved plans and information referenced in Condition 1.
52.	The design of the WWTP must include provision for emergency storage to address the overflow risk related to operational failure, unless the Applicant can provide the Council with evidence of agreement having been reached with Watercare as to an alternative approach to manage the risk of overflows due to emergency shutdown. Such storage shall be sufficient to accommodate 8 hours of operational failure.
53.	The annual daily average volume of treated wastewater discharged to land via the Land Contact Infiltration Device) must not exceed an average of 830m^3/day (as a 12-month rolling mean).
54.	The fate of any reverse osmosis reject water must be confirmed in writing to Auckland Council prior to construction of the wastewater treatment plant.
55.	Auckland Council must be notified within five working days of any commercial arrangement or agreement reached between Watercare Services Ltd and the consent holder. Should there be a breach of the agreement, the consent holder shall notify Auckland Council within five working days of the breach. **Advice Note:** *This condition is predicated on the assumption that the consent holder may extract raw wastewater from the Watercare Transmission Main at a rate agreed between the applicant and Watercare, and that reverse osmosis reject water may be returned to the Transmission main. Any prolonged failure to extract and treat the agreed volumes may therefore have a negative effect on Watercare's network, treatment systems and consent compliance. This condition is therefore provided to ensure management of any such occurrence.*
	Monitoring and Access
56.	**WWTP Access**

	The Council must be provided access to the WWTP at all reasonable times for the purpose of carrying out monitoring procedures, inspections, surveys, investigations, tests, measurements or take samples while adhering to the Consent Holder's health and safety policies.
57.	**Flow Meter** Prior to the exercise of this consent, the Consent Holder must install a flow meter to record the daily volume of wastewater discharged to the Land Contact Infiltration Device.
58.	**Wastewater Discharge Record** A record of the volume of wastewater discharged daily to the Land Contact Infiltration Device must be kept by the Consent Holder at all times. The Consent Holder must forward the record for the previous year to the Council upon request.
	Discharge Quality
59.	Subject to any updated parameters as detailed in Condition 67 (wastewater samples), as measured immediately prior to discharge to the Land Contact Infiltration Device, the treated wastewater from the wastewater treatment system shall comply with the following daily mass loading standards:

Parameters	12-month median daily equivalent
Total Nitrogen (kg/day)	0.864
Ammoniacal Nitrogen (kg/day)	0.26
cBOD5 (kg/day)	0.432
Total Suspended Solids (kg/day)	3.4
Total Phosphorus (kg/day)	0.061
Escherichia-coli [CFU/100mL]	<4.0
Enterococci [CFU/100mL]	<4.0

Advice note:

For the purposes of this condition, to determine compliance with the consent limits above, the daily total volume of treated wastewater discharged to the Land Contact Infiltration Device shall be taken from a totalised value as provided by the flow meter required by Condition 57 and as recorded from midnight to midnight in line with the requirements of Condition 65.

	The concentration of the parameters detailed in the table above used to calculate mass loadings shall be as sampled and tested by a suitably qualified and experienced person/individual/professional and tested by an IANZ accredited laboratory. *The basis for calculation shall be as follows:* *Daily mass loading (kg/d) = (Totalised Daily flow (m3/d) x 1,000) x (Parameter Concentration (mg/L) / 1,000,000)*
60.	Should three consecutive samples return results above the median limits for any of the parameters detailed above, the consent holder shall notify Auckland Council within 5 working days of the latest result. The consent holder shall then conduct an investigation into the cause, supported by a report to be supplied to Auckland Council. The report must outline the actions being undertaken to address and remedy the cause of the trigger level exceedance and detail whether further monitoring is required.
61.	The wastewater treatment plant must remain in operation at all times when raw wastewater is passed to it and untreated wastewater must pass through all stages of treatment installed to achieve enhanced nutrient, solids, and pathogen reduction. **Advice Note:** *While the bacterial limits described in condition 59 naturally require that the wastewater treatment be operated in accordance with the application documents, the purpose of this condition is to clarify that the wastewater treatment plant must be operated to achieve significant contaminant reduction. This condition is included to ensure that untreated or very poorly treated wastewater will not be discharged to the receiving environment.*
	Notice of Commencement
62.	The Consent Holder must give the Council no less than 10 working days' notice of the commencement this consent.
63.	**Sampling Access** Prior to the commencement of this consent, the Consent Holder must establish adequate facility and access for wastewater quality sampling of the treated wastewater before the wastewater discharges to the Land Contact Infiltration Device. This must be at the minimum: (a) A manual valve located within the WWTP compound; (b) Located post the last treatment step but prior to discharge to Land Contact Infiltration Device; and (c) Installed in a position accessible from ground level but no higher than 1.5m.
64.	**WWTP and Land Contact Infiltration Device Certification**

	Within one month of the commencement of this consent, the Consent Holder must supply the Council with a Producer Statement/Certificate of Compliance from a suitably qualified person, certifying that the WWTP and Land Contact Infiltration Device areas have been constructed as required by this consent.
	Treated Wastewater Monitoring (Immediately after the WWTP)
65.	**Wastewater Monitoring** The Consent Holder must continuously monitor treated wastewater discharge flows and volume, with data linked to the WWTP Supervisory Control and Data Acquisition (SCADA) system. In addition, the Consent Holder must take 24-hour flow proportioned samples of the treated wastewater on a fortnightly basis from the treated wastewater compliance monitoring point(s) for the purposes of determining compliance with Condition 59 (Discharge Quality). The parameters tested must include those detailed within Condition 67 (24-hour flow proportioned samples and parameters). All wastewater quality analyses must be undertaken by an IANZ accredited or equivalent laboratory. All methods used must be appropriate for the wastewater analyses undertaken. ***Advice note*** *For the purposes of this condition, to determine compliance with consent limits in Condition 59, no more than 12 samples out of any 24 consecutive fortnightly samples must exceed the specified limit.* *The Consent Holder may apply for Managers Approval from Council for a reduction in sampling frequency in the early stages of the development when daily discharge rates are likely to be substantially lower than the consented volume.*
66.	**UV Dosage** The Consent Holder must ensure and be able to demonstrate that a UV dose of a minimum of 16mWs/cm^2 is delivered by the UV disinfection facility 85% of the time whilst discharging (calculated on the basis of a 15 minute average) over each calendar month.
67.	**Wastewater Samples** The Consent Holder must take 24-hour flow proportioned samples (taken in general accordance with Condition 65 - Monitoring treated wastewater discharge flows and volume) of the treated wastewater on a fortnightly basis from the treated wastewater compliance monitoring point and analyse for the parameters set out below.

Parameters	Unit
Total Nitrogen	(mg/L)

	Ammoniacal Nitrogen	(mg/L)
	Nitrate Nitrogen	(mg/L)
	Nitrite Nitrogen	(mg/L)
	cBOD5	(mg/L)
	Total Suspended Solids	(mg/L)
	Dissolved Reactive Phosphorus	(mg/L)
	Total Phosphorus	(mg/L)
	Escherichia-coli	(CFU/100mL)
	Enterococci	(CFU/100mL)
	Temperature	°C
	Electrical Conductivity	µS/cm
	NpH	-

The treated wastewater compliance monitoring point must be at a point within the WWTP compound, immediately following the final wastewater treatment plant step.

	Receiving Environment Monitoring Programme
68.	**Water Quality Monitoring Locations** The Consent Holder must undertake water quality monitoring at the general locations specified below: (a) Location one – Waterloo Creek Upstream of the Land Contact Infiltration Device; and (b) Location two - Waterloo Creek Downstream of the Land Contact Infiltration Device.
69.	The sample sites must be confirmed with the Council at least three months prior to the commencement of this consent.
70.	**Pre-Operational Water Quality Samples** For a period of at least 12 months prior to commencement of wastewater discharge, the Consent Holder must take surface water quality samples on a quarterly basis within Waterloo Creek immediately upstream and downstream of the discharge point from the Land Contact Infiltration Device. The purpose of this sampling is to establish a baseline of stream quality prior to the commencement of the discharge.

71.	**Post-Operational Water Quality Samples** Following the first discharge from the WWTP, the Consent Holder must obtain surface water quality samples on a quarterly basis at the same locations within Waterloo Creek immediately upstream and downstream of the discharge point from the Land Contact Infiltration Device. Once the WWTP has been fully utilised at design capacity for a minimum period of two years, the stream monitoring frequency may be reduced to annually (instead of quarterly) provided that results indicate no significant change in surface water quality has resulted from the discharge. Water quality monitoring must be undertaken by a suitably qualified and experienced person, who must provide advice to the Consent Holder if results indicate the water quality has deteriorated because of the WWTP discharge.
72.	**Water Quality Sample Parameters** All surface water quality samples must be tested for the following parameters: (a) pH; (b) Total Suspended Solids; (c) Total ammoniacal nitrogen; (d) Nitrate-nitrogen; (e) Nitrite-nitrogen; (f) Total nitrogen; (g) Dissolved reactive phosphorous; (h) Total phosphorous; (i) Escherichia coli; (j) Enterococci; and (k) Soluble cBOD5.
73.	All sample analyses must be undertaken by an IANZ accredited or equivalent laboratory. All methods must be appropriate for the sample analyses undertaken.
	Monitoring Ecology
74.	**Pre-Operational Ecology Survey** Prior to commencement of the discharge from the WWTP, the Consent Holder must engage a suitably qualified ecologist to undertake a surface water ecology survey in summer, at the same locations within Waterloo Creek immediately upstream and downstream of the discharge point from the Land Contact Infiltration Device. This must include a qualitative assessment of physical habitat characteristics, the collection of

	macroinvertebrate samples and overnight fish trapping. The purpose of this sampling is to establish a baseline of stream ecology prior to the commencement of the development discharges.
75.	**Post-Operational Ecology Survey** Following the commencement of the discharge from the WWTP, the Consent Holder must conduct ecology surveys on a yearly basis, during spring, at the same locations within Waterloo Creek immediately upstream and downstream of the discharge point from the Land Contact Infiltration Device. Once the WWTP has been fully utilised at design capacity for a minimum period of two years, subject to Council approval, the in-stream monitoring frequency may be reduced to once every three years if results indicate the ecological community has been unaffected by the discharge. Ecological monitoring must be undertaken by a suitably qualified and experienced person, who must provide advice to the Consent Holder if results indicate the water quality has deteriorated because of the WWTP discharge.
76.	All surface water ecology surveys must, as a minimum, meet the following requirements: (a) Provide an assessment of fish and macroinvertebrate communities, physical habitat quality, macrophytes and periphyton; (b) Must be undertaken by person(s) suitably qualified in freshwater ecology; (c) Must not be undertaken within two weeks of a flood event; and (d) Must report on any significant trends observed over time.
	Adaptive Management of Wastewater Discharge
77.	**Water Quality Prior to WWTP Operation** Prior to the operation of the WWTP and following the completion of baseline environment and ecological surface water quality monitoring required by Conditions 70, 72 and 74 respectively, and a change occurs: (a) the consent holder may request Council to adjust the daily mass loading figures in Condition 59 prior to the operation of the WWTP system; (b) any request to adjust Condition 59 must be accompanied by supporting technical evidence that confirms the effects of the discharge to the stream environment remain less than minor; (c) any adjustments requested by the consent holder to the daily mass loading figures in Condition 59 must be certified in writing by Council prior to giving effect to the adjusted figures.
78.	**Water Quality During WWTP Operation**

	During operation of the WWTP, should the surface water quality results required by conditions 68, 71 and 72 demonstrate that a change to the mass load discharge would maintain less than minor effects on the surface water quality and ecology: (a) the consent holder may request Council to adjust the daily mass loading figures in Condition 59 during the operation of the WWTP system. (b) any request to adjust condition 59 must be accompanied by supporting technical evidence that confirms the effects of the discharge to the stream environment remain less than minor. (c) any adjustments requested by the consent holder to the daily mass loading figures in Condition 59 must be certified in writing by Council prior to giving effect to the adjusted figures.
79.	**Army Bay WWTP and Transmission Network** The operation of the temporary WWTP will not result in a compromise to the Army Bay WWTP performance or compliance with its discharge consent or the operation Watercare's transmission network by ensuring: (a) provision of a contaminant concentration and corrosion risk assessment of any discharge back to the public network; (b) provision for monitoring, reporting, and adaptive management in the event of non-compliance of the temporary WWTP; (c) staged development of the WWTP with clear hold points to manage progression of flows to the plant and any discharges back to the public network to ensure flow rates and contaminants are in line with those proposed; (d) ensuring there is no impact on the self-cleansing velocities upstream and downstream of the off-take manhole under dry weather flow and wet weather flow scenarios; and (e) developing a full hydraulic profile of the Milldale Branch Sewer to confirm no adverse backwater or surcharge effects, modelling to include transient flow conditions and sensitivity testing.
	Operations and Management Plan and Emergency Response Plan
80.	**Operations and Management Plan** Prior to the commencement of the discharge of treated wastewater, the Consent Holder must prepare an Operations and Management Plan (OMP). The objective of the OMP is to provide a framework for the operation and management of the WWTP and discharge facilities to ensure compliance with the conditions of consent. The OMP must be submitted to the Council for certification and must be consistent with the requirements of this condition. The OMP must be reviewed and updated every three years by the Consent Holder and as

required as a result of any significant changes in WWTP and discharge facilities' operation or management that could affect the quality and quantity of the discharge. An electronic copy of the OMP must be provided to the Council within 10 working days of a request to do so.

As a minimum, the OMP must include:

(a) Appropriate people to contact in the event of system malfunction;

(b) Provision of manufacturer's specification for the key components of the MBR and UV disinfection systems, including manufacturers performance standards in terms of trans membrane pressure of the MBR units, total suspended solids, and UV transmissivity (UVT) of the treated wastewater;

(c) A full description of the entire WWTP, including a site map showing the location of the treatment system, land contact infiltration device, pump station and sampling sites;

(d) A description and schedule of the routine inspection, monitoring and maintenance procedures to be undertaken to ensure operation of the WWTP and discharge facilities, complies with this consent;

(e) A description of the sampling location/s;

(f) A description of the practices and procedures associated with the monitoring and reporting conditions of this consent including (as a minimum):

(i) locations and type of monitoring equipment,

(ii) maintenance and calibration of monitoring equipment,

(iii) schedule and log of monitoring requirements;

(g) Contingency plans to remedy any possible variations from normal plant operation that could potentially affect discharge quality;

(h) Details of procedures to address a critical power or equipment failure at the WWTP;

(i) Procedures for recording routine maintenance and all major repairs that are undertaken;

(j) The Consent Holder's chain of command, responsibility and notification protocols;

(k) A description of odour mitigation measures at the site;

(l) Procedures for continuous reviewing and improving of the manual; and

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

Advice Note:

	Use of Public Assets Consent Holder Agreement with Watercare *The WWTP includes the use of public assets including the wastewater network owned and managed by Watercare. A formal agreement between the consent holder and Watercare is required to be in place prior to the commissioning of the WWTP.* *The agreement must address:* *(a) Operation management protocols, including emergency response procedures;* *(b) The Consent Holders obligations regarding activities in proximity to Watercare assets;* *(c) Requirements for performance, monitoring, quality control, and testing of any discharges into the Watercare network;* *(d) Emergency response protocols in the event of plant failure; and* *(e) A decommissioning management plan for the plant.* *The agreement must also address:* *That to date evidence provided to Watercare has concluded there are no adverse effects on the wastewater network downstream of the WWTP. Prior to commencement of operation of the WWTP and the Consent Holder obtaining Certificate of Title for any residential lots under Milldale Stages 10 - 13, the Consent Holder must provide the following information to Watercare:* *(a) Proof that the WWTP will operate in accordance with the application documents referenced in Condition 1;* *(b) Proof that the RO discharge is in accordance with the application documents referenced in Condition 1;* *(c) A copy of the Emergency Response Plan (ERP); and* *(d) Testing of the systems prior to operation of the WWTP to confirm that they are operating in accordance with the application documents referenced in Condition 1.*
81.	**Emergency Response Plan** Prior to the commencement of the operation of the WWTP, a final Emergency Response Plan (ERP) must be submitted to Council for certification. The objective of the EMP is to identify risks to personnel on site and within the vicinity of the plant, and how these must be responded to in the event of an emergency. The final ERP must be prepared in general accordance with the application documents referenced in Condition 1. Approval from Watercare of the ERP must be obtained before the ERP is submitted to Council. Evidence of Watercare's written approval must be provided with the submission of the ERP to Council.

	The ERP must include procedures to immediately advise the owners and occupiers of 36 Sidwell Road by email, phone or text of any accidental overflows, emergency discharges and/or breaches of the discharge consent conditions, including notification of an 'all clear' where applicable.
	Odour Management
82.	**Odour Emissions** There must be no odour emission from the treatment system that is offensive or verified as objectionable by the Council assessor to such an extent that it has an adverse effect on the environment beyond the boundary of the property on which the WWTP is located.
83.	**Significant Air Discharge Notification** Council must be notified as soon as practicable in the event of any significant discharge to air which results, or has the potential to result, in a breach of Condition 82 (Odour emission management). The information must include details of the nature of the discharge, an explanation of the cause, and remedial action being undertaken.
84.	**Odour Management Plan** An Odour Management Plan must be submitted to the Council for certification prior to the commissioning of the WWTP. The Odour Management Plan must detail the maintenance and inspection procedures for the odour control system, as well as the procedures for the receipt, recording, and handling of odour complaints.
	Reporting
85.	**Annual Report** The Consent Holder must prepare and, if requested by Council, forward an annual report in writing to the Council by 30 June each year. A copy of the report shall also be sent to the owners and occupiers of 36 Sidwell Road. The annual report must cover the preceding 12-month period (from 1 April the preceding year until 31 March of the current year) and must report on compliance with this consent. As a minimum, the report must include: (a) Comments on compliance with this consent, and actions taken where there has been non-compliance; (b) A summary of any complaints received, the validity of each complaint and the corrective action taken; (c) A summary of any malfunctions or breakdowns and the corrective action taken; and (d) Any other issues considered relevant by the Consent Holder. (e) Any other reports conducted in the previous year.

86.	**Operations and Management Plan** At all times the Consent Holder must provide to Council, on request, the most up-to-date Operations and Management Plan.
87.	**Maintenance Service Contract** A maintenance service contract, which provides for the operation and servicing of the WWTP, must be entered into with an appropriately qualified contractor prior to the exercising of this consent.
88.	All analysis carried out in connection with this consent must be performed by a laboratory that meets ISO 17025 standards, or otherwise as specifically approved by the Council.
89.	No sludge or grease is permitted to be discharged to land or water.

4.4 Temporary WWTP Air Discharge Conditions of Consent DIS 402

The consent is subject to the following conditions:

Condition No.	Condition
	WWTP Air Discharge Performance Standards
90.	**Odour & Dust Discharges** Beyond the boundary of Lot 4 DP 353309, there must be no odour and/or dust caused by the discharge which, as verified by a suitably qualified and experienced person, is the cause of a noxious, dangerous, offensive or objectionable effect.
91.	**Hazardous Air Pollutant Discharges** Beyond the boundary of Lot 4 DP 353309 there must be no hazardous air pollutant, caused by discharges, which is present at a concentration that causes, or is likely to cause adverse effects to human health, ecosystems or property.
92.	**Visible Emissions** Discharges from any activity on site must not give rise to visible emissions, other than water vapour or heat haze, to an extent which, as verified by the Council assessor, is the cause of a noxious, dangerous, offensive or objectionable effect.
93.	**Operations and Maintenance Manual** All processes on site must be operated in general accordance with the Operations and Maintenance Manual (OMM) required by Condition 106 (OMM). All processes must be operated, maintained, supervised, monitored, and controlled to ensure that all emissions authorised by this consent are maintained at the minimum practicable level.
	Enclosure of Odour Sources
94.	A ventilation system must be designed and operated to minimise fugitive emissions of odour from the ventilated sources or ventilation system. At a minimum the following processes must be enclosed and mechanically ventilated to an Odour Control Unit (OCU): (a) Headworks screens; (b) Sludge storage tanks and skips; (c) Sludge dewatering equipment; and (d) WWTP sump.

	Odour Unit Performance
95.	**Odour Control Units** All Odour Control Units (OCU) used to treat mechanically ventilated air must incorporate one or more carbon adsorber units designed, constructed, operated and maintained in general accordance with Condition 96 (carbon adsorber units).
96.	**Carbon Adsorber Units** All carbon adsorber units must be designed, constructed, maintained and operated in general accordance with the following: (a) In-line duct heating must be provided on the inlet side of each adsorber unit to ensure that the temperature of the saturated air to the OCU can be raised to achieve reduced humidity to prevent condensation and promote optimal adsorption in the activated carbon bed. The capacity of heaters used for this purpose must be sufficient to reduce the relative humidity of the maximum design inlet air flow to no greater than 70% from 100% at 20 degrees Celsius; (b) The absorptive media must comprise activated carbon that is steam activated and impregnated with sodium hydroxide or potassium hydroxide, potassium iodide or copper oxide; (c) The depth of adsorptive media must be such that the minimum residence time of airflow through the media is no less than 3 seconds at the maximum design airflow; (d) The adsorptive media must be evenly distributed in the bed so that no bypassing or short circuiting of inlet airflow occurs; and (e) The media is to be replaced as soon as practicable (and no later than within one month) where testing conducted indicates that saturation may occur within two months of testing.
	Anaerobic Process Conditions
97.	**Dissolved Oxygen Concentration** The Dissolved Oxygen (DO) concentration in any aeration tanks must not remain below 0.1 ppm for more than 12 consecutive hours.
98.	If the DO concentration in an aeration tank is less than 0.2 ppm for more than 8 consecutive hours the Consent Holder must notify the Council within 24 hours and investigate and determine the cause and take the action necessary to ensure the compliance limits are not breached. The Consent Holder must document each trigger level exceedance and investigation and provide summaries in the annual report and provide to the Council within 48 hours of a request.

99.	**Monitoring** The Consent Holder must monitor and record operational parameters of WWTP units as follows: (a) Continuous flow metering of all influent flows to the WWTP; (b) Continuous monitoring of DO concentration in each aeration tank; (c) Continuous monitoring of Oxidation-reduction potential in each anoxic tank; and (d) Continuous monitoring of operation of fans of the mechanical ventilation system. The data must link to the WWTP SCADA system with alarms to indicate alert level exceedances as set out in the Operations and Maintenance Manual (OMM) prepared in general accordance with Condition 106 (OMM). All data, including flow records, must be recorded for a minimum of five years and provided to the Council within 48 hours of a request.
100.	**WWTP Air Ventilation System** The WWTP must be designed such that the operational parameters of the air ventilation system and OCUs are as follows: (a) For carbon adsorber units, saturation of the adsorptive media can be checked on at least a monthly basis.
101.	**Meteorological Monitoring Station** Prior to commissioning of the WWTP, the Consent Holder must install and thereafter operate and maintain a meteorological monitoring station at or within 500 m of the WWTP site to record wind speed, wind direction, ambient air temperature and relative humidity. At a minimum: (a) The monitoring station must include an ultrasonic anemometer or equivalent measurement device capable of measuring wind speeds at a resolution of no greater than 0.1 m/s and capable of measuring wind direction at a minimum wind speed of no greater than 0.1 m/s; (b) Weather parameters must be measured continuously, at a frequency of not more than 1-minute intervals; and (c) 10-minute averaged meteorological data must be retained in the form of an electronic record for a minimum of five years. Meteorological data must be provided to the Council within 48 hours of a request. The monitoring station must be calibrated in general accordance with the manufacturers' recommendations for each instrument, with the

	documentation of the calibration retained and must be provided to the Council within one week of a request.
102.	**Operator Availability** An appropriately trained wastewater operator must be available twenty-four hours a day and seven days per week to respond to any plant contingencies that may cause an adverse odour nuisance effect outside the site boundary.
103.	**Preventative Maintenance** The Consent Holder must implement a system of scheduling, undertaking and documenting preventative maintenance on all equipment critical to the effective operation of the odour control systems and other plant processes that affect odour as set out in the Operations and Maintenance Manual (OMM) prepared in general accordance with Condition 106 (OMM). An updated copy of the maintenance schedule must be provided with the annual report each year. Information which demonstrates compliance with this must be provided to the Council within 5 working days of a request.
104.	**Power Outages** The following management measures for power outages must be implemented: (a) A power outage alarm system must be installed and maintained which provides electronic notification of (via SMS and email at a minimum) of any loss of mains power supply to the WWTP; (b) The Consent Holder must maintain a generator on site that is configured to automatically start upon loss of mains power supply. The generator must be of sufficient capacity to power all aeration systems, recycle pumps, odour control and air extraction systems, at a minimum; and (c) The alarm system, DO probe and supporting data telemetry system must be powered by an uninterruptable power supply with a minimum 4-hour battery life.
105.	**Critical Spares** The Consent Holder must implement the following, such that the equipment critical to the effective operation of the WWTP, OCUs and air extraction system and ongoing compliance with the conditions of this consent is operational as soon as practicable and no later than 24 hours after any failure or outage: (a) Hold onsite or maintain reliable access to spare equipment critical to the effective operation of the WWTP, OCUs and air extraction system and ongoing compliance with the conditions of this consent; and

	(b) Retain staff or contractors capable of installation and maintenance of the equipment.
106.	**Operations and Maintenance Manual (OMM)** Within 3 months of the date of commencement of the WWTP an Operations and Maintenance Manual (OMM) must be submitted to the Council, to confirm that the activities undertaken in general accordance with the OMM will achieve the objectives of the plan and compliance with the relevant consent conditions. The OMM must incorporate a series of monitoring, management and operational procedures, methodologies and contingency plans, and together must accurately record all information required to comply with the conditions of this consent. The OMM must include the following: (a) An overview description of WWTP processes and activities and associated sources of odour and other air contaminants; (b) Identification of potential odour sources (including potential fugitive odour sources), risks of odour impacts associated with each source and procedures for minimising risks as far as practical: (i) For each odour source and emission control system, this is to include identification of key process operating parameters for odour management, how these will be monitored, alert level thresholds, and procedures to respond to alert level exceedances; (ii) Identification of critical spares and procedures to ensure availability of critical spares; (iii) Contingency procedures for each emergency, plant breakdown, equipment failure and malfunction scenario that could result in an increase in emissions to air; (c) Procedures for implementing the monitoring requirements of this consent; (d) Training and induction of personnel operating the WWTP; (e) Procedures for responding to and investigating complaints relating to odour or other air contaminants emitted from the WWTP; (f) Roles and responsibilities of personnel for implementing the requirements set out in the OMM; (g) Contact details of key personnel including after hours; and (h) Procedures for reviewing and/or improving the OMM.
107.	**Notification of Potential Non-Compliance** 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; (b) An explanation of the cause of the incident; and (c) Details of remediation action taken
108.	**Complaint Response** The Consent Holder must maintain a log of all complaints (including those received via third parties including the Council) regarding odour. The Consent Holder must notify the Council of each complaint as soon as practicable. The compliant log must be made available to the Council at all reasonable times on request. The Consent Holder must record the following details in the complaint log: (a) Time and type of complaint including details of the incident, e.g. duration, location and any effects noted; (b) Name, address and contact phone number of the complainant unless the complainant elects not to supply these details; (c) Weather conditions, including approximate wind speed and direction, at time of the complaint, including the data collected from the weather station required by Condition 101 (Meteorological monitoring station); (d) The likely cause of the complaint and the response made by the Consent Holder including any corrective action undertaken if applicable; (e) Future actions proposed as a result of the complaint, if applicable; and (f) The response from the Consent Holder to the complainant.
109.	**Review of Conditions** The Council may, within one month following each anniversary of commencement of this consent, serve notice on the Consent Holder under section 128(1) of the Resource Management Act 1991, of its intention to review the conditions of this resource consent for the following purposes: (a) Deal with any significant adverse effects on the environment arising from the exercise of the consent which was not foreseen at the time the application was considered and which is appropriate to deal with at the time of the review. (b) Consider the adequacy of conditions which prevent nuisance and adverse effects beyond the boundary of the Site, particularly if regular or frequent complaints have been received and validated by an enforcement officer. (c) Consider developments in control technology and management practices that would enable practical reductions in the discharge of contaminants to air.

	(d) Alter the monitoring requirements, including requiring further monitoring, or increasing or reducing the frequency of monitoring. Or, the consent may be reviewed by the Manager Resource Consents at any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

4.5 Temporary WWTP List of Reports and Drawings

Reports

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

Report Title & Reference	Author	Rev	Dated
Wastewater Treatment Plant Design Report – For Consenting	Apex Water Limited	1	20 February 2025
Technical Note – Response to Requests for Additional Information	Apex Water Limited	3	1 August 2025

Drawings

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

Drawing Title & Reference	Author	Rev	Dated
PROPOSED EARTHWORKS CROSS SECTIONS – SHEET 3 OF 3 (Drawing No: P24-189-1303-EW-WWTP)	WOODS	1	Feb-25
EROSION & SEDIMENT CONTROL PLAN (Drawing No: P24-189-1800-EW-WWTP)	WOODS	1	Feb-25
EROSION & SEDIMENT CONTROL STANDARD DETAILS – SHEET 1 OF 3 (Drawing No: P24-189-1801-EW-WWTP)	WOODS	1	Feb-25
EROSION & SEDIMENT CONTROL STANDARD DETAILS – SHEET 2 OF 3 (Drawing No: P24-189-1802-EW-WWTP)	WOODS	1	Feb-25
EROSION & SEDIMENT CONTROL STANDARD DETAILS – SHEET 3 OF 3 (Drawing No: P24-189-1803-EW-WWTP)	WOODS	1	Feb-25
OVERALL LAYOUT PLAN (Drawing No: P24-189-2000-RD-WWTP)	WOODS	1	Feb-25
PROPOSED TYPICAL CROSS SECTIONS – SHEET 1 OF 2 (Drawing No: P24-189-2200-RD-WWTP)	WOODS	1	Feb-25
PROPOSED TYPICAL CROSS SECTIONS – SHEET 2 OF 2 (Drawing No: P24-189-2201-RD-WWTP)	WOODS	1	Feb-25
PROPOSED ACCESSWAY LONG SECTIONS – SHEET 1 OF 2 (Drawing No: P24-189-2600-RD-WWTP)	WOODS	1	Feb-25
PROPOSED ACCESSWAY LONG SECTIONS – SHEET 2 OF 2 (Drawing No: P24-189-2601-RD-WWTP)	WOODS	1	Feb-25
VEHICLE TRACKING CURVE (Drawing No: P24-189-2800-RD-WWTP)	WOODS	1	Feb-25
PROPOSED STORMWATER LAYOUT PLAN (Drawing No: P24-189-3000-DR-WWTP)	WOODS	1	Feb-25
PROPOSED LAND CONTACT INFILTRATION DEVICE PLAN (Drawing No: P24-189-3200-DR-WWTP)	WOODS	1	Feb-25
PROPOSED LAND CONTACT INFILTRATION DEVICE CROSS SECTIONS (Drawing No: P24-189-3210-DR-WWTP)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
PROPOSED STORMWATER DRY BASIN PLAN (Drawing No: P24-189-3300-DR-WWTP)	WOODS	1	Feb-25
PROPOSED STORMWATER DRY BASIN CROSS SECTIONS (Drawing No: P24-189-3310-DR-WWTP)	WOODS	1	Feb-25
OVERALL STORMWATER OVERLAND FLOW PATH PLAN (Drawing No: P24-189-3500-DR-WWTP)	WOODS	1	Feb-25
PROPOSED WASTEWATER LAYOUT PLAN (Drawing No: P24-189-4000-DR-WWTP)	WOODS	1	Feb-25
EXISTING WASTEWATER CONNECTION MANHOLE DETAILS (Drawing No: P24-189-4400-DR-WWTP)	WOODS	1	Feb-25
PROPOSED WASTEWATER TAKE-OFF MANHOLE DETAILS (Drawing No: P24-189-4401-DR-WWTP)	WOODS	1	Feb-25
PROPOSED WATER MAIN LAYOUT PLAN (Drawing No: P24-189-6000-WR-WWTP)	WOODS	1	Feb-25
PROPOSED UTILITIES LAYOUT PLAN (Drawing No: P24-189-7000-UT-WWTP)	WOODS	1	Feb-25
Architectural Drawings			
MILLDALE WASTEWATER TREATMENT PLANT, OVERALL SITE PLAN (Drawing No. P24-189-UD402)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, SITE PLAN (Drawing No. P24-189-UD403)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, ELEVATIONS (Drawing No. P24-189-UD404)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, ELEVATIONS (Drawing No. P24-189-UD405)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, ELEVATIONS (Drawing No. P24-189-UD406)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, SECTIONS (Drawing No. P24-189-UD407)	WOODS	1	Feb 2025

Drawing Title & Reference	Author	Rev	Dated
MILLDALE WASTEWATER TREATMENT PLANT, 3D VISUALISATION (Drawing No. P24-189-UD408)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, 3D VISUALISATION (Drawing No. P24-189-UD409)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, 3D VISUALISATION (Drawing No. P24-189-UD410)	WOODS	1	Feb 2025

5.0 Archaeological Authority

5.1 Authority Details

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

5.2 Determination

The FTAA Expert Consenting Panel grants an authority pursuant to section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological site described above, within the area specified as Lot 9001 DP 586972, Lot 9006 DP 602895, Lot 1 DP 147739, Lot 3 DP 151229, Lot 2 DP 147739, Lot 2 DP 488814, Lot 3 DP 488814, Lot 1 DP 488814, Lot 4 DP 353309 to Fulton Hogan Land Development Limited for the proposal to undertake

earthworks at multiple sites including 21 Karapapa Road, 507 Wainui Road, 525 Wainui Road, 131 Argent Lane, 16 Lysnar Road, 168 Argent Lane, 167 Argent Lane and 107 Cemetery Road, Wainui, Auckland, subject to the following conditions:

5.3 Conditions of Authority

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

5.	**Archaeological Finds** Any archaeological evidence encountered during the exercise of this authority must be investigated, recorded and analysed in accordance with archaeological practice.
6.	**Ngāti Manuhiri and Te Kawerau ā Maki** In addition to any tikanga agreed to between the authority holder, Ngāti Manuhiri and Te Kawerau ā Maki provided with the authority application, the following shall apply: (a) Access for Ngāti Manuhiri and Te Kawerau ā Maki shall be enabled in order to undertake tikanga consistent with any requirements of site safety; (b) Ngāti Manuhiri and Te Kawerau ā Maki shall be informed 48 hours before the start and finish of the archaeological work; (c) If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Senior Archaeologist, New Zealand Police, Ngāti Manuhiri and Te Kawerau ā Maki must be advised immediately in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2010) and no further work in the area may take place until future actions have been agreed by all parties; (d) Ngāti Manuhiri and Te Kawerau ā Maki shall be informed if any possible taonga or Māori artefacts are identified to enable appropriate tikanga to be undertaken, so long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 are met; and (e) Ngāti Manuhiri and Te Kawerau ā Maki shall be provided with a copy of any reports completed as a result of the archaeological work associated with this authority and be given an opportunity to discuss it with the s45 approved person if required.
7.	**Completion of Archaeological Siteworks** Within 20 working days of the completion of the on-site archaeological work associated with this authority, the authority holder shall ensure that: (a) An interim report following the Archaeological Report Guideline (AGS12 2023) is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library; and (b) Site record forms are updated or submitted to the NZAA Site Recording Scheme.
8.	**Archaeological Records** That within 12 months of the completion of the on-site archaeological work, the authority holder shall ensure that a final report, completed following

	the Archaeological Report Guideline (AGS12 2023), is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library. (a) One hard copy and one digital copy of the final report are to be sent to the Heritage New Zealand Pouhere Taonga Senior Archaeologist; and (b) Digital copies of the final report must also be sent to the NZAA Central Filekeeper, Council CHI, Auckland War Memorial Museum, Ngāti Manuhiri and Te Kawerau ā Maki, Council (landowner).