VOLUME 10B: CONDITIONS OF CONSENT – CLEAN VERSION

Contents

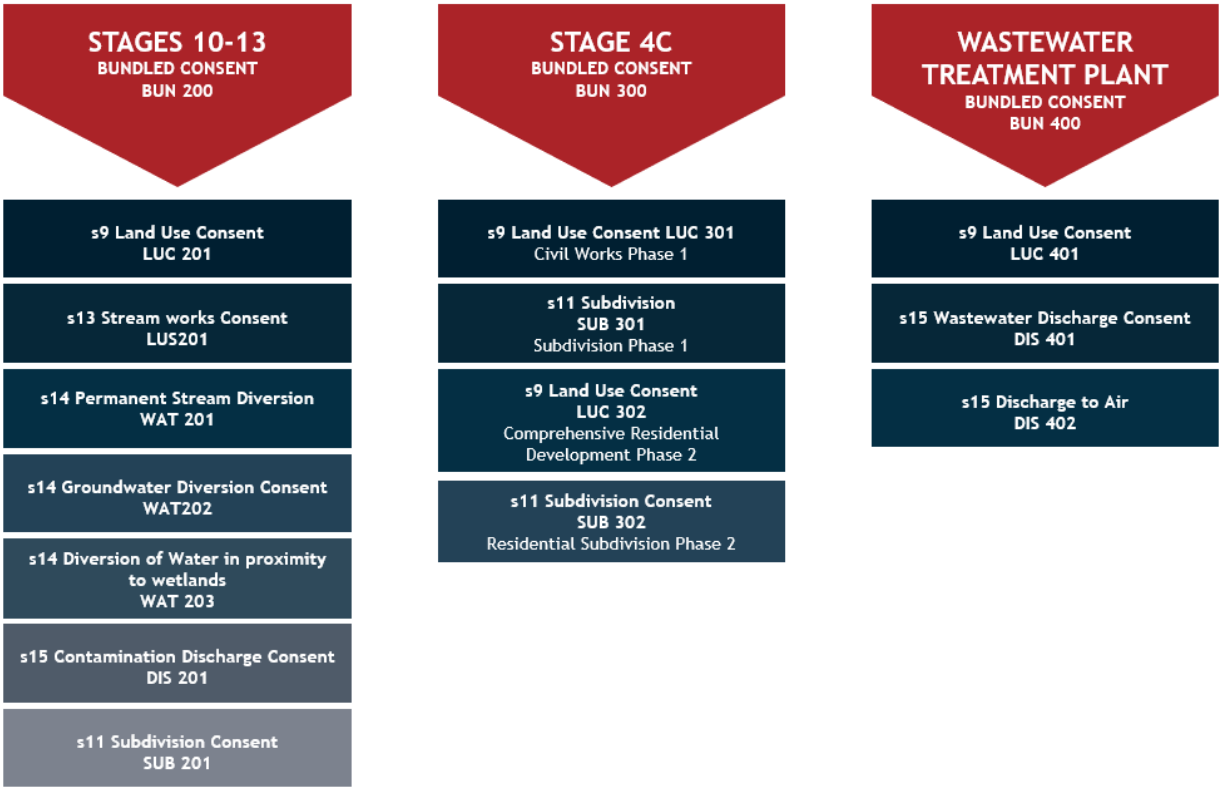
1.0 Structure of the Conditions for Consent

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)** 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.*
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*
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) Locate stormwater outfalls and retaining walls 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 two years from the issue of the certificate under s224(c) for all public roads and accessways. The amount of the bond will be 1.5 x the contracted rate for two years' maintenance.
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 <u>commencement</u> 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** 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 two years from the issue of the certificate under s224(c) for all public roads and accessways. The amount of the bond will be 1.5 x the contracted rate for two years' maintenance.
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).