SUNFIELD

CONDITIONS OF CONSENT

2 December 2025

This set of conditions uses the set submitted with the Section 55 Response dated 15 October 2025 as a basis. Amendments to the conditions proposed by the Applicant are shown in red text, with deletions shown in ~~red strike out~~.

Contents

GENERAL CONDITIONS APPLICABLE TO ALL CONSENTS

Staging and Implementation

1. The Sunfield Project is enabled through a suite of interrelated subdivision, land use and regional resource consents to achieve an integrated outcome. The Project will be implemented in a number of stages. The following consent conditions apply to each individual stage to the extent relevant to that stage. The extent of each stage may be as indicated in land use staging Condition [XX] and/or subdivision staging Condition [XX] and/or as otherwise determined by the Consent Holder provided that all relevant consent conditions are complied with at each stage and the required infrastructure for each stage will be provided.

   Advice Note: When any variation of consent condition is proposed, consideration should be given to whether a variation of the subdivision, regional and land use consents is required.

1A. While subdivision shall be undertaken on a staged basis as set out in condition [XX], the Consent Holder may stage the subdivision in any order, provided that for any stage the necessary infrastructure requirements (roads, wastewater, water supply, stormwater, electricity and telecommunications) have been implemented.

1B. Prior to any building being occupied for an individual stage and following the required infrastructure being constructed and operating for the same individual stage as required by condition [X], an updated staging plan is to be provided to Council documenting:

   a) all previously implemented stages including:
      i. the constructed and operational infrastructure required as part of previous stages, in accordance with condition 120.
      ii. the constructed and occupied buildings including residential dwelling numbers, and the gross floor area of non-residential activities.
      iii. the car-parking space locations and numbers.
   b) the remaining stages to be completed and the anticipated timeframe for each stage to be completed.

2. Buildings or individual lots that require access from the re-aligned portion of Hamlin Road may not be occupied (or created with regard to individual lots, excluding super lots) until the road stopping and re-routing of Hamlin Road has been approved.

Commented [IS1]: Added by the Applicant recognising a number of condition triggers reference building 'occupation'.

Activity in accordance with the application

3. The development must proceed in general accordance with the information and plans submitted with the application and formally approved by the Environmental Protection Authority (EPA) on XXX, including all supporting and additional information submitted. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions shall prevail.

Plans				
Drawing Ref.	Drawing Title	Author	Revision	Dated
TO BE ADDED POST LODGEMENT, BUT ALL KEY PLANS WILL BE INCLUDED IN THIS LIST				
STAGING PLAN	ADD REFERENCE #			
ARCHITECTURAL				
LANDSCAPE				
ENGINEERING	EARTHWORKS/CUT-FILL			
	SEDIMENT CONTROL			
	ROADING DRAINAGE STORMWATER WASTEWATER			
Technical Documents				
Document Ref.	Document Title	Author	Revision	Dated
TO BE ADDED POST LODGEMENT, BUT ALL KEY DOCUMENTS				

WILL BE INCLUDED IN THIS LIST				
TRAFFIC AND TRANSPORT				
STORMWATER MANAGEMENT PLAN				
CONTAMINATION				
ECOLOGY				
ARCHAEOLOGY				
LIGHTING				
NOISE AND VIBRATION				
DESIGN CONTROLS				
DEWATERING				

Lapsing of consent

4. The consents related to the first stage to be implemented ~~Stage 1 as illustrated on Plan XXXX~~ shall lapse five years after the date of commencement unless given effect to prior or unless specified

Commented [IS2]: Updated by applicant, recognising flexibility provided in condition 1A.

otherwise below. The consents relating to ~~Stages 2~~ the second stage onwards shall lapse fifteen years after the date of commencement unless given effect to prior or unless specified otherwise below.

Definitions

5. For all conditions the below terms shall have the meaning as set out below:

DEFINITIONS	
Term	Definition
Auckland Transport Engineering Standards	The Auckland Transport Code of Practice 2013 or any later replacement or update to that document dated prior to the date of this consent
AUP(OP)	Auckland Council Unitary Plan (Operative in Part)
ChTMP	Chemical Treatment Management Plan
CMP	Construction Management Plan
CNVMP	Construction Noise and Vibration Management Plan
Council	Auckland Council
CSMP	Contaminated Site Management Plan
CTMP	Construction Traffic Management Plan
EMP	Ecological Management Plan
ESCP	Erosion and Sediment Control Plan
GSMCP	Groundwater Settlement Monitoring and Contingency Plan
HNZPT	Heritage New Zealand Pouhere Taonga
LMP	Lizard Management Plan
Mana whenua	The iwi participating in The Sunfield Mana Whenua engagement process, being: ▪ Ngaati Te Ata Waiohua, ▪ Ngāti Paoa, ▪ Ngaati Tamaoho, ▪ Te Akitai Waiohua, ▪ Ngaati Whanaunga, and ▪ Ngai Tai ki Tamaki.
NFMP	Native Fish Management Plan
NSAAT	No Stopping At All Times
Project	The Sunfield development enabled by these consents
RMA	Resource Management Act 1991
Site	The site identified as follows:

Property Addresses	Legal Description	Title	Area
(a) *Cosgrave Road, Papakura, 2582	Lot 1 DP 55480	NA6C/1128	5.8 ha

(b)	*55 Cosgrave Road, Papakura, 0118	SECT 3 SO 495342, SECT 4 SO 495342	828127	9.2 ha
(c)	*Old Wairoa Road, Papakura, 0118	SECT 5 SO 495342, SECT 6 SO 495342	828128	11.8 ha
(d)	*Old Wairoa Road, Papakura, 2582	Lot 4 DP 55480	NA6C/1131	10.4 ha
(e)	*508 Old Wairoa Road, Ardmore, 2110	DP 10383	NA258/245	23.6 ha
(f)	*508 Old Wairoa Road, Ardmore, 2110	Lot 8 Deeds Plan Whau 38	NA778/296	22.5 ha
(g)	*80 Hamlin Road, Ardmore, 2582	PT Lot 2 DP 22141	NA1B/856	19.0 ha
(h)	*80 Hamlin Road, Ardmore, 2582	Lot 2 DP 21397	NA477/291	10.2 ha
(i)	*80 Hamlin Road, Ardmore, 2582	Lot 1 DP 21397	NA477/75	30.7 ha
(j)	*80 Hamlin Road, Ardmore, 2582	Lot 5 DP 12961	NA631/77	35.9 ha
(k)	*80 Hamlin Road, Ardmore, 2582	Lot 4 DP 12961	NA636/171	21.9 ha
(l)	*279 Airfields Road, Ardmore, 2582	Lot 2 DP 199521	NA128A/553	14.1 ha
(m)	*92 Hamlin Road, Ardmore, 2582	Lot 1 DP 46615	NA1666/17	0.1 ha
(n)	143 Cosgrave Road, Papakura, 2582	Lot 1 DP 103787	NA57A/1149	3.0 ha
(o)	131 Cosgrave Road, Papakura, 2582	Lot 2 DP 103787	NA77A/1150	3.0 ha
(p)	121A Cosgrave Road, Papakura, 2582	Lot 3 DP 103787, 1/3 Lot 7 DP 103787	NA57A/1151	3.3 ha
(q)	123 Cosgrave Road, Papakura, 2582	Lot 4 DP 103787, 1/3 Lot 7 DP 103787	NA57A/1152	8.9 ha
(r)	119A Cosgrave Road, Papakura, 2582	Lot 5 DP 103787, 1/3 Lot 7 DP 103787	NA61A/530	3.3 ha
(s)	119 Cosgrave Road, Papakura, 2582	Lot 6 DP 103787	NA57A/1154	3.0 ha
(t)	101 Cosgrave Road, Papakura, 2582	PT Lot 1 DP 45156	NA24C/216	1.9 ha
(u)	103 Cosgrave Road, Papakura, 2582	Pt Lot 1 DP 62629	NA18B/646	0.1 ha
(v)	55A Cosgrave Road, Papakura, 2582	SECT 1 SO 495342, SECT 2 SO 495342	828126	2.9 ha

* Properties owned by Winton

SRPP	Stream Riparian Planting Plan
SMP	Stormwater Management Plan
SQEP	Suitably Qualified and Experienced Person
SVR	Site Validation Report
TPZ	Tree Protection Zone

Working Days	Working days as defined in Section 2 of the Resource Management Act 1991
WMP	Waste Management Plan
WdMP	Wildlife Management Plan

Monitoring deposit

6. The Consent Holder must pay the Council an initial consent compliance monitoring charge of $XXX (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 these consents.

Advice Note: The initial monitoring deposit is to cover the cost of all work to ensure compliance with the resource consents, including inspecting the Site, carrying out tests, reviewing conditions, updating files, etc. In order to recover actual and reasonable costs, monitoring of conditions in excess of those covered by the deposit shall be charged at the relevant hourly rate applicable at the time. The Consent Holder will be advised of the further monitoring charge. Only after all conditions of the resource consents have been met will the Council issue a letter confirming compliance on request of the Consent Holder

LAND USE CONSENT CONDITIONS

PRE-COMMENCEMENT CONDITIONS

Management plans

7. All management plans must be prepared by a SQEP.

8. Management plans may be submitted in parts or in stages to address particular activities or to reflect the staged implementation of the Project. Management plans submitted must clearly show the integration of activities and their management with adjacent stages and interrelated activities.

9. The management plans required under the following conditions must be submitted to Council in electronic copy form for certification that the management plan(s) meet the objective(s) specified and give effect to the relevant consent conditions to which each plan relates:

    a. A CNVMP – refer Conditions XX to XX
    b. A CMP – refer Conditions XX to XX
    c. A CTMP – refer Conditions XX to XX
    d. An ESCP – refer Condition XX to XX
    e. A ChTMP – refer Conditions XXX to XXX
    f. SMP – refer Condition XX
    g. A GWSMP – refer Condition XX
    h. An EMP – refer Condition XXX
    i. A NFMP - refer Condition XXX
    j. A SORPP - refer Condition XXX
    k. LMP – refer Condition XX
    l. A WMP – refer Condition XX
    m. A WdMP – refer Condition X
    n. A CSMP – refer Condition XXX

    Advice Note: The Consent Holder is encouraged to discuss the approval of any management plans with their allocated monitoring officer as early as possible. Any management plans submitted under this condition must be sent to the Consent Holder's allocated Council monitoring officer and to the monitoring@aucklandcouncil.govt.nz inbox. The Consent Holder should seek confirmation from the

monitoring officer that the management plan has been received.

Advice Note: For the purpose of compliance with conditions of consent, "the Council" refers to the Council monitoring inspector unless otherwise specified. To identify your allocated officer please email monitoring@aucklandcouncil.govt.nz

10. Works to which a management plan relates must not commence until the Consent Holder has received written certification from Council.

Advice Note: Council must avoid unreasonable delay when determining certification for a submitted management plan.

11. The Consent Holder must implement the certified management plan(s), and all works must be carried out in accordance with the latest version of the certified management plan(s).

12. The Consent Holder may amend a certified management plan(s) to provide updated information or reflect changes in design, construction methods or the management of effects. Any material change must be consistent with the objective(s) of the relevant management plan and the requirements of the relevant conditions of this consent, and must be submitted to Council for certification.

13. The Consent Holder must ensure that copies of all certified management plans are available on Site and can be provided to Council officers on request.

Construction Noise and Vibration Management Plan (CNVMP)

14. The Consent Holder must prepare a CNVMP with reference to Annex E2 of NZS 6803:1999 Acoustics – Construction Noise and Appendix B of DIN 4150-3:1999 *"Structural vibration – Part 3 Effects of vibration on structures"* and submit it to the Council at least 15 Working Days prior to the planned commencement of works for certification in accordance with Conditions [7 to 13].

The objectives of the CNVMP are to:

a. Identify the Best Practicable Option for managing all construction noise and vibration to avoid, remedy or mitigate adverse effects;
b. Define the procedures to be followed, and the alternative strategies to be adopted, when construction activities cannot practically achieve full compliance with the consented noise and vibration standards;
c. Ensure that any property damage caused by vibration from construction activities is identified

and repaired;

d. Inform the duration, frequency and timing of the works to manage disruption; and
e. Require frequent and effective engagement with affected receivers and timely management of complaints.

15. The CNVMP must include specific details of measures to avoid, remedy or mitigate adverse noise and vibration effects on the environment and neighbouring properties from earthworks, demolition and construction, and the management of all works associated with this development as follows:
    a. Contact details of the appointed contractor or project manager (phone number, email, postal address);
    b. A general outline of the construction programme for each stage;
    c. The applicable Site noise and vibration criteria set out in conditions [16] and [17];
    d. Identification of surrounding noise and / or vibration sensitive receivers;
    e. Specific identification of vibration sensitive receivers where there is a risk of exceeding the vibration criteria set out in condition [17] , in respect of which building condition survey reports must be prepared by the Consent Holder, if reasonable access is provided by the building owner/occupier, prior to and after the completion of earthworks activities;
    f. Details about the works, including:
        i. When the higher noise and vibration levels can be expected;
        ii. The likely sources or causes of noise and vibration and a description of the anticipated equipment and processes;
        iii. Methods for monitoring and reporting on noise and vibration; and
        iv. Hours of operation.
    g. The procedure for monitoring construction noise and vibration at the most exposed surrounding buildings and structures (including to monitor vibration at Watercare's critical infrastructure and any vibration sensitive receivers where there is a risk of exceeding the vibration criteria set out in condition [17]);
    h. The processes for repairing any damage caused by construction activities;
    i. Requirements and specifications for acoustically effective barriers at and/or within Site boundaries and/or additional localised screening around individual noisy machinery;
    j. Details of practicable noise and vibration mitigation measures to be applied during the various stages of the construction period;
    k. Procedures for ensuring that all contractors and operators on Site are aware of the requirements to minimise noise and vibration effects as far as practicable on neighbouring properties;
    l. The process to record and investigate all construction noise and / or vibration complaints that includes the following steps being taken as soon as practicable:

i. Acknowledge receipt of the concern or complaint within 24 hours and record:

   a. Time and date the complaint was received and who received it;

   b. Time and date of the activity subject to the complaint (estimated where not known);

   c. The name, address and contact details of the complainant (unless they elect not to provide them);

   d. The complainant's description of the activity and its resulting effects; and

   e. Any relief sought by the complainant (e.g. scheduling of the activity).

ii. Identify the relevant activity and the nature of the works at the time of the complaint;

iii. If a complaint relates to building damage, inform the on-duty Site manager as soon as practicable;

iv. Review the activity noise and / or vibration levels and the mitigation and management measures in place;

v. Record the findings and recommendations in a complaints register that is provided to the Project Manager after each and every complaint and make available to Council upon request; and

vi. Report the outcomes of the investigation to the complainant within 10 Working Days of the complaint being received, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise.

16. All construction and earthworks activities on the subject site must comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise (or any subsequent revision) at all times.

17. Where works on the site are creating vibrations, that in the opinion of the Council, constitute an unreasonable disturbance beyond the boundaries of the subject site, the Consent Holder must cease works until a suitably qualified expert has been engaged to undertake monitoring of the works and provide confirmation that peak particle velocities measured on any foundation or uppermost full storey of any building not located on the subject site, do not exceed the limits set out in Table 1 of German Standard DIN 4150 Part 3:1986 "Structural Vibration in Buildings – Effects on Structures."

<u>Construction Management Plan (CMP)</u>

18. The Consent Holder must prepare and submit a CMP to the Council at least 15 Working Days prior to the planned commencement of works for certification in accordance with Conditions [7 to 13].

The objectives of the CMP are to:

a. Identify the Best Practicable Option (within the limits set under the conditions of consent) and define the procedures to ensure adverse effects associated with construction activities are minimised;
b. Inform the duration, frequency and timing of works to manage disruption; and
c. Require timely management of complaints.

19. The CMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from earthworks, demolition and construction, and the management of all works associated with this Project (where they are not already managed by the CNVMP, ESCP or CTMP) as follows:
    a. Contact details of the appointed contractor or project manager (phone number, email, postal address);
    b. A general outline of the construction programme for each stage, including an explanation of how works involving vegetation removal will be timed to avoid clearing bird habitat during bird breeding season;
    c. Applicable conditions relating to the management of construction matters (including but not limited to those on dust, erosion and sedimentation);
    d. Programme of works and hours of operation;
    e. Relevant details for the management of dust on Site (as per the guidance of Appendix 4 of the Ministry for the Environment's Good Practice Guide for Assessment and Managing Dust, 2016);
    f. The circumstances when the Consent Holder shall offer the wash-down of the exterior of immediately adjacent dwellings to remove any potential construction-related dust;
    g. Management processes for earthworks on Site to minimise erosion and sediment effects as per Condition XX and as guided by Council's guideline document Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, 2016/005;
    h. Details of the construction hoardings and other measures to be adopted to maintain areas of the Site that are visible from public places and private property in a tidy condition; and
    i. Details of the approach to be undertaken for the unloading and stockpiling of materials on Site (including any necessary reference to the CNVMP or CTMP).

<u>Construction Traffic Management Plan (CTMP)</u>

20. The Consent Holder must prepare a CTMP and provide it to Council at least 15 Working Days prior to the planned commencement of works for certification in accordance with Conditions [7 to 13] . The objective of the CTMP is to ensure that during demolition, earthworks and construction activities the surrounding road network (including the footpaths) operates safely and efficiently for all road users,

including pedestrians.

21. The CTMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from demolition, earthworks, construction and management of all works associated with this development, and setting out procedures to be followed which ensure compliance with the conditions of consent, as follows:
    a. Contact details of the appointed contractor or project manager (phone number, email, postal address);
    b. A general outline of the construction programme for each stage;
    c. Details of Site access / egress over the entire construction period and any limitations on truck movements. All egress points should be positioned to achieve appropriate sight distances;
    d. Plans showing areas where stockpiles, and storage of equipment (including contractor parking) will occur so that any obstruction of public places (e.g. roads) is minimised;
    e. Plans showing the location of any Site offices, worker facilities and worker car parking required during the construction period;
    f. An overview of measures that will be adopted to prevent unauthorised public access during the construction period;
    g. Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during demolition and construction;
    h. Construction dates, hours of operation and any restrictions on Site access at certain times;
    i. Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties at all times;
    ia. Measures to ensure that appropriate access arrangements are maintained between Ardmore Airport and Cosgrave Road/Mill Road during the realignment of Hamlin Road within the subject site, noting that the existing Hamlin Road alignment will remain operational until the re-alignment is constructed.
    j. Temporary protection measures to be installed to minimise any damage to public roads, footpaths, berms, kerbs, reserves or other public assets within 30m of any construction ingress or egress point utilised as a result of the demolition, earthworks and construction activities;
    k. The process to record and investigate all traffic complaints; and
    l. Identification of haulage routes with Council and Auckland Transport prior to commencement of works, including any specific non-working or non-movement hours to manage vehicular and pedestrian traffic near education facilities, particularly during peak pick up and drop off times.

Commented [IS3]: Updated by the Applicant following discussions with Ardmore Airport.

Erosion and Sediment Control Plan (ESCP)

22. An annual ESCP prepared in accordance with the Council's Guidance Document 2015/005, *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region* (GD05), including any

amendments to this document, must be submitted to Council no later than 1st August of any year when earthworks are proposed on site, for certification in accordance with Conditions [7 to 13]. Earthworks activity on the Site must not commence until written certification from the Council is provided that the ESCP meets the requirements of GD05 and contains sufficient detail to address the matters listed in Condition [23].

23. The ESCP must contain sufficient detail to address the following matters:

    a. Specific erosion and sediment control works (location, dimensions, capacity);
    b. Supporting calculations and design drawings;
    c. Catchment boundaries and contour information;
    d. Details of construction methods;
    e. Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);
    f. Details relating to the management of exposed areas (e.g. grassing, mulching);
    g. Monitoring and maintenance requirements;

24. Within ten (10) Working Days following implementation and completion of the specific erosion and sediment controls required by the ESCP (required by Condition 22) and prior to the commencement of the earthworks activity, a SQEP must provide written certification to the Council that the erosion and sediment control measures have been constructed in accordance with the approved plans, Condition [23] and GD05. Written certification must be in the form of a report or any other form acceptable to the Council.

Advice Note: Certification of the sediment and erosion control structure(s) should contain sufficient details to address the following matters:

- *Details on the contributing catchment area*
- *Retention volume of structure (dead storage and live storage measured to the top of the primary spillway)*
- *Dimensions and shape of structure*
- *Position of inlets/outlets*

24B. At least 60-days prior to the commencement of any land disturbance on the Site that is associated with development of the ~~Awakeri Wetland project (~~stormwater channel works on the Site~~)~~, an Erosion and Sediment Control Plan (ESCP) specific to these works and prepared in accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016 (GD05), including any amendments to this document, must be submitted to the Council for written certification. Land disturbance must not commence until the Council has certified that the ESCP

Commented [IS4]: Deleted to remove potential confusion, given Awakeri Stages 2 and 3 are consented under a separate resource consent.

satisfactorily meets the requirements of GD05. The plan must contain sufficient details to address the following matters:

- Specific details of any temporary stream diversion methodology, including location, type, and capacity in accordance with GD05, and confirmation that appropriate fish screens must be installed on any pumps;
- Details of a fish removal and relocation plan;
- Confirmation of any further erosion and sediment control measures dimensions, capacities) associated with the stormwater channel works;
- Supporting calculations and design drawings as necessary; and
- Monitoring and maintenance requirements.

Advice Note: In the event that minor amendments to the ESCP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP may require an application to be made in 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.

Chemical Treatment Management Plan (ChTMP)

25. Prior to the commencement of earthworks activity on the Site, a ChTMP must be prepared in accordance with GD05 and submitted to Council at least 15 Working Days prior to the planned commencement of earthworks for certification in accordance with Conditions [7 to 13]. No earthwork activities may commence until the measures referred to in that plan have been put in place.

26. The ChTMP required by Condition [25] must include as a minimum:
    a. Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the sediment retention pond(s) or other impoundment devices utilised throughout the earthworks;
    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.
    g. Bench testing to determine the appropriate flocculant to use, with a preference for organic

flocculent.

Adaptive Management Plan – Earthworks

26A. No less than 20 working days prior to the commencement of any earthworks at the Site, an Adaptive Management Plan (AMP) must be prepared in general accordance with Auckland Council's guideline document "Erosion and Sediment Control Adaptive Management Plan Discussion Document", July 2020, and provided to the Council for written certification. The AMP must address monitoring requirements and changes to management procedures in response to the results of monitoring, and must include but is not limited to, the following details:

(a) For the Awakeri Wetlands catchment, preparation and provision of a Freshwater Baseline Report prepared by a suitably qualified and experienced Ecologist and/or Water Quality Scientist and provided to the Council for written certification, no less than 20 working days prior to any earthworks or streamworks commencing. The purpose of the Freshwater Baseline Report is to confirm pre-construction baseline environmental conditions of the receiving environment and include pre-construction in stream monitoring results.

The Freshwater Baseline Report must include as a minimum, information on the following matters:

- sediment quality such as description of sediment inputs, transport, substrate composition and embeddedness.
- water quality measurements such as total suspended solids (TSS) and turbidity.
- actual and potential inanga (Galaxias maculatus) spawning habitat.
- identify the pre-construction condition of any Erosion Prone Streams against which to measure construction effects and possible mitigation measures.
- The presence of any threatened aquatic species or habitat, susceptible to sediment discharge.

(b) Details of weather forecasting and monitoring, including implementation of an onsite rain gauge with a telemetered system that provides text and email notifications;

(c) Trigger levels for water quality and rainfall events (actual and forecasted events);

(d) Details of an ongoing monitoring and sampling regime for the receiving environment, including turbidity and / or TSS monitoring downstream within the receiving environment;

(e) An automated monitoring regime (inlet and outlet TSS and / or turbidity) on at least three (3) sediment retention ponds throughout the duration of earthworks at the site, and a manual sampling regime for all remaining sediment retention ponds and decanting earth bunds;

(f) Management responses when a trigger level is exceeded, including the ability to reduce exposed area; and

(g) Reporting to Council.

Advice Note: Turbidity results can be substituted providing a correlation between TSS and turbidity has been established. Any proposed revisions to the AMP must be submitted to the Council for written certification prior to formalising and implementing the revised Plan.

26B. An appropriate efficiency of sediment retention ponds and/or decanting earth bunds should be established where efficiency measurements are only activated when inlet samples indicate high sediment loadings. i.e., the efficiency of a pond need not be scrutinised when both inlet and outlet samples show low TSS / NTU.

Advice Note: Further guidance on preparation of an Adaptive Management Plan can be found in Auckland Council guidance document - Erosion and Sediment Control Adaptive Management Plan Guidance Document, Report to support preparation of Adaptive Management Plans, RC 3.2.22, July 2020.

26C. All monitoring and management procedures as detailed within the certified Adaptive Management Plan required by condition 26A, and any subsequent revisions, must be implemented on an ongoing basis throughout the duration of all earthworks activities on site.

Advice Note: The AMP is a live document, and updates are expected to address unforeseen circumstances or changes in the earthworks methodology as the site responds though its adaptive

26D. An earthworks area which has been stabilised as a result of a trigger level exceedance or a management response as defined and required by the certified Adaptive Management Plan (required under condition 26A) and any subsequent revisions approved by the Council, can only be re-opened for earthworks on the written approval of the Council.

26E. As a result of observed inefficiencies upon site inspection or identified within the site reporting, Council may request that the Adaptive Management Plan be updated to address those inefficiencies. If such a request is made by the Council, the revised plan must be submitted to the Council within 5 working days

of the request. The updated AMP must not be implemented without the Council's approval.

26F. The maximum area of exposed earth associated with bulk earthworks at any one time throughout the duration of the project when exercising this consent must be no greater than 30 hectares.

Advice note: The 30ha limit applies to "bulk" earthworks only and not to "post-construction" subdivision earthworks.

Stormwater Management Plan

27. Prior to the commencement of any earthworks, a SMP must be certified by the Council. The SMP must be prepared by the Consent Holder in consultation with Mana Whenua (as required by Condition 84) and submitted to Auckland Council (Healthy Waters) for certification. The SMP must be consistent with the relevant objectives of the Council's Regionwide Network Discharge Consent. The SMP must include:
    a. Details of any feedback provided by Mana Whenua on the design of stormwater management devices; and
    b. Identification of any Mana Whenua feedback not incorporated, with reasons.

27A. The stormwater discharge consent DISXXXX expires 35 years from the date of granting unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Design, Layout and Finishing of Buildings

28. Prior to the commencement of construction of the above ground structures and elevations of each building within each stage of the development, the Consent Holder must prepare a site plan and architectural drawings of the façade components and a Materials Schedule and Specifications for the proposed external cladding and glazing systems, including surface finishes and colour scheme. The detailed drawings and Materials Schedule must be in general accordance with the Sunfield Concept Masterplan and Design Controls document relevant to each Precinct (as referenced in Condition [3]) and be submitted to the Council for certification of compliance with this condition.

    The information provided must include:
    a. Architectural plans including details of façade treatment / architectural features, and the proposed building reference typology from the Design Controls & Design Guidelines for Residential Precincts;
    b. Materials schedule and specification
    c. A report demonstrating how compliance with the Sunfield Concept Masterplan and Design Controls document for the relevant Precinct has been achieved.

29. The Consent Holder may change the location of each of the dwellings within an individual lot within the Residential Precinct, providing each dwelling complies with sections 2 (Building Controls), 3 (Location Specific Building Controls) and 4 (Edge Condition Controls) of the Design Controls & Design Guidelines for Residential Precincts. Any change in dwelling location within an individual lot must be illustrated on the site plan required to be submitted for Condition 28.

30. The Consent Holder may change the building reference typology to a different building reference typology identified within the Design Controls & Design Guidelines for Residential Precincts for dwellings within the Residential Precinct from those approved and identified within the Sunfield Concept Masterplan. Any change in building reference typology must be illustrated and identified on the site plan required to be submitted for Condition 28.

Landscape Design Drawings, Specifications and Maintenance Requirements

31. At least 15 Working Days prior to the planned commencement of any landscaping works (excluding earthworks, drainage and retaining works) authorised by this consent, the Consent Holder must provide a set of detailed landscape design drawings and supporting written documentation which have been prepared by a SQEP for the stage or part of the development proposed to be progressed to the Council for certification of general compliance with the Landscape Drawings prepared by Studio Pacific Architecture referenced in Condition [3]. No landscaping activities may commence until the certification referred to in this condition has occurred.

    At a minimum, this information must include landscape design drawings, specifications and maintenance requirements including:

    a. Existing vegetation to be retained as part of the development;
    b. Any vegetation to be removed;
    c. Stream restoration and riparian planting;
    d. Details of how the Consent Holder has engaged with Mana Whenua and incorporated their values into the landscaped areas of the Project, as required by condition 89;
    e. An annotated planting plan(s) which detail the proposed location and extent of all areas of planting;
    f. Annotated cross-sections and / design details with key dimensions to illustrate that adequate widths and depths are provided within planter boxes and garden beds to support the intended planting;
    g. A plant schedule based on the planting plans detailing height and/or grade and or density at time of planting;
    h. Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements;
    i. An annotated pavement plan and related specifications, detailing proposed levels and the

materiality and colour of all proposed hard surfacing;

j. A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following:

   i. Irrigation (if necessary)
   ii. Weed and pest control
   iii. Plant replacement
   iv. Inspection timeframes
   v. Contractor responsibilities

k. Details of any wayfinding signage to be implemented to ensure clear and simple Site navigation for residents and members of the public is provided.

l. Details of the proposed planting and maintenance plan to ensure compliance with condition 96.

m. Details of how the Consent Holder has engaged with Ardmore Airport Limited on planting species and maintenance plans, particularly along the eastern boundary of the subject site, outlining the feedback received and whether this has been incorporated into the landscape design drawings, specifications and maintenance requirements.

Commented [IS5]: Updated by Applicant following discussions with Ardmore Airport.

Advice notes: Site navigation on public roads to be vested in Council should be in general accordance with Auckland Transport's Wayfinding and Signage Design Guide (available online at https://at.govt.nz/about-us/manualsguidelines/transport-design-manual-signage/) unless otherwise agreed by Council.

Where roads will vest in Council, the streetscape landscape plans may be subject to minor changes during the engineering plan approval stage of the subdivision.

Landscaping associated with public roads, open spaces and reserves will be considered for engineering plan approval when the lots are created, and land is to be vested at the time of subdivision. It is advisable that any landscaping as part of the land use consent be designed in accordance with Auckland Council standards and in particular "The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape.

Waste Management Plan (WMP)

32. Prior to the occupation of each stage of the development, a Waste Management Plan (WMP) shall be submitted to the Council for certification in accordance with Conditions 7 to 13. The WMP must contain sufficient detail to address the location of refuse bins and other bins during storage and collection, the frequency of service, and the volume of waste to be provided for.

Advice Notice: The Consent Holder is reminded that a waste management plan (WMP) is required to be prepared for any multi-unit development, comprising ten or more residential and/or commercial units,

under the Auckland Council Solid Waste Bylaw 2019 ('the Bylaw'). Assistance in determining the contents of the WMP as required by the Bylaw can be found within the Auckland Design Manual located at this link: http://www.aucklanddesignmanual.co.nz

Pre-commencement Meeting

33. Prior to the commencement of enabling works, construction and / or earthworks on the Site, the Consent Holder must hold a pre-commencement meeting that:
    a. Is located on the Site;
    b. Is scheduled not less than 5 Working Days before the anticipated commencement of any enabling works, construction and / or earthworks;
    c. Includes representation from the contractors who will undertake the works;
    d. Includes Council representatives, including the Compliance and Monitoring officer;
    e. Includes the Project archaeologist;
    f. Includes the Project arborist; and
    g. Includes an Auckland Transport representative.

34. The purpose of the meeting addressed in condition 33 is to discuss the erosion and sediment control measures, earthworks methodologies, tree protection / removal, stormwater management, relevant management plans, timeframes for the work, agreement on the existing condition of Auckland Transport assets and to ensure all parties are aware of and familiar with the relevant consent conditions.

35. The following information must be made available for the meeting addressed in condition 33 at least 5 working days before the meeting:
    a. Timeframes for key stages of the works;
    b. All relevant documentation;
    c. Name and telephone number of the Project manager and the Site owner for monitoring and communication purposes;
    d. Resource consent conditions;
    e. ESCP and ChTMP;
    f. CNVMP;
    g. CMP;
    h. CTMP;
    i. CSMP;
    j. SMP;
    k. GSMCP
    l. Contact details of the Site contractor and Site civil engineer;

m. Construction plans approved (signed/stamped) by the Council, care of the Council's Development Engineer, if applicable.

Advice note: To arrange the pre-construction meeting please contact Council by email (monitoring@aucklandcouncil.govt.nz). All information required by the Council and listed in that condition should be provided 2 days prior to the meeting.

Cultural induction

36. At least 15 Working Days prior to the planned commencement of earthworks, and on further occasions as may be agreed by the Consent Holder and Mana Whenua, the Consent Holder must invite Mana Whenua to give a cultural induction of the Site to all relevant contractors involved with earthworks and construction associated with this Project.

37. The Consent Holder must notify the Council and Mana Whenua in writing at least 5 Working Days prior to earthworks activities commencing on Site.

DURING PHYSICAL WORKS (DEMOLITION AND CONSTRUCTION PHASE)

Geotechnical

38. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the Site or adversely affecting any neighbouring properties. In the event that uncontrolled collapse or instability does occur, it must be rectified and remediated as soon as reasonably practicable at the Consent Holder's expense and to the satisfaction of the Council.

39. The Consent Holder must engage a SQEP to supervise all excavations, retaining and foundation construction. The SQEP's contact details must be provided in writing to the Council at least 10 Working Days prior to commencement of any excavations, retaining or foundation construction on Site.

40. On completion of works, a Geotechnical Completion Report (GCR) (including a statement of professional opinion for the suitability of the site for the intended development) signed by the Chartered Professional Geotechnical Engineer who designed the works shall be provided to Council. The GCR must include (but may not to be limited to) specific foundation requirements for each lot, classification for expansive soil for all lots and results of settlement monitoring and demonstrate that sufficient settlement attenuation has occurred on site for future structures. (Note: The GCR must confirm that the settlement criteria defined in the GSMCP has been met.).

Dewatering

41. The take (dewatering) and diversion of groundwater associated with the construction of the proposed ~~stormwater channels~~ development must be carried out in accordance with the plans and all information submitted with the application, detailed below and referenced in Condition [XX].

    Or, an alternative specification which is demonstrated through analysis to the Council's satisfaction to result in groundwater and ground displacement effects no greater than predicted in the information submitted with the application documents listed in Condition [XX]. Use of any alternative specification requires the Council's written approval prior to the Commencement of Dewatering.

Duration of the Consent

42. The take (dewatering) and groundwater diversion consent WAT XXX will expire thirty-five (35) years after it has been granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Provide for a Review under Section 128

43. Under section 128 of the RMA the conditions of this consent WAT XXX may be reviewed by the Council at the Consent Holder's cost:
    a. Within six months after completion of dewatering and subsequently at intervals of not less than five years thereafter;
    b. To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage;
    c. To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:
        i. ground conditions
        ii. aquifer parameters
        iii. groundwater levels; and
        iv. ground surface movement.

Notice of Commencement of Dewatering

44. The Council must be advised in writing at least ten (10) working days prior to the date of the commencement of dewatering.

Commented [IS6]: Updated following review by Applicant and expert conferencing.

Design and Construction of Channel and Culverts

45. The design and construction of the stormwater channels and culverts must be undertaken in accordance with the specifications contained in the Three Waters Strategy Report prepared by Maven dated 07/02/25 or in accordance with any subsequent approved reports. Where any conflict exists the most recent report must take precedence over older reports.

45A. Prior to Engineering Plan Approval (EPA), further groundwater level monitoring must be carried out to predict groundwater drawdowns (below the summer-low groundwater level) at site boundaries and neighbouring properties resulting from the proposed excavations. This applies where the proposed excavations have the potential to extend below, and permanently lower, the groundwater table at site boundaries. The groundwater drawdown information must be used to predict ground settlement effects resulting from the groundwater drawdown at structures, buildings and services which are not owned by the consent holder. If ground settlement effects are assessed to impact any structures, buildings and services not owned by the consent holder, appropriate mitigation measures (such as slurry walls, or other suitable methods) must be included in the design which is submitted for EPA.

At least 15 working days prior to the planned excavations which extend below the groundwater table for the respective stage(s), detailed design of the length and depth of any proposed slurry walls, or other appropriate groundwater drawdown mitigation method (comprising complete engineering plans, calculations and specifications), shall be submitted to Council for certification. This detailed design may include changes from earlier designs, arising from any updated excavation geometry and additional groundwater level knowledge obtained after EPA. The works to which this condition relates must not commence until the Consent Holder has received written certification from Council.

Advice Note: This condition is to ensure that groundwater drawdown and groundwater settlement effects on structures, buildings and services which are not owned by the consent holder are appropriately mitigated.

Commented [IS7]: Updated following review by Applicant and expert conferencing.

Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

46. If ground settlement effects are assessed to impact ant structure, buildings and services not owned by the consent holder, then at least 15 working days prior to the planned commencement of earthworks, a GSMCP prepared by a SQEP, must be submitted to the Council for certification. Any later proposed amendment of the GSMCP must also be submitted to the Council for certification.

The overall objective of the GSMCP must be to set out the practices and procedures to be adopted to ensure compliance with the consent conditions and must include, at a minimum, the following information:

a. A monitoring location plan, showing the location and type of all monitoring stations.

Commented [IS8]: Updated following review by Applicant and expert conferencing.

b. Final completed Schedules A to D (as per the conditions of this consent) for monitoring of groundwater, ground surface, building deformation, and retaining walls (including any proposed changes to the monitoring frequency) as required by conditions below.
c. All monitoring data, and all condition surveys undertaken to date, as required by the consent conditions.
d. A bar chart or a schedule, showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and a sample report template for the required two monthly monitoring.
e. All Alert and Alarm Level Triggers (including reasons if changes to such are proposed, for example as a result of recommendations in the condition surveys or data obtained from pre-dewatering monitoring).
f. Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.

47. If ground settlement effects are assessed to impact ant structure, buildings and services not owned by the consent holder, then prior to the commencement of dewatering, the monitoring required must be reviewed and updated as appropriate to include any new buildings or structures, which are not owned by the Consent Holder, which are constructed in the time between issuing of this consent and the commencement of dewatering. The review must also give consideration to the outcome of the assessments carried out under Condition 45A. The updated monitoring requirements must be included in the GSMCP which is submitted to the Council under Condition 46.

Commented [IS9]: Updated following review by Applicant and expert conferencing.

48. All construction, dewatering, monitoring and contingency actions must be carried out in accordance with the approved GSMCP. No bulk excavation (that may affect groundwater levels) or other dewatering activities shall commence until the GSMCP is certified by the Council.

Pre-Dewatering Building and Structure Survey

49. Prior to the commencement of dewatering, a detailed condition survey of buildings and structures as specified in Schedule A below must be undertaken by a SQEP and a written report must be prepared and reviewed by the SQEP responsible for overviewing the monitoring. The report must be submitted for certification by the Council. This condition does not apply where written evidence is provided to the Council that the owner of a property has confirmed they do not require a detailed condition survey. The detailed condition survey must include:
    a. Confirmation of the installation of building deformation stations as required in Schedule A below.
    b. A description of the type of foundations.
    c. A description of existing levels of damage considered to be of an aesthetic or superficial nature.
    d. A description of existing levels of damage considered to affect the serviceability of the building where visually apparent, without recourse to intrusive or destructive investigation.

e. An assessment as to whether existing damage may or may not be associated with actual structural damage and an assessment of the susceptibility of buildings/structures to further movement and damage.
f. Photographic evidence of existing observable damage.
g. A review of proposed Alarm and Alert Levels to confirm they are appropriately set and confirmation that any ground settlement less than the Alarm Level will not cause Damage.
h. An assessment of whether the monitoring frequency is appropriate.
i. An assessment of whether the locations and density of structure deformation stations are adequate and appropriate for the effective detection of change to building and structure condition.

Schedule A: Buildings/Structures that require Detailed Condition Survey and Installation of Deformation Stations				
Ref.	**Address**	**Number of building deformation stations required**	**Detailed condition survey required**	**External visual inspections required during dewatering**

Alert and Alarm Levels

50. The activity must not cause any settlement or movement greater than the Alarm Level thresholds specified in Schedule B below. Alert and Alarm Levels are triggered when the following Alert and Alarm Trigger thresholds are exceeded:

Schedule B: Alarm and Alert Levels			
Movement		**Trigger Thresholds (+/-)**	
		Alarm	**Alert**
a)	Differential vertical settlement between any two Ground Surface Deformation Stations (the **Differential Ground Surface Settlement Alarm or Alert Level**)	1:200	1:300
b)	Total vertical settlement from the pre-excavation baseline level at any Ground Surface Deformation Station (the **Total Ground Surface Settlement Alarm or Alert Level**) a) XXX	a) 50mm	a) 40mm

c)	Differential vertical settlement between any two Building/Structure Deformation Stations (the **Differential Building/Structure Settlement Alarm or Alert Level**)	1:500	1:750
d)	Total vertical settlement from the pre-excavation baseline level at any Building/Structure Deformation Station (the **Total Building/Structure Settlement Alarm or Alert Level**)	50mm	40mm
e)	Distance below the pre-dewatering Seasonal Low Groundwater Level and any subsequent groundwater reading at any groundwater monitoring bore (**Alert 1 = 75% of predicted drawdown and Alert 2 = 100% of predicted drawdown**): a) xxx b) xxx c) xxx	f) n/a g) n/a h) n/a	a): (1) ~~0.15m below summer low.~~ 75% of predicted drawdown. (2) ~~0.2m below summer low.~~ 100% of predicted drawdown. b): (1) ~~0.4m below summer low.~~ 75% of predicted drawdown. (2) ~~0.5m below summer low.~~ 100% of predicted drawdown. c): (1) ~~0.6m below summer low.~~ 75% of predicted drawdown. (2) ~~0.8m below summer low.~~ 100% of predicted drawdown.

Commented [IS10]: Updated following review by Applicant and expert conferencing.

f)	Total lateral deflection from the pre-excavation baseline level at any shaft retaining wall deflection station (the **Retaining Wall Deflection Alarm or Alert Level**)	75% of calculated maximum allowable deflection	100% of calculated maximum allowable deflection

These levels may be amended subject to approval by the Council as part of the Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) approval process implemented under Condition [46], and, after the receipt of pre-dewatering monitoring data, building condition surveys and recommendations from a SQEP, but only to the extent that avoidance of damage to building, structures and services can still be achieved.

There are conditions below that must be complied with when the Alert and Alarm Level triggers are exceeded.

Advice Notes: The groundwater summer low is defined as the lowest groundwater level measured and occurring as part of the natural seasonal variation in groundwater levels, not influenced by pumping effects.

Alert Level Actions

51. In the event of any Alert Level being exceeded the Consent Holder must:

    a. Notify the Council within 24 hours.
    b. Re-measure all Monitoring Stations within 50m of the affected monitoring location(s) to confirm the extent of apparent movement.
    c. Ensure the data is reviewed, and advice provided by a SQEP on the need for mitigation measures or other actions necessary to avoid further deformation. Where mitigation measures or other actions are recommended those measures must be implemented.
    d. Submit a written report, prepared by the SQEP responsible for overviewing the monitoring, to the Council within five working days of Alert Level exceedance. The report must identify the cause of the movement (i.e. due to groundwater dewatering or diversion activities covered by this Consent, natural influences, or external influences), and provide an analysis of all monitoring data relating to the exceedance. If the exceedance is attributed to groundwater dewatering or diversion activities covered by this consent, the report must also include actions taken to date to address the issue, recommendations for additional monitoring (i.e. the need for increased frequency or repeat condition survey(s) of building or structures) and recommendations for future remedial actions necessary to prevent Alarm Levels being exceeded.
    e. Measure and record all Monitoring Stations within 50m of the location of any Alert Level exceedance every second day until such time the written report referred to above has been

submitted to the Council.

Alarm Level Actions

52. In the event of any Alarm Level being exceeded the Consent Holder must:

    a. Immediately halt construction activity, including excavation, dewatering or any other works that may result in increased deformation, unless halting the activity is considered by a SQEP to be likely to be more harmful (in terms of effects on the environment) than continuing to carry out the activity.
    b. Notify the Council within 24 hours of the Alarm Level exceedance being detected and provide details of the measurements taken.
    c. Take advice from the author of the Alert Level exceedance report (if there was one) or other SQEP on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.
    d. Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures have been implemented to the satisfaction of a SQEP.
    e. Submit a written report, prepared by the SQEP responsible for overviewing the monitoring, to the Council, on the results of the mitigation measures implemented and any remedial works and/or agreements with affected parties within five working days of recommencement of works.

External Visual Inspections during Dewatering

53. External visual inspections of the surrounding ground and neighbouring buildings and structures must be undertaken for the purpose of detecting any new external damage or deterioration of existing external damage. As a minimum, the external visual inspections must include the buildings/structures identified in Schedule A above.

54. Inspections must be carried out at the following frequencies:

    a. Weekly when the buildings/structures are located within 100m of active excavations.

    b. Otherwise, bimonthly (every second month) until Completion of Dewatering.

55. A photographic record must be kept, including time and date, of each inspection and all observations made during the inspection, and must be of a quality that is fit for purpose.

56. The results of the external visual inspections and an assessment of the results must be reviewed by the SQEP responsible for overviewing the monitoring and included in the bimonthly monitoring report for

the relevant monitoring period, in accordance with Condition 67.

57. This condition does not apply to any land, building or structure where written evidence is provided to the Council confirming that the owner of the land, building or structure does not require visual inspections to be carried out.

Groundwater Monitoring

58. Groundwater monitoring must be undertaken at the groundwater monitoring bore locations described in the certified GSMCP. The groundwater levels must be monitored at the frequency set out in Schedule C below.

The monitoring frequency, and monitoring bore locations and depths may be changed, if approved by the Council.

Schedule C: Groundwater Monitoring			
Monitoring Station and type	**Groundwater level monitoring frequency (to an accuracy of 10mm)**		
	Pre-Commencement of Dewatering	**Commencement of Dewatering to Completion of Dewatering**	**Post- Completion of Dewatering**
All groundwater bores	Minimum of two baseline readings within one month prior to commencement of dewatering	• Weekly for all monitoring bores within 100m of active excavation. • ~~Weekly for all monitoring bores within 100m of the Cosgrave Road culverts, during culvert construction.~~ • Otherwise monthly.	Monthly for the first year, then bimonthly for the second and third years, or until such time following the completion of excavation and dewatering that stable measurements are demonstrated, and written approval is granted from the Council to cease monitoring.

Advice Note: If groundwater level measurements show an inconsistent pattern immediately prior to the commencement of dewatering (for example varying more than +/-200mm during a month),then further readings may be required to ensure that an accurate groundwater level baseline is established before dewatering commences.

Commented [IS11]: Updated following review by Applicant, as this is not required, as applicable to Awakeri Stage 2 construction.

Ground Surface and Building Deformation Monitoring

59. Pre-load trials should be undertaken to inform an appropriate pre-load design to induce settlements ahead of those that would have been imposed by future building loads. A Pre-load design shall be

developed to consider (but not be limited to) the final earthworks levels, building typologies, uniformly distributed loads and the preferred preload materials. Pre-load trials shall be undertaken ahead of any application for certification that relies on consolidation (pre-load) to be included in the works.

60. Ground Surface and Deformation Monitoring Stations must be established and maintained at the approximate locations shown in the certified GSMCP, and also described in Schedule A in Condition (47).

The Monitoring Stations must be monitored at the frequency set out in Schedule D. The purpose of the Monitoring Stations is to record any vertical or horizontal movement. Benchmark positions must be established no less than 150 metres away from the excavated area. The monitoring frequency may be changed, if approved by the Council.

Schedule D: Ground Surface and Structure Monitoring			
Monitoring Station and type	**Frequency**		
	Pre-Commencement of Dewatering	**Commencement of Dewatering to Completion of Dewatering**	**Post- Completion of Dewatering**
Ground and Building/ Structure	Twice to a horizontal and vertical accuracy of +/-2mm	• Weekly for all monitoring stations within 100m of active excavation. • ~~Weekly for all monitoring stations within 100m of the Cosgrave Road culverts, during culvert construction.~~ • Otherwise monthly.	Monthly for the first year, then bimonthly for the second and third years, or until such time following the completion of excavation and dewatering that stable measurements are demonstrated, and written approval is granted from the Council to cease monitoring.

Commented [IS12]: Updated following review by Applicant, as this is not required, as applicable to Awakeri Stage 2 construction.

60A. Prior to the commencement of dewatering, a condition survey (e.g. CCTV, acoustic or other) of the gas, water, stormwater and wastewater services shall be undertaken in consultation with the relevant service provider/asset owner. This condition only applies to services located within the area where groundwater drawdown induced ground settlement is predicted to exceed 25mm, as determined by condition 45A ~~that are within 30m of any dewatering excavation shall be undertaken in consultation with the relevant service provider/ asset owner~~.

Commented [IS13]: Updated following review by Applicant and expert conferencing.

This condition does not apply to any service where written evidence is provided to the Council that the

owner of that service has confirmed they do not require a condition survey.

Completion of Dewatering - Building and Structure Condition Surveys

61. Between six and twelve months after the completion of dewatering, a detailed condition survey of all previously surveyed buildings and structures must be undertaken by a SQEP and a written report must be prepared. The report must be reviewed by the SQEP responsible for overviewing the monitoring and then submitted to the Council, within one month of completion of the survey.

62. The condition survey report must make specific comment on those matters identified in the pre-dewatering condition survey. It must also identify any new damage that has occurred since the pre-dewatering condition survey was undertaken and provide an assessment of the likely cause of any such damage.

63. Conditions 61 and 62 do not apply to any buildings and structures where written evidence is provided to the Council confirming that the owner of that building or structure does not require a condition survey to be undertaken.

Access to Third Party Property

64. 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 approval from the Council must be obtained before an alternative monitoring option is implemented.

Contingency Actions

65. 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 (2) working days of the Consent Holder becoming aware of the damage.
    b. Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) 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 will 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 (10) working days of notification under (a) above.

Advice Note: It is anticipated the Consent Holder will seek the permission of the damaged asset owner 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.

Surveys and Inspections

66. A copy of all pre-dewatering condition surveys and photographic records of external visual inspections required by this consent must be submitted to the Council with the GSMCP. All other condition surveys and photographic records required by this consent must be provided to the Council with the bimonthly reporting (as required by Condition 67) for the time period when the survey was carried out.

Reporting of Monitoring Data

67. At bimonthly intervals during dewatering, a report containing all monitoring data required by the conditions of this consent must be submitted to the Council. This report must include a construction progress timeline, the monitoring data (including the results of condition surveys) recorded in that period, and a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.

68. Post-completion of dewatering, the frequency of the above reporting must change to annually. The annual reports must be submitted by 31 May each year and include monitoring data up to 30 April for that year.

69. The final post-construction report must constitute a close-out report and present a summary of overall trends observed on the project and confirmation that monitored readings post-construction (groundwater level, and/or ground and building movement) have reached steady state conditions (accounting for seasonal variation).

70. Within six (6) months of the cessation of monitoring, one electronic data file (excel workbook) containing digital data for all groundwater monitoring bores must be provided to the Council. Data should include the monitoring bore name, type, location (NZTM easting / northing and elevation), screened depth for groundwater monitoring bores, absolute and relative readings (and their units of measure) and the date / time of each reading. The worksheets should contain data values only (no formulas, circular references or links to other sheets).

Notice of Dewatering Completion

71. The Council must be advised in writing within 10 working days of the completion of dewatering.

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.

Earthworks

72. The Consent Holder must, prior to commencement of bulk earthworks and on an ongoing basis for that activity, invite Mana Whenua to undertake cultural monitoring of bulk earthworks. The details of such monitoring may be agreed as between the Consent Holder and Mana Whenua, and must include as a minimum the first scraping of topsoil to identify potential archaeological features, and inspection of the erosion and sediment controls and measures upon installation.

73. Earthworks on the subject Site must not be undertaken between 01 May and 30 September in any year, without the submission of a 'Request for winter works' to, and approval by, Council. All requests must be renewed annually prior to the approval expiring and no works must occur until written approval has been received from 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 approval may be revoked by Council upon written notice to the Consent Holder.

Advice Note: Any 'Request for winter works' will be assessed against criteria in line with the information required to assess a comprehensive application. Principally that will focus on the level of risk, the propensity to manage that risk with contingency planning and a 'track record' of good compliance with consent requirements. Each 'Request for winter works' submitted, should include the following:

- *Description of works proposed to be undertaken between 01 May and 30 September and the duration of those works.*
- *Details of proposed measures to prevent sediment discharge from these specific works, particularly during periods of heavy rainfall.*
- *Details of area(s) already stabilised.*
- *Revised erosion and sediment control plan detailing stabilisation to date and timeline/staging boundaries showing proposed progression of stabilisation.*
- *Contact details for contractor who will undertake stabilisation of the Site including date(s) expected on Site.*
- *Alternatives/contingencies proposed if the contractor referred to above becomes unavailable.*
- *Details of Site responsibilities, specifically who is responsible for erosion and sediment controls and stabilisation processes over the specified period.*

74. There must be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the Site. In the event that such deposition does occur, it must immediately be removed. In no instance may 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 and / or receiving waters.

75. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the ESCP (required by Condition [22] must be maintained throughout the duration of the earthworks activity, or until the Site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to Council on request.

Advice Note: As a guide, maintenance of the erosion and sediment control measures should seek to ensure that the accumulated sediment be removed from sediment retention devices prior to reaching 20% of total storage capacity. Sediment removed from treatment devices should be placed on stable ground where it cannot re-enter the device or be washed into any watercourse. Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance. The Site manager (or equivalent) will need to ensure regular inspections of these measures, and particularly within 24 hours after any rainstorm event. Where it is identified that erosion and sediment control measures have become ineffective and maintenance is required, Council should be contacted on (monitoring@aucklandcouncil.govt.nz).

76. All erosion and sediment control measures must be constructed and maintained in general accordance with Auckland Council Guidance Document GD05; Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2, except where a higher standard is detailed in these conditions, in which case the higher standard must apply.

77. All sediment retention ponds and decanting earth bunds (or other impoundment devices utilised throughout the earthworks) must be chemically treated in accordance with the ChTMP (Condition 25). All measures required by the ChTMP must be put in place prior to commencement of the earthworks activity and be maintained for the duration of the earthworks activity.

78. Earthworks must be progressively stabilised against erosion at all stages of the earthworks activities and must be sequenced to minimise the discharge of sediment to surface water in accordance with the certified ESCP (required by Condition 22).

Advice Note: Earthworks must be progressively stabilised against erosion during all stages of the earthworks activity. Interim stabilisation measures may include:

- *the use of waterproof covers, geotextiles, or mulching*
- *top-soiling and grassing of otherwise bare areas of earth*
- *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. Please contact the Council for more details. Alternatively, please refer to Council Guideline Document GD05, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2.

79. Notice must be provided to the Council at least two (2) Working Days prior to the removal of any erosion and sediment control measures specifically required by the ESCP.

80. Upon completion or abandonment of earthworks on the Site, all areas of bare earth must be permanently stabilised against erosion in accordance with GD05.

81. The Consent Holder must take all necessary measures to control silt contaminated stormwater at all times during the earthworks and during construction, to the satisfaction of Council.

82. All earthworks must be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the Site to either land, stormwater drainage network, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately and the discharge mitigated and / or rectified to the satisfaction of Council.

83. Any damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity must be repaired and restored to the original condition of the asset. This includes, but is not limited to, assets identified in the pre- commencement process required under Conditions 33 to 35. The costs of rectifying such damage and restoring the assets to their original condition must be met by the Consent Holder.

84. There must be no obstruction of access to public footpaths, berms, private properties, public services / utilities, or public reserves, resulting from the demolition, earthworks and construction activity, unless otherwise authorised by the Council and / or Auckland Transport. All materials and equipment must be stored within the Site's boundaries, unless as otherwise authorised by Council and / or Auckland Transport.

85. All machinery associated with the earthworks activity must be operated in a way which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented from entering a waterbody.

85A. Upon completion of earthworks, the consent holder must provide to the Council an as-built overland flow path plan prepared by an appropriately suitably qualified and experienced professional. The layout plan must be in general accordance with the approved resource consent and include:

a) As-built cross sections including the ponding areas with levels before overtopping; and

b) As-built longitudinal plan and cross sections for the overland flow path locations.

Earthworks – Co-ordination of Sunfield Channel Works and Mill Road Corridor Earthworks

85B. The Sunfield Channel is within the New Zealand Transport Authority's (NZTA) Notice of Requirement for the Mill Road Corridor. To ensure the Mill Road Corridor is not precluded by the Sunfield Channel, the Consent Holder shall carry out the bulk earthworks for the section of the Mill Road Corridor that is adjacent to the Sunfield Channel as part of the Sunfield Channel Works. For the purpose of this condition, 'bulk earthworks' means earthworks to construct a platform suitable for accommodating the Mill Road corridor and may include, depending on the outcome of further geotechnical testing, pre-loading or cut to waste and importation of fill material.

Commented [IS14]: Updated following review by Applicant in discussions with NZTA.

(a) In giving effect to this condition, the Consent Holder must:

(i) Submit the following information to Auckland Council for certification at least four (4) weeks prior to the commencement of construction of the Sunfield Channel Works:

a) Design details for the Sunfield Channel Works;

b) Design details for the interface between the Sunfield Channel Works and the Mill Road Corridor;

c) Design details for the bulk earthworks required for the Mill Road Corridor; and

d) A construction programme outlining the timing of the works described in (i) to (iii)

(ii) Provide a copy of the information listed in (b)(i) to NZTA for feedback prior to submitting the above information to Auckland Council. Any feedback received from NZTA must be provided in the submission to Council, along with the Consent Holder's response to that feedback.

(iii) Carry out the construction of the Sunfield Channel works in accordance with Auckland Council's certification under this condition.

(b) The construction of the Sunfield Channel Works must be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional must ensure that the works are constructed and otherwise completed in accordance with the details and plans approved by Auckland Council under this condition.

(c) Within ten (10) working days following completion of the Sunfield Channel Works, the consent

holder must provide written certification to Auckland Council and NZTA from the suitably qualified engineering professional responsible for supervising the works. The certification must confirm that the works have been completed in accordance with the approved plans. Written certification must be in a format acceptable to Council.

Accidental Discovery Protocol

86. If, at any time during Site works, sensitive materials (kōiwi / human remains, an archaeological site, a Māori cultural artefact, a protected NZ object, contamination or a lava cave greater than 1m in diameter) are discovered, then the AUP(OP) Accidental Discovery Protocol Rule outlined in Standard E11.6.1 and E12.6.1 of the AUP(OP) must be followed if an Archaeological Authority from HNZPT Heritage New Zealand Pouhere Taonga is not otherwise in place.

Dust

87. During earthworks, all necessary action must be taken to minimise dust generation and sufficient water must be available and used where needed to dampen exposed soil, and / or other dust suppressing measures must be available to minimise dust formation and discharge beyond the Site boundaries.

Mana Whenua Consultation and Implementation

88. The Consent Holder shall maintain ongoing consultation with iwi who have mana whenua status on the Sunfield project area and who have asked to be consulted on an ongoing basis, in accordance with Condition 89. The purpose of this consultation is to enable iwi to inform and monitor the implementation of this consent. The iwi that will be consulted on this project are:

- Ngaati Te Ata Waiohua,
- Ngāti Paoa,
- Ngaati Tamaoho,
- Te Akitai Waiohua,
- Ngaati Whanaunga, and
- Ngai Tai ki Tamaki.

89. The Consent Holder shall:

a. implement the Engagement Plan for the Mana Whenua Consultative Group (MWCG) which is detailed in the Table below;
b. provide a summary of the design measures proposed to reflect the cultural values of the Sunfield project to the MWCG for each precinct [or stage] of the development as it progresses.

The Consent Holder may provide a combined summary for one or more precincts [or stages];

c. provide access to the Consent Holder's nominated design team specialists;
d. provide opportunities to have input into cultural design matters;
e. enable iwi to have cultural oversight of the Sunfield development;
f. retain an architectural and/or landscape design company, with experience in cultural design, throughout the design and development phases of the Sunfield project;
g. meet the reasonable costs incurred by iwi in relation to the consultation actions described above.

Mana Whenua Consultative Group (MWCG) Engagement Plan	
Purpose of the MWCG	To provide an established structure for the Iwi authorities identified in this condition to inform and monitor the effects on cultural values resulting from the Consent Holder's implementation of this resource consent.
Background	This Engagement Plan identifies the Iwi Authorities that will be consulted on this project and sets out the objectives, process and intended outcomes of this consultation process. The six Iwi Authorities that will be consulted on this Project are: • Ngaati Te Ata Waiohua, • Ngāti Paoa, • Ngaati Tamaoho, • Te Akitai Waiohua, • Ngaati Whanaunga, and • Ngai Tai ki Tamaki. It is up to each Iwi Authority to decide whether they wish to participate in the MWCG. The first invitation will be provided to all six Iwi Authorities.
Objectives of the MWCG	To inform and monitor the implementation of the following outcomes related to cultural matters: a. Recognition of the importance of engagement with the Iwi Authorities and identification of the cultural values relevant to the Project area;

	b. Provision of Iwi Authorities with the opportunity to provide input into the activities authorised by this consent that affect cultural matters; c. Incorporation of the cultural values of the Iwi Authorities and Te Aranga Design Principles into the design, landscape and architecture of the Project; d. Recognition that there are other conditions of this consent that have the potential to affect cultural values and are monitored and enforced by the Council, including, but not limited to, the following: i. Groundwater Diversion ii. Stormwater Management iii. Ecological Mitigation Measures iv. Contaminated Land Management v. Accidental Discovery Protocols
MWCG Key Performance Indicators to be monitored against	1. Achievement of the above objectives of the MWCG. 2. Compliance with the conditions of consent that affect Mana Whenua values so that Council can be satisfied that conditions related to mana whenua values are being implemented and monitored. 3. Development of architecture design and landscape design plans to reflect cultural values as appropriate. 4. Minutes of all engagement and MWCG meetings including any actions and outcomes as per the Administration/Record Keeping requirements listed below.
Composition of MWCG	Representation on the MWCG as at the date this consent is granted shall be as detailed below. Any representative from the MWCG is entitled to nominate a replacement from their respective organization. **Representative** One iwi representative from: • Ngāti Te Ata Waiohua • Te Akitai Waiohua • Ngāti Tamaoho • Ngaati Whanaunga • Ngāti Paoa • Ngai Tai ki Tamaki

	Two Consent Holder representatives Navigator Limited shall provide secretariat support to administer the MWCG. Note: The Consent Holders specialists may attend the MWCG to provide technical support, if required.
Frequency and Implementation	• The first meeting shall be held prior to the commencement of earthwork activities on site. • Every six months in person and / or via online. • Note: Specific Iwi representatives might be engaging with consultants on a particular issue / condition in between MWCG Hui e.g. landscape design, architecture design, precinct plan.
Administration/Record Keeping	Minutes from the MWCG hui shall be provided to members of MWCG and Council within 2 weeks of the meeting occurring.

Ecology

Lizard Management Plan (LMP)

90. The Consent Holder must prepare and submit a LMP to the Council at least 15 Working Days prior to the planned commencement of works on Site, for certification in accordance with Conditions [7 to 13]. The objectives of the LMP is to ensure:

Prior to the commencement of any vegetation removal works the consent holder must submit and have certified by Council, a Lizard Management Plan (LMP) prepared by a suitably qualified and experienced ecologist/herpetologist. The LMP must be designed to achieve the following two objectives:

(i) The population of each species of native lizard present on the site at which vegetation clearance is to occur must be maintained or enhanced, either on the same site or at an appropriate alternative site; and

(ii) The habitat(s) that lizards are transferred to (either on site or at an alternative site, as the case may be) will support viable native lizard populations for all species present pre-development.

The LMP must address the following (as appropriate):

- Credentials and contact details of the ecologist/herpetologist who will implement the plan.
- Timing of the implementation of the LMP.

- A description of methodology for survey, trapping and relocation of lizards rescued, including but not limited to: salvage protocols, relocation protocols (including the method used to identify suitable relocation site(s)), nocturnal and diurnal capture protocols, supervised habitat clearance/transfer protocols, artificial cover object protocols, and opportunistic relocation protocols.

- A description and map of the relocation site; including discussion of:

    - provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released skinks that have been rescued;

    - any protection mechanisms (if required) to ensure the relocation site is maintained (e.g.covenants, consent notices etc);

    - any weed and pest animal management to ensure the relocation site is maintained as appropriate habitat.

    - a plan/map detailing the location of the salvage and relocation sites

- Monitoring methods, including but not limited to: baseline surveying within the site, baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites, ongoing annual surveys to evaluate translocation success, pre and post – translocation surveys, and monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control.

- A post-vegetation clearance search for remaining lizards.

Advice Note: Please note that it is recommended that the lizard rescue plan is undertaken in conjunction with the vegetation clearance operations (and contractor) for an integrated approach (on the same day),to enable the physical search for gecko's following felling of trees and shrubs, and to rescue any skinks from ground cover vegetation and terrestrial retreats.

All native lizards are absolutely protected under the Wildlife Act 1953 under which it is an offence to disturb, harm, or remove them without a permit from the Minister of Conservation.

For further information on lizards that are protected under the Wildlife Act and determination of a suitable new habitat please contact the council's Environmental Services team on (ecologicaladvice@aucklandcouncil.govt.nz).

91. *[Deleted]*

Native Fish Management Plan (NFMP)

92. The Consent Holder must prepare and submit a NFMP to the Council at least 15 Working Days prior to the planned commencement of works on the site, for certification in accordance with Conditions [7 to 13] The objective of the NFMP is to avoid, remedy or mitigate the potential adverse effects of the Project on native fish. The NFMP must be prepared by a SQEP and must include:

    a) The outcomes of consultation with Mana Whenua.
    b) Methodologies to capture fish within any impacted stream habitat or justification there is no habitat for native fish present at the time of construction.
    c) Fishing effort
    d) Details of the relocation site.
    e) Storage and transport measures including the best practice for prevention of predation and death during capture.
    f) Euthanasia methods for diseased or pest species (if relevant); and
    g) An assessment on the habitat availability of the relocation site to support fish at the time of streamworks.

92A. Native fish capture and relocation as set out in the certified Native Fish Capture and Relocation Plan, must only be undertaken by a suitably qualified and experienced freshwater ecologist. The freshwater ecologist must also be onsite during the dewatering/reclamation process to ensure any remaining native fish not caught during de-fishing are salvaged.

92B. The consent holder must provide a Fish Salvage Report detailing the relocation site, the species and number of freshwater fauna relocated prior to and during dewatering, to the Council within 10 days of completion of the native fish capture and relocation and upload the results into NIWA's New Zealand Native Freshwater Fish database.

Stream Riparian Planting Plan (SORPP)

93. The Consent Holder must prepare and submit a SRPP to the Council at least 15 Working Days prior to the planned commencement of works on the site, for certification in accordance with Condition [7 to 13]. The objectives of the SRPP are:

    a) To ensure that sufficient quantity and quality of enhancement action is achieved to counteract the loss of vegetation and habitats to be removed as a result of the Project.

b) To ensure the mitigation enhancement actions are maintained and monitored, and suitably protected so as to ensure they achieve an overall net gain in accordance with modelled targets.

94. *[Deleted]*

95. The SRPP must:

a) Be prepared by SQEP(s).

b) Include the following details as a minimum:

(i) Describe plant species mixes; plant spacing, density and layout; plant size (at time of planting); and planting methods (including ground preparation).

(ii) Describe where the plants will be eco-sourced from (including species genetic source and propagation methodology).

(iii) Describe fencing (location, type and maintenance requirements), stock exclusion, or any other physical works necessary to protect planted areas from livestock.

(iv) Describe the legal arrangements (land purchase, leasing or covenanting) to be entered into to ensure the planted areas are retained in perpetuity.

(v) Include a plant pest management programme that as a minimum targets species that threaten new or replacement plantings.

(vi) Include an animal pest management programme.

(vii) Describe the ongoing maintenance and management of planted areas, including a requirement that over a 5-year period (or until 80% canopy cover is achieved) plants that fail to establish are replaced.

Advice Note: Landscaping associated with public roads, open spaces and reserves will need to be in accordance with Auckland Council standards and in particular "The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape" and receive separate engineering plan approval when lots are to be created, and land is vested at the time of subdivision and will need to be in accordance with certified landscaping plans under the subdivision.

Streamworks

95A. The streamworks consent LUSXXXX as it relates to permanent structures within the stream bed (i.e. culverts, weirs, boardwalks, erosion and scour protection, and habitat enhancement structures) must

expire 35 years from the date of issue under s123 of the RMA unless they have been surrendered or cancelled at an earlier date pursuant to the RMA.

95B. At least twenty (20) working days prior to construction or installation of any in-stream structures, the consent holder must submit to the Council for certification the final design and location of the in-stream structures. In-stream structures include:

i) Culverts and culvert crossings.

ii) Weirs.

iii) Pedestrian boardwalks and debris screen.

iv) Erosion and scour protection within the bed of the channels, including at the inlet or outlet of the culverts and at the outlet of weirs or stormwater outfalls, and

v) Habitat enhancement structures (where applicable).

95C. In-stream structures must not be installed until written certification from Council has been provided to confirm that the final design of the structures required by condition 95B will provide for fish passage. The final design details of the structures must include as a minimum:

a) Plan, cross-section and long-section details (where applicable) for the location and orientation of the structures.

b) Length, height, width and orientation of structures when measured from the bed and edge of the low-flow channel.

c) For culverts, details to demonstrate that the length of the structure will be minimised to the length required to provide for the road crossing.

d) Details for the provision of fish passage of fish species that are likely to reach this extent of the catchment.

e) Details of the monitoring and maintenance requirements of the in-stream structures to manage any erosion or instability that may affect the function of the stream channel or structures, cause erosion of the downstream Stage 1 channel, or cause a barrier to fish passage.

95D. Within twenty (20) working days following completion of the installation of the culverts and weir structures, the consent holder must submit to the council the information required by regulations 62, 63 (culverts) and 64 (weirs), of the National Environmental Standard for Freshwater (2020), specifying the time and date of collection.

95E. Within twenty (20) working days following completion of the culvert and weir structures, the consent holder must submit a Fish Passage Monitoring and Maintenance Plan (FPMMP) to the council for certification. The FPMMP must specify the ongoing monitoring and maintenance measures of the culvert and weir structures to ensure fish passage for species that would likely reach this extent of the catchment is maintained, does not reduce over the lifetime of the structures, and includes the following detail and processes:

a) Specific aspects of the structure to be monitored to ensure that the structure's provision for the passage of targeted fish species does not reduce over its lifetime.

b) Programme and frequency of routine monitoring and maintenance.

c) Method and timing of visual inspection of the structure following a significant natural hazard, or events that may otherwise affect the structure's provision for fish passage of targeted fish species.

d) Record keeping of monitoring results including photos,

e) Follow up actions including the preparation of as-built plans and supporting information, further steps, and remediation measures.

If any of the routine monitoring or visual inspections identify that provision for fish passage of targeted fish species has been reduced, or the culverts or weir structures are damaged, the consent holder must undertake maintenance or remediation works as soon as practicable to remedy the issues identified. The consent holder must maintain a record of monitoring and maintenance works, that can be supplied to the Council on request.

<u>Native Birds</u>

95F. Vegetation removal must be undertaken outside the main native bird breeding season (September to January inclusive) except where a suitably qualified ecologist has confirmed to the consent holder in writing that vegetation is clear of any native nesting birds, eggs, or chicks.

Should an active nest be found, a 50 m exclusion zone must be demarcated for any Threatened or At Risk native bird species, and a 20 m exclusion zone for any Not Threatened native bird species. Works must remain outside of this zone until the chicks have fully fledged.

Aviation Safety Measures

Height Restriction

96. No building, structure, mast, pole, tree or other object or a discharge efflux at a velocity in excess of 4.3 metres per second is to penetrate any of the approach surfaces, transitional surfaces, horizontal surface or conical surface as defined in the AUP(OP) Designation Schedule – Ardmore Airport Ltd Designation Number 200 Ardmore Airport Conditions and Restrictions Section 1. Height Restriction.

Rural Aerodrome Protection Areas

97. Within the Rural Aerodrome Protection Areas, as defined in the AUP(OP) in Designation Schedule – Ardmore Airport Ltd Designation Number 200 Ardmore Airport Conditions and Restrictions Section 2. Land Use Restriction: Rural Aerodrome Protection Areas (Fixed Wing Aircraft Operations):

    a. New proposals for buildings or solid structures exceeding 4m in height above ground level require the approval of and shall be referred for consent to, the Airport Authority (as defined in Attachment 5 of the Designation Schedule – Ardmore Airport Ltd). This specific height restriction overrides the AUP Height Restriction set out in the above condition and the AUP(OP) zone height standard.

    b. Activities that generate airborne particulates that may impair visibility e.g. dust, smoke shall not be carried out within this Rural Aerodrome Protection Area, unless the approval of the Ardmore Airport Limited has been obtained.

Wildlife Management Plan (WdMP)

98. The Consent Holder must prepare and submit a WdMP to the Council at least 15 Working Days prior to the planned commencement of construction on site, for certification in accordance with Conditions [7 to 13]. The objective of the WdMP is to avoid, remedy or mitigate the potential adverse effects of wildlife hazards from the Project potentially impacting Ardmore Airport. The WdMP must be prepared by a SQEP and must include:

    a) Identification of wildlife hazards within the site.
    b) Wildlife awareness training for relevant employees and occupiers of the site.
    c) Establishment and understanding of bird population, and associated triggers requiring mitigation.
    d) Implementation methods to reduce hazardous bird populations e.g. technology, plant species.
    e) Details of the monitoring regime

Lighting

99. As part of the construction and development of the Project, and prior to the occupation of any dwelling within a stage of the Project, the Consent Holder must provide a final Lighting Plan prepared by a qualified lighting engineer to the Council for certification that the lighting design / levels meet the following conditions.

99A. Within 30 days of the completion of each stage of the development external lighting being put into service, the Consent Holder shall submit a report from a suitably qualified and experienced lighting practitioner accepted by Council, confirming the following:

a. The external lighting has been installed as specified on the lighting design layouts and specifications.

b. The lighting installation complies with the glare limits stated on the L+R report, the requirements of AT-TDM, AS/NZS 1158 Standards, and the lighting rules of AUP E23 Signs, AUP E24 Lighting & AUP E27 Carparking.

Public Lighting (Roads to be Vested)

100. Public Lighting on the roading network to be vested shall be provided in accordance with the designated Road Classification and Sub-Categories identified by Auckland Transport Street Lighting in the provision of a Lighting Design Brief specific to the Project for the roads identified below. Additionally, any existing intersections that interface directly with the Sunfield Development, the lighting design shall ensure that an integrated Public Lighting system is provided for both vehicular and pedestrian traffic to maintain road safety considerations.

a) 32m Road Reserve – Sunfield Loop

b) 32m Road Reserve – Sunfield Loop (Industrial)

c) 25m Road Reserve – Hamlin Road

d) 20m Road Reserve – Road 1 (North) and Road 7 (Industrial)

e) 20m Road Reserve – Road 1 (South) Road 2 and Road 4

f) 16m Road Reserve – Internal Neighbourhood Local Road

The lighting design for the above identified Sunfield Development and any impacted existing intersections that interface directly with Sunfield shall demonstrate compliance with the following:

a) All lighting shall comply with the current version of the Auckland Transport - Transport Design Manual (AT-TDM) and any Specific Requirements as defined in the Lighting Design Brief.

b) Lighting on designated Category V Roads shall comply fully with the requirements of the current version of AS/NZS1158.1.1 Lighting for Roads and Public Spaces Vehicular Traffic (Category V) Lighting - Performance and Design Requirements.

c) Lighting on designated Category P Roads shall comply fully with the requirements of the current version of AS/NZS1158.3.1 Lighting for Roads and Public Spaces Pedestrian Area (Category P) Lighting - Performance and Design Requirements.

d) All Lighting both Category V and Category P shall meet the specific requirements detailed in the approved Proposed Sunfield Development – Ardmore Airport Safeguarding – report prepared by Lambert & Rehbein (SEQ) Pty Ltd dated XXX referenced in Condition 3.

Private Lighting

101. Lighting to pedestrian access and vehicle access serving dwellings which will be used during the hours of darkness shall be provided for pedestrian and vehicle areas and shall be based upon the June 2025 version of the AUP(OP) E27 Transport and E24 Lighting. The lighting shall be designed and certified in a statement by a suitably qualified and experienced lighting professional calculated in accordance with the methods described below. The lighting design shall demonstrate compliance with the following:

a) Lighting shall comply fully with the requirements of the current version of AS/NZS1158.3.1 Lighting for Roads and Public Spaces – Pedestrian Area (Category P) Lighting Performance and Design Requirements

b) Lighting shall as a minimum provide the lighting subcategory performance determined in accordance with AS/NZS1158.3.1, but not less than the following minimums lighting subcategories designated in AUP E24.

c) Private Lighting shall meet the specific requirements detailed in the approved Proposed Sunfield Development – Ardmore Airport Safeguarding – report prepared by Lambert & Rehbein (SEQ) Pty Ltd dated XXX referenced in Condition 3.

d) All luminaires when installed shall not project any light at or above the height of its light source.

e) All light emitted from luminaires shall have a correlated colour temperature of 3000K (Kelvin) or less.

f) A Spill Light and Glare Assessment from the lighting shall be included on windows of lawfully established inhabited dwellings within the site.

g) The lighting is to have automatic daylight controls such that the lights are on from dusk to dawn, except that automatic presence detection may be included to ensure the lights are only on when presence is detected, maximum on time of 5 minutes but the use of presence sensor control is not always appropriate and therefore requires a CPTED assessment to determine if it is appropriate.

h) Lighting to be supplied from a common supply which cannot be disabled by residents.

i) Where solar lighting is proposed, such lighting will require clear written confirmation of their quality, performance, design, unshaded PV panel locations and maintenance plan.

j) The lighting installation is to be maintained in accordance with requirements as defined in the Auckland Transport Street Lighting Maintenance Contract applicable at the time of the required maintenance is to be undertaken.

Construction Noise and Vibration

Construction noise levels

102. Noise arising from construction work activities on the Site, except as otherwise provided for in the CNVMP required by Conditions [XX] to [XX], must not exceed the noise limits specified in Tables E25.6.27.1 and E25.6.27.2 of the AUP(OP) decreased by 5 dB when measured 1m from the most exposed façade of any building that is occupied during the works. Noise from construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise.

Construction hours for earthworks

103. The hours for earthworks and operation of heavy earthworks equipment must be restricted to between 7.30am and 6pm, Monday to Saturday and must not be carried out on any Sunday or public holiday. This restriction shall not apply to low noise creating activities which may occur outside of these hours providing the works comply with the noise limits specified in Condition [XX].

Construction vibration levels

104. All construction works on the Site must be designed and conducted to ensure that construction vibration from the Site does not exceed:

a) The guideline vibration limits set out in German Standard DIN 4150-3:1999 Structural Vibration – Effects of vibration on structures when measured from any adjacent building in accordance with the DIN Standard; and

b) The vibration human comfort limits specified in Table E25.6.30.1 of the AUP(OP).

Construction noise and vibration monitoring

105. Noise and vibration monitoring must occur during the first use of high noise and high vibration causing construction activities (e.g. excavators operating within 35m of a dwelling or compactors operating within 20m of a building) in each stage of construction, and in response to a reasonable complaint being received. Monitoring must be undertaken by a suitably qualified person and results must be made available to Auckland Council upon written request.

Complaints Register

106. The Consent Holder must maintain a complaints register that is to be made available to Auckland Council on request. The complaints register must record any complaints and require the following steps to be taken as soon as practicable:

    a. Acknowledge receipt of the concern or complaint within 24 hours and record:

        (i) Time and date the complaint was received and who received it;
        (ii) Time and date of the activity subject to the complaint (estimated where not known);
        (iii) The name, address and contact details of the complainant (unless they elect not to provide this);
        (iv) The complainant's description of the activity and its resulting effects; and
        (v) Any relief sought by the complainant (e.g. scheduling of the activity).

    b. Identify the relevant activity and the nature of the works at the time of the complaint.
    c. Review the management measures in place.
    d. Record the findings and recommendations.
    e. Report the outcomes of the investigation to the complainant within 10 days of the complaint being received.

    The complaints register must continue until construction works are completed on the Site, and Council sign-off has been provided confirming that all construction-related consent conditions have been met.

    Advice note: a complaints register maintained in accordance with this condition may be used to demonstrate compliance with the complaints-related requirements of the CMP and CNVMP conditions.

Roading and Common Owned Access Lots (COALs)

107. The Consent Holder must construct all public roads and COALs as identified on the engineering plans in Condition [XX] to provide access to the dwellings, buildings and carparks within the proposed development. The required roading/COALs may be provided on a staged basis in accordance with

Condition 1 or as otherwise agreed with the Council.

Protected assets

108. Adequate provision must be made during earthworks associated with construction to protect any existing public stormwater, wastewater or water supply networks that traverse or pass close to the Site. Any damage to the networks must be repaired by the Consent Holder as soon as reasonably practicable at their cost.

Advice note: the general requirements in this condition are additional to the specific requirements of other conditions regarding potential damage caused by vibration to Watercare's infrastructure or potential damage to First Gas Limited's gas pipeline which traverses the Site.

ONGOING LAND USE CONDITIONS

Sustainability

109. Every residential and non-residential building within the development (excluding accessory buildings or sheds) shall incorporate the following prior to occupation:

    a. Residential Dwellings and retirement units shall be equipped with solar panel systems on the roof of each individual residential dwelling and retirement unit to generate 100% of the energy needs for each building.
    b. Commercial, retail and employment buildings shall be equipped with roof top solar panel systems capable of generating a minimum of 75% of the energy needs for each building.
    c. Each building (residential or commercial) shall be equipped with the capability of supplying to batteries capable of storing solar energy.

110. No more than 10% of the dwellings within the development shall be provided with a carparking space. The Consent Holder shall maintain a schedule of private car-parking spaces within the Site which shall be provided to Council on request.

111. Visitor parking for residential purposes within the development shall be provided at a ratio of no more than 1 visitor carpark for every 10 dwellings. The Consent Holder shall maintain a schedule of visitor car-parking spaces for residential purposes within the Site which shall be provided to Council on request.

111A. The temporary at grade carparking provided for in the initial stages (the first three stages) of the development shall be provided at a ratio of between 0.7-1 carpark per dwelling. The temporary carparking areas shall be removed no later than two subsequent stages after the operation of the

Commented [IS15]: Updated following review by Applicant and expert conferencing.

Sunbus Public Transport service being implemented.

112. Shared carparking spaces for residential purposes shall be provided within the development at a ratio of 1 space for every 11.5 dwellings, in addition to the carparking required under Conditions 110 and 111. The Consent Holder shall maintain a schedule of shared car-parking spaces for residential purposes within the Site which shall be provided to Council on request. No shared car-parking spaces may be located on an allotment intended for private residential occupation.

112A. Prior to the occupation of any dwellings or businesses, baseline parking surveys of existing on-street parking within the catchment area shown in the map below must be undertaken. Two baseline surveys are required, one at night (midnight) and one during the day (midday). The surveys must record all on-street parked vehicles on a street-by-street basis, so that the results can be referenced to later surveys.

Subsequent parking surveys within the same catchment area, at the same times (midnight and midday) in in the same format must be undertaken at the following times:

(a) At the occupation of 1,350 dwellings (including retirement units); and

(b) At the occupation of 2,700 dwellings (including retirement units).

If any of the surveys reveal changes in on-street parking demand that are 25% or more higher than the baseline surveys, then an ITA must be prepared with recommendations proposed to address those overspill parking demands. Such measures may include further enhancement to public transport provisions or services, further incentives to residents and/or employees to not travel by car, provision of more parking within the Sunfield development to relieve on-street parking use.

If mitigation measures are required, a timetable for implementation must be provided as part of the required ITA or within a timeframe agreed with Council. The proposed mitigation measures must be implemented in accordance with the proposed timetable, to the satisfaction of Council.

Advice Note: The monitoring triggers for condition 112A and 123A are the same, so the operation of the transport network and associated monitoring can be considered in its entirety.

Commented [IS16]: Updated following review by Applicant and expert conferencing.

113. The Consent Holder shall ensure that no less than 16 EV charging stations shall be provided within the Project prior to occupation of buildings within the respective Precinct, Hub or Facility, at the following minimum ratios:

a) x5 within Local Hubs

b) x5 within the Employment Precinct

c) x3 within the Aged Care Precincts

d) x2 within the Town Centre Precinct

e) x1 within the Healthcare Facilities.

113B. The consent holder shall ensure that number of accessible parking spaces provided comply with the requirements of standard E27.6.3.2(A) of the AUP. The accessible parking dimensions shall be designed in accordance with the New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS: 4121 – 2001).

114. The Consent Holder must implement the Sunbus EV Fleet or an alternative public transport system following the ~~construction~~ occupation of 445 ~~890~~ dwellings and prepare and submit a Public Transport

Commented [IS17]: Updated following review by Applicant and expert conferencing.

(Sunbus) Operational and Implementation Plan (PTOIP) prior to the ~~commencement of construction~~ occupation of 445 ~~890~~ dwellings. The Sunbus EV Fleet or alternative is to provide an efficient and effective public transport system and must not be operational until the PTOIP is certified by Council. The PTOIP must be prepared by a SQEP and must include:

a) The number, type/model, size and passenger capacity of the vehicles.

b) On-going maintenance and ownership methods, processes and practices.

c) The location of the operational base for the storage and maintenance of vehicles and related equipment.

d) A roll-out plan for the Sunbus EV Fleet or alternative in line with the Staging Plan for the project (Condition 120)

e) A trip plan outlining the physical extent and frequency of the service, including bus stops locations along the route being utilised and termination points at Takanini and Papakura rail stations.

f) The internal trip plan, bus stops, routes and pedestrian catchments within Sunfield to maximise uptake, particularly for the Employment Precinct.

Commented [IS18]: Updated following review by Applicant and expert conferencing.

Advice Note: Monitoring of the public transport system is required, as outlined within condition 123A.

Infrastructure

Gas Pipeline

115. An existing gas pipeline (Gas Pipeline) runs through the site along a 25m wide corridor located approximately as shown on the plan below in this condition (Gas Pipeline Corridor Plan). The Gas Pipeline and Gas Pipeline Corridor are protected by provisions contained in Pipeline Certificates registered against the relevant Records of Title and by provisions contained in Designation 9104. The Consent Holder shall not, within the Gas Pipeline Corridor:

a) erect any building, construction, or fence;

b) plant any tree or shrub;

c) disturb the soil below a depth of 0.4m from the surface;

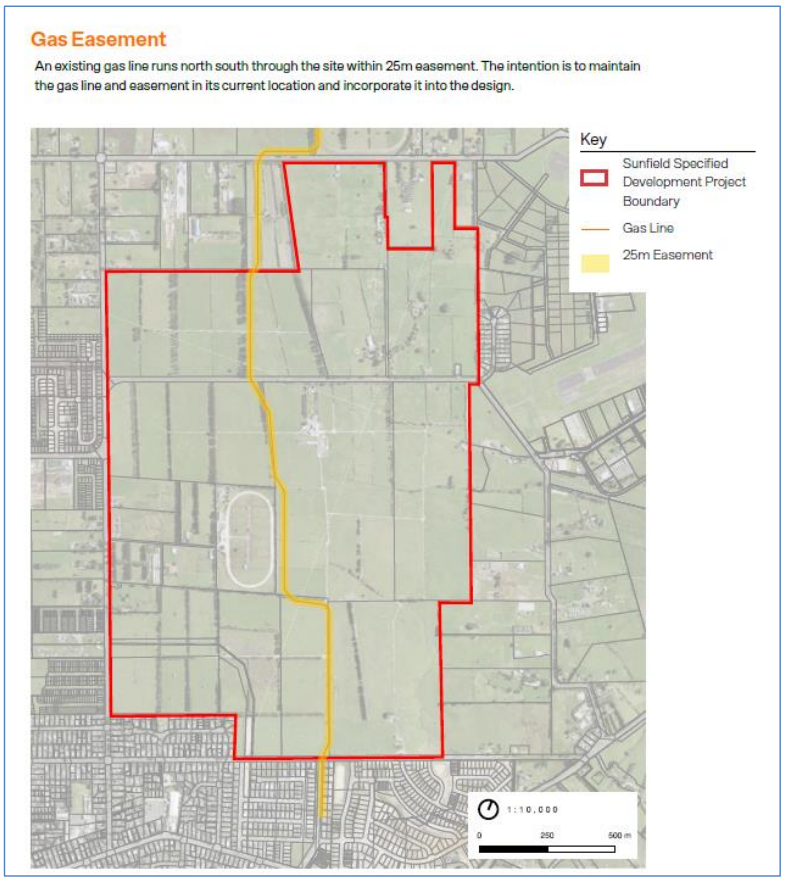
d) cause or permit anything to be done which would or could cause damage or endanger the Gas Pipeline;

without first obtaining the consent of First Gas Limited, which consent shall not be unreasonably withheld.

116. The exact location of the centreline of the 25m Gas Pipeline Corridor shall be marked out by the

Consent Holder in accordance with the registered Pipeline Certificates and under Designation 9104. In the event of any inconsistency between the Pipeline Certificates on one hand and Designation 9104 on the other hand, the Pipeline Certificates shall prevail. This condition:

a. applies for the benefit of First Gas Limited and any successor to First Gas Limited legally entitled to the benefit of the Gas Pipeline protection provisions detailed in the Pipeline Certificates and in Designation 9104;
b. shall be recorded in a Consent Notice (imposed under the related subdivision consent) registered against relevant Records of Title upon subdivision of relevant parts of the Site (refer Subdivision Condition XX).



Gas Pipeline Corridor Plan

Three Waters Infrastructure

117. Prior to the occupation of any building all the necessary pipes and ancillary equipment for that building must be supplied and laid to divert~~,~~ and relay ~~and upgrade existing public stormwater, wastewater and water supply lines and to provide the building with~~ stormwater, wastewater and water supply connections to the reticulated networks in general accordance with the plans and information referenced in Condition [3].

Commented [IS19]: Updated following review by Applicant to ensure clarity.

As-Built Plans for Public Infrastructure

118. All as-built documentation must be provided to the Council for all new public assets to be vested in the Council.

Advice Note: The documentation must be in accordance with the Council's Development Engineering As-Built Requirements. The as-built information will require approval by the Council's Regulatory Engineering department. Vesting of public assets to the Council and close-off and completion of relating Engineering Approval consent will be required to be completed.

119. The Consent Holder shall ensure that new buildings within the area discharging stormwater under this consent must be constructed using cladding, roofing and spouting building materials that avoid the use of contaminant generating building products which have:

a. Exposed surfaces(s) or surface coating of metallic zinc or any alloy containing greater than 10% zinc; or

b. Exposed surfaces(s) or surface coating of metallic copper or any alloy containing greater than 10% copper; or

c. Exposed treated timber surface(s) or any roof material with a copper containing or zinc-containing algaecide.

120. The infrastructure required for each stage of the development is set out in the table below. The infrastructure specified for each stage of the development must be constructed and operational prior to any building within that stage being occupied.

	SUNFIELD INFRASTRUCTURE REQUIREMENTS BY STAGE					
STAGE	**LOTS Refer Maven Plans 215010-SL-C150-0-13 and SL1-SL25**	**STORMWATER Refer Maven Plans M-C400 – M-C406**	**SEWER Refer Maven Plans M-C500-511**	**ROADING Refer Maven Plans M-300 – 326-5**	**WATER SUPPLY Refer Maven Plans M-C600-606**	**UTILITIES**
1	353 including a Local Hub	Awakeri Wetlands Stage 2 and 3. Secondary swales conveying SW to Awakeri Wetlands. Internal: Stormwater network and provision for future stages.	External: Sewer network from existing 525Ø wastewater transmission line (Takanini Branch sewer) on Walters Road to the superhot via Walters Road and Cosgrave Road. Internal: LPS network including additional centralised pump station with storage and provisions for future stages	External: Signalised intersection of proposed Road 2 and Cosgrave Road. External: Signalised intersection of Hamlin Road, Mill Road, Cosgrave Road and Walter Road External: Upgrade of Cosgrave Road frontage to Walters Road. Pedestrian and Cycle links on Cosgrave Road between Walters Road and Clevedon Road Internal: New Road Network. Includes Type 7 and Type 10 (refer to M-C310 and M-C351 to M-C356 identity the various types of roads and their cross-sections)	External: Extension of water supply from existing 250mm line on western side of Cosgrave Road. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

2	209	Awakeri Wetlands Stage 2 and 3. Secondary swales conveying SW to Awakeri Wetlands. Internal: Stormwater network and provision for future stages	External: Sewer (LPS) network from existing 525Ø wastewater transmission line (Takanini Branch sewer) on Walters Road to the superhot via Walters Road and Cosgrave Road. Internal: LPS network and provisions for future stages including additional centralised pump station with storage	External: Priority intersection of proposed Road 4 and Cosgrave Road. External: Upgrade of Cosgrave Road frontage to Walters Road. External: Signalised intersection of Cosgrave Road and Clevedon Road. External: Pedestrian and Cycle links on Cosgrave Road between Walters Road and Clevedon Road Internal: New Road Network. Includes Type 6, & 10.	External: Extension of water supply from existing 250mm line on western side of Cosgrave Road. Internal: Water supply network extension from and provisions for future stages.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
3	330	Awakeri Wetlands Stage 2, 3 & 4 (Swale section only). Swales conveying SW to Awakeri Wetlands. Internal: Stormwater network and provision for future stages.	Internal: Extension of LPS network from Stage 2 and provisions for future stages including additional centralised pump station with storage	Internal: Private network accessed via vehicle crossing from superlot 4. Roads 2, 12 and 14	Internal: Extension of Water supply network from Stage 2 and provisions for future stages.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

4	312 including a Local Hub	Awakeri Wetlands Stage 2, 3 & 4 (including SW Pond 4). Swales conveying SW to Awakeri Wetlands. Internal: Stormwater network.	Internal: Extension of LPS network from superlot 3 and provision for future stages including additional centralised pump station with storage.	External: Signalised Intersection on Clevedon Road/Dominion Road and Okawa Avenue . Internal: Road network from superlot 3. Includes type 2 & 10 (Roads 1 and 18).	External: Extension of Water supply network from BSP on external transmission line. Internal: Extension of Water supply network from Stage 3.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
5	165	Awakeri Wetlands Stage 2, 3 & 4 (Swale section only). Swales conveying SW to Awakeri Wetlands. Internal: Stormwater network.	Internal: Extension of LPS network from Stage 2 and provision for future stages including additional centralised pump station with storage.	Internal: Extension of road network from Stage 2. Includes Type 10 (Roads 10 and 11). Provisions for future stages	External: Extension of water supply from existing 250mm line on southern side of Cosgrave Road. Internal: Extension of Water supply network from Stage 2 and provisions for future stages.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
6	215	Awakeri Wetlands Stages 2, 3 & 4 (Swale section only) Swales conveying SW to Awakeri Wetlands. Internal: Stormwater network.	Internal: Extension of LPS network from Stage 3.	External: Signalised intersection of Road 1 and Old Wairoa Road and Pakaraka Road. Internal: Road network from Stage 3. Includes type 6 & 10 (Roads 1, 15 and 16).	Internal: Extension of Water supply network from Stage 3. External: Connection to the existing 125dia PE in Old Wairoa Road	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
7	11 Lots - Employment Precinct	Internal Stormwater Network for Stage 7 Stormwater Pond 4	Internal: Extension of LPS network from Stage 4 and provision for future stages including additional centralised pump station with storage.	Internal: Extension of road network from Stage 4 and Hamlin Road. Includes Type 10. Provisions for future stages	Internal: Extension of Water supply network from Stage 4.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

8	202	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Hamlin Road realignment. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Hamlin Road realignment & Signalised intersection of Hamlin Road realignment, Mill Road & Cosgrave Road. Internal: Road network. Includes Type 10 (Road 27)	External: Extension of Water supply network from BSP on external transmission main. Extension of water supply network from Stage 10 and Hamlin Road realignment. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
9	219	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Stage 8 or Stage 17. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	Extension of road network through Stage 8, 17 or 19. Internal: Road network. Includes Type 10.	External: Extension of Water supply network from BSP on external transmission main. Water connection from water network in Stages 8, 10 and 17. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
10	150	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road via Hamlin Road realignment (Road 6). Internal: LPS network and provision for future stages including additional centralised	External: Hamlin Road realignment (Road 6). Internal: Road network. Includes type 2 & 10 (Road 5, 6 and 24).	External: Extension of Water supply network from BSP on external transmission main. Extension of water supply network from Stage 8 and Hamlin Road realignment. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

			pump station with storage.			
11	346 Lots including Local Hub	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road t via Hamlin Road realignment (Road 6). Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Hamlin Road realignment. Internal: Road network. Includes type 10 (Roads 23, 25 and 26).	External: Extension of Water supply network from BSP on external transmission main. Extension of water supply network from Hamlin Road realignment. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
12	139 Lots - Lilyburn Village	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Hamlin Road realignment. Extension of LPS network Stages 10 & 11. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Hamlin Road realignment.	External: Extension of Water supply network from BSP on external transmission main. Internal: Water connection from network in Stage 11.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

13	School	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Signalised intersection of Hamlin Road , Mill Road, Cosgrave Road and Walters Road. Hamlin Road realignment.	External: Extension of Water supply network from BSP on external transmission main.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
14	109	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Signalised intersection of Hamlin Road , Mill Road, Cosgrave Road and Walters Road. Internal: Road network. Includes type 10 (Roads 19 and 20).	External: Extension of Water supply network from BSP on external transmission main. Connection to existing 250mm Ø PE main on Cosgrave Road Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
15	85	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Hamlin Road. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Hamlin Road realignment. Internal: Road network. Includes type 10 (Roads 21 and 22).	(Roads External: Extension of Water supply network from BSP on external transmission main. Extension of water supply network from Hamlin Road realignment. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

16	1 Lot - Employment Precinct	Perimeter Diversion Swale. Awakeri Wetlands Stage 2, 3 & 4. Stormwater Pond 4 Swales conveying SW to Awakeri Wetlands. Internal: Stormwater network.	External: LPS network through Hamlin Road realignment & Superlot 7. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Hamlin Road realignment. Internal: Road network. Includes Type 4 (Road 1).	External: Extension of Water supply network from BSP on external transmission main. Extension of Water supply network from Superlot 7, 8 or 17 Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
17	1 Lot - Employment Precinct	Perimeter Diversion Swale. Awakeri Wetlands Stages 2, 3 & 4 Stormwater Pond 1 Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Hamlin Road. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Hamlin Road realignment. Internal: Road network. Includes Type 4 (Road 1).	External: Extension of Water supply network from BSP on external transmission main. Water connection from water network in Stages 8, 18 or Hamlin Road.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
18	1 Lot - Employment Precinct	Perimeter Diversion Swale Stormwater Pond 2 Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Road 1. LPS network through Hamlin Road realignment LPS network through Stage 17 Internal: LPS network and provisions for future stages including	External: Priority intersection on Airfield Road and roundabout intersection on Airfield Road and Mill Road. Internal: Road network. Includes type 4 (Road 1).	External: Extension of Water supply network from BSP on external transmission line. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

			additional centralised pump station with storage			
19	1 Lot - Employment Precinct	Perimeter Diversion Swale. Stormwater Pond 2. Swales conveying SW to SW Pond 2. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Road 1 and stage 18. LPS network through Hamlin Road realignment Internal: LPS network and provision for centralised pump station with storage.	External: Priority intersection on Airfield Road and roundabout intersection on Airfield Road and Mill Road. Internal: Road network. Includes type 4 (Road 1).	External: Extension of Water supply network from BSP on external transmission main. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
22	221 Lots - Homehill Village	Awakeri Wetlands Stage 2, 3 & 4 . Stormwater Pond 4 Swales conveying SW to Awakeri Wetlands. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Roads 1 or 2. Internal: LPS network provision including additional centralised pump station with storage	External: Signalised Intersection on Clevedon Road/Dominion Road and Okawa Avenue Signalised Intersection of Road 1 and Old Wairoa Road and Pakaraka Road. Internal: Private network accessed via from Stage 4.	External: Extension of Water supply network from BSP on Airfield Road to site. Internal: Water connection from network in either Stages 3 or 4.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
23, 24 and 25	722		External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlots via Cosgrave Road. Internal: LPS network provision including	External: Signalised intersection of proposed Road 2 and Cosgrave Road. External: Signalised intersection of Hamlin Road, Mill Road, Cosgrave Road and Walter Road	External: Extension of Water supply network from BSP on external transmission main. Internal: Water connection from network in either Stage 3 or 4.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

			additional centralised pump station with storage	External: Priority intersection of proposed Road 4 and Cosgrave Road. Internal: Network accessed from Stage 7, 8, 9 and 10. External: Upgrade of Cosgrave Road frontage to Walters Road.		

Landscape Design

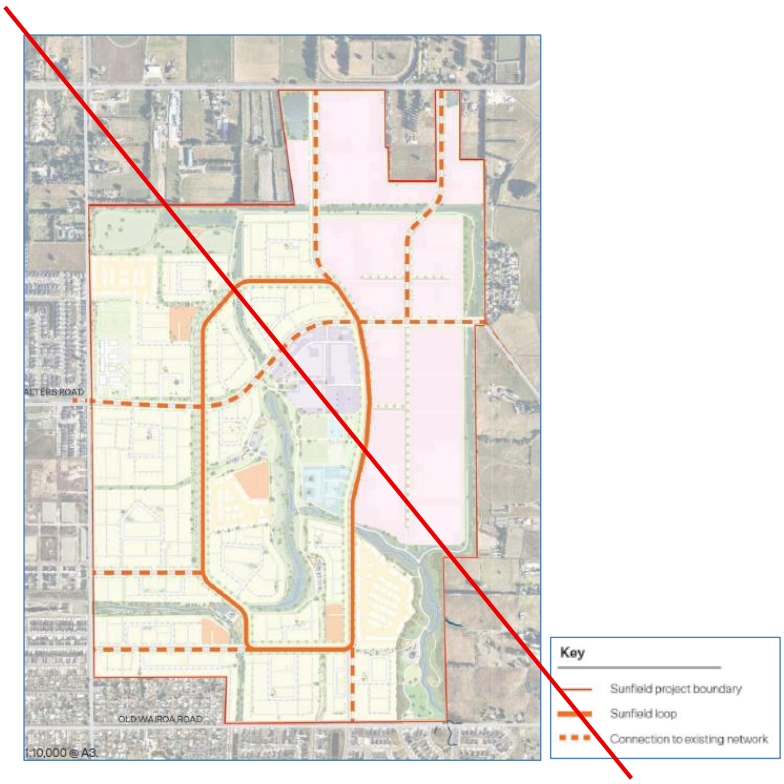
121. Before each stage of the development is occupied, the Consent Holder must implement the certified landscape design under Condition [31] for that stage and thereafter maintain the landscaping (both planting and hard surfaces) in accordance with the certified landscape maintenance plan.

Advice Note: Landscaping associated with public roads, open spaces and reserves will need to be in accordance with Auckland Council standards and in particular "The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape" and receive separate engineering plan approval when lots are to be created, and land is vested at the time of subdivision and will need to be in accordance with certified landscaping plans under the subdivision.

Traffic

122. ~~Prior to the occupation of any building with frontage to or access from the Loop Road, as illustrated on the plan contained within this condition, the portion of the Loop Road within or adjoining the relevant stage containing that building must be completed and operational.~~

Commented [IS20]: Updated following review from the Applicant - noting it is no longer proposed to have a separated busway on the Loop Road.



123. The transport upgrades specified in the table below must be completed and operational in accordance with the timing specified below.

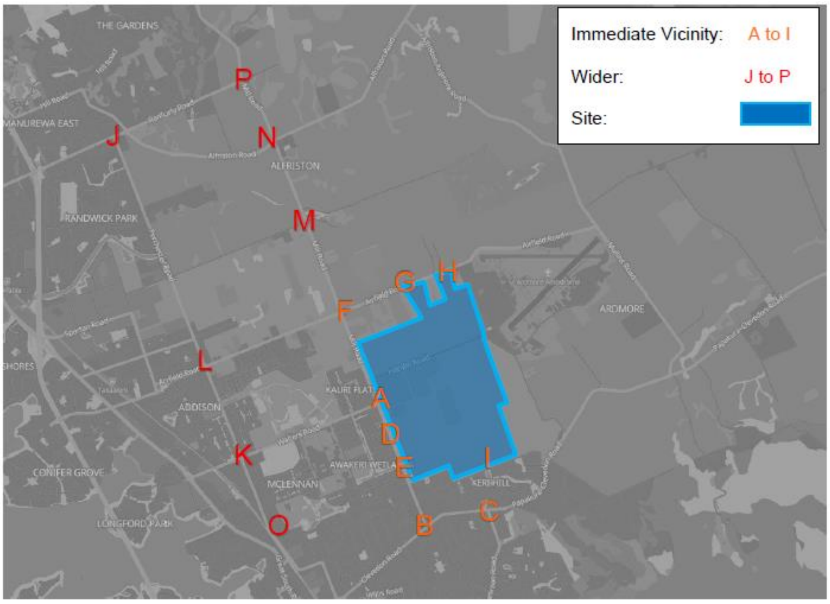
Commented [IS21]: Updated following review by Applicant and expert conferencing.

Project	Upgrade	Timing
A - Intersection upgrade – Cosgrave Road / Walters Road / Hamlin Road (Road 6)	Traffic Signals	~~Prior to the occupation of 50 dwellings within the development site or completed as part of the Stage 1 works, whatever occurs first.~~ Prior to the occupation of any dwelling within the development site. Note - the Intersection Upgrade relates just to the signalisation of the intersection and not the construction of the entire 'realigned Hamlin Road'.
B - New/Upgrade Intersection – Cosgrave Road / Clevedon Road	~~New signalised intersection and bypass lane on Clevedon Road.~~ Traffic Signals	Prior to the occupation of any dwelling within the development site.

Project	Upgrade	Timing
C - Intersection upgrade – Okawa Ave / Clevedon Rd / Dominion Rd / Papakura-Clevedon Rd	Traffic signals	Prior to the occupation of 1,204 dwellings within the development site or completed when any vehicular access is gained via Old Wairoa Road ~~as part of the Stage 4 works~~, whatever occurs first.
D - New/Upgrade Intersection – Cosgrave Road / Road 4	~~Traffic signals for the two roads on Cosgrave Road, a~~ A priority-controlled intersection ~~is anticipated on Old Wairoa Road~~	Prior to the occupation of 562 dwellings within the development site, or prior to any dwellings accessed via the respective roads are occupied, or completed as part of the Stage 2 works, whatever occurs first.
E - New/Upgrade Intersection – Cosgrave Road / Road 2 / Bellbird Street	~~New signalised intersection with bypass lane on Cosgrave Road (north).~~ Traffic Signals	Prior to the occupation of any dwelling within the development site.
F - Intersection Upgrade – Airfield Road / Mill Road	Traffic signals.	Prior to the occupation of ~~2,845~~ 320 dwellings within the development site or completed as part of either the Stage 18 works or Stage 19 works whatever occurs first.
G - New/Upgrade Intersection – Airfield Road / Road 1	~~New priority-controlled intersection.~~ Traffic signals.	Prior to the occupation of 2,845 dwellings within the development site, or completed as part of ~~either~~ the Stage 18 works or ~~the~~ Stage 19 works, whatever occurs first.
I - New/Upgrade Intersection – Pakaraka Drive / Old Wairoa Road / Road 1	~~New signalised intersection and approach lane on Old Wairoa Road.~~ Traffic signals.	Prior to the occupation of 1,204 dwellings within the development site or completed when any vehicular access is gained via Old Wairoa Road ~~as part of the Stage 4 works,~~ whatever occurs first.
~~**Pedestrian link**~~	~~Upgrade Old Wairoa Road (northern side frontage of development site) to include a pedestrian footpath adjacent to the development area.~~	~~Prior to the occupation of 1,204 dwellings within the development site, or completed as part of the respective frontage to Stage 3 or Stage 4, whatever occurs first.~~
~~**Pedestrian and cycling links**~~	~~Connect the development site to key local destinations by providing improved active~~	~~Prior to the occupation of 1,204 dwellings within the development site or completed as part of the Stage 2 works, whatever occurs first.~~

Project	Upgrade	Timing
	~~mode facilities on Cosgrave Road between Walters Road and Clevedon Road.~~	
1a – Cosgrave /Mill Road Cycleway	Separated bi-directional cycleway / footpath along the frontage (eastern side)	Prior to the occupation of any dwelling within the development site.
3 – Crossing Cosgrave Road	Signalised pedestrian /cycle crossing of Cosgrave Road at off road paths	Prior to the occupation of any dwelling within the development site.
4 – Old Wairoa Road	Extension of existing footpath along the site frontage (northern side)	Prior to any development within Stages 1, 3 or 6.
Public transport (Sunbus)	A frequent service is required between the development site and Papakura Town Centre. .	~~To be implemented at the conclusion of 890 dwellings being constructed. [at this point there would be 445 dwellings occupied assuming 50% are occupied]~~ Prior to the occupation of 445 dwellings within the development site.

Advice Note: The transport upgrades are referenced in the Commute Memorandum dated 12 November 2025, with the maps below providing further information.


Immediate Vicinity: A to I
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ALFRISTON
RANDWICK PARK
ARDMORE
KAURI FLATS
ADDISON
AWAKERI WETLANDS
MCLENNAN
KERI HILL
CONIFER GROVE
LONGFORD PARK
MANUREWA EAST
THE GARDENS


Airfield Road
Ardmore Aerodrome
2
1b
1a
3
4
Hamlin Road
Harvard Lane
Kampo Road
KAURI FLATS
Opoka Street
Kuhia Road
AWAKERI WETLANDS
MCLENNAN
Grove Road
Bellbird Street
Fernleig Street
Old Wairoa Road
Old Wairoa Road
KERI HILL
Twin Parks Rise
Papakura-Clevedon Road
Heard Road
Clevedon Road
Kaipara Road

123A. The consent holder must provide ~~an~~ two integrated transportation assessments (ITA), one prior to the occupation of 1,350 residential dwellings, including dwellings within the retirement village and one prior to the occupation of 2,700 residential dwellings, including dwellings within the retirement village. The purpose of the ITA are to determine:

(i) whether the traffic generation associated with the Sunfield development is in accordance with the submitted ITA (1,100vph for Sunfield in its entirety): and

(ii) the uptake and effectiveness of the public transport system as required by condition 114.

~~to understand the impacts on the following intersections:~~

The ITA must provide an assessment of:

(a) The performance, degree of saturation and level of service for the following intersections:

- Ranfurly Road / Alfriston Road roundabout (J)
- Walters Road / Porchester Road roundabout (K)
- Porchester Road / Kuaka Drive traffic signals (L)
- Mill Road / Popes Road (M)
- Mill Road / Alfriston Road (N)
- Old Wairoa Road / Porchester Road (O)
- Ranfurly Road / Mill Road (P)

(b) The performance of the public transport system as outlined within condition 114, including:

(i) The frequency of service, trip routes and bus stop locations.

(ii) The patronage numbers and the number, size and passenger capacity of the vehicles.

(iii) Possible methods for increasing passenger uptake, efficiency and level of service of the public transport system.

If the ITA indicates that an intersection identified within (a) above has a degree of saturation of 0.95 and a Level of Service E ~~trip generation from the Sunfield development exceeds the anticipated 370vph~~, the consent holder must outline the proposed measures to mitigate any identified adverse effects (e.g. intersection upgrades, improved public transport system or traffic restrictions), to the

Commented [IS22]: Updated following review by Applicant and expert conferencing.

satisfaction of Council. The findings of the ITA for (b) above shall be used to inform the proposed mitigation measures.

If mitigation measures are required, a timetable for implementation must be provided as part of the required ITA or within a timeframe agreed with Council. The proposed mitigation measures must be implemented in accordance with the proposed timetable, to the satisfaction of Council. For the purpose of this condition, construction traffic associated with Sunfield development activities may be discounted from the trip generation calculation.

Advice Note: The monitoring triggers for condition 112A and 123A are the same, so the operation of the transport network and associated monitoring can be considered in its entirety.

124. Prior to the occupation of any building within a stage of the development, all internal roading, intersections, accessways, footpaths and cycleways must be completed for that stage.

124A. The consent holder shall not initiate a road stopping application process with the relevant authority for the section of Hamlin Road within the Mill Road – Stage 2 Notice of Requirement, which connects the Sunfield development and Village Way, prior to the construction of Mill Road – Stage 2.

Advice Note: This condition recognises that the connection between Sunfield and Admore Airport can remain in place during the interim period being prior to Mill Road – Stage 2 being constructed or as otherwise required by the New Zealand Transport Agency, recognising consideration and determination of the Notice of Requirement is the appropriate process to determine the long-term access arrangements.

125. No vehicle crossings to or from individual lots to the Loop Road shall be permitted unless on-site reverse manoeuvring can be demonstrated from those lots so a vehicle can enter and exit the site in a forwards direction onto the Loop Road.

126. The minimum legal widths of the roads within the development shall be as set out below (refer to plan entitled 'Proposed Roading Hierarchy Plan' Ref M-C310 for the location of road types):

a) Type 1 Road – 302m

b) Type 2 Road – 302m

c) Type 3 Road – 30m

d) Type 4 Road – 20m

e) Type 5 Road – 25m

Commented [IS23]: Updated following conferencing with Ardmore Airport and NZTA.

Commented [IS24]: Updated following review by Applicant given minor amendments to the Engineering Plans.

f) Type 6 Road – 20m

g) Type 7 Road – 20m

h) Type 8 Road – 20m

i) Type 9 Road – 16m

j) Type 10 Road – 16m

127. Prior to the occupation of any dwelling within each stage of development, the nearest Local Hub must contain operational at-grade car-parking and landscaping, and a minimum of 100m^2 GFA commercial/community building.

128. Prior to occupation of any dwelling within each stage of the development, the bicycle parking requirements specified in the Neighbourhood Service Hubs within the Residential Precinct Design Controls for that stage must be provided.

129. A pedestrian visibility splay of 2m x 2.5m (2m along the property boundary) must be provided on both sides of any vehicle crossing. Any obstructions including boundary fencing and/or landscaping within the visibility splay areas must not exceed 600mm in height. If fencing is provided above 900mm, it must be at least 80% visually permeable. Landscaping in the visibility splay area must be trimmed and maintained by the owner in perpetuity to comply with the stipulated height.

130. A Travel Plan shall be required for each business within the Employment Precinct and Town Centre Precinct. The Travel Plan shall set out the measures that each business will employ to:

    a. Maximise the use of active transport modes, public transport, carpooling, ride sharing and micro-mobility.

    b. Minimise private vehicle trips and private carparking availability.

    c. Promote 75% of vehicle movements relating to warehouse distribution operations to be confined to off-peak hours only (i.e. outside the hours of 7-9am and 4-6pm Monday to Friday).

    Each travel plan is required to be submitted to the Council prior to the occupation of the building for each business.

<u>Contamination</u>

131. The Consent Holder must inform Council, in writing, at least 10 working days prior to the commencement of disturbance of potentially contaminated land authorised by this consent. For areas within the Site which a Detailed Site Investigation (DSI) has not yet been undertaken, a DSI must be

submitted to Council at least 10 working days prior to the commencement of disturbance of potentially contaminated land. The DSI must:

a) Detail sampling undertaken to characterise the land's contamination profile in accordance with any relevant Preliminary Site Investigation prepared by Focus Environmental Services Limited;
b) Include a map of sampling locations and tabulated sampling results;
c) Include an interpretation of the sampling results against the relevant Soil Contaminant Standards (SCS health) for the protection of human health as set out in the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES:CS) and the Permitted Activity soil acceptance criteria detailed by Standard E30.6.1.4 of the AUP(OP);
d) Be prepared in accordance with the Contaminated Land Management Guidelines No.1 & No.5: (Ministry for the Environment, Revised 2021); and
e) Be prepared by a SQEP.

131A. Resource consent DISXXXX (discharge of contaminants) will expire 15 years from the date of issue unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

132. Earthworks must be undertaken in accordance with the Remediation Action Plans (RAPs) prepared by Focus Environmental Services Limited or, where a RAP has not been prepared, the global Contamination Site Management Plan (CSMP). Any variations to the RAPs or Global CSMP must be submitted to Council for review and certification that they appropriately manage both actual and potential soil contamination effects and are within the scope of this consent.

133. If the DSI's, referred to in Condition [XX] or produced under these conditions, indicate elevated concentrations of contaminants above health-based Soil Contaminant Standards (SCS) for Residential land use, set out in the NES:CS and/or AUP (OP) PA Criteria set out in Table E30.6.1.4.1, at least 10 working days prior to the commencement of disturbance of potentially contaminated land the Consent Holder must submit an updated Global CSMP/RAPs to Council.

134. The new/ updated CSMP/RAP's as required by Condition 132 must:

a. Detail the procedures and controls required during and following the works to minimise potential effects on human health and the environment as a result of actual and potential soil contamination;
b. Detail how the surface soils are to be remediated to achieve compliance with the relevant Soil Contaminant Standards (SCS health) for the protection of human health as set out in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect

Human Health (NES:CS) and the Permitted Activity soil acceptance criteria detailed by Standard E30.6.1.4 of the AUP(OP);

c. Be prepared in accordance with the Contaminated Land Management Guidelines No.1 (Ministry for the Environment, revised 2021);

d. Detail validation sampling or other verification to be undertaken following remedial works to demonstrate that the works have achieved the remediation targets for the protection of human health and to minimise contaminant discharges; and

e. Be prepared by a SQEP.

135. Prior to the commencement of disturbance of potentially contaminated land, all approved erosion and sediment control measures must be constructed and carried out.

136. During earthworks all necessary action must be taken to prevent dust generation and sufficient water must be available to dampen exposed soil, and/or other dust suppressing measures must be available to minimise dust formation. Discharges of dust must not cause offensive or objectionable effects beyond the boundary of the site. The Consent Holder must ensure that dust management during the excavation works generally complies with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).

137. The disturbance of soil where asbestos has been found to be present must avoid discharges of dust beyond the boundary of the subject site and 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 CSMP.

Advice Note: Asbestos Containing Materials – If you are demolishing any building that may have asbestos containing materials (ACM) in it:

a. *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*

b. *Work may have to be carried out under the control of a person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*

c. *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*

d. *Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.*

If ACM is found on site following the demolition or removal of the existing buildings you may be required to remediate the site and carry out validation sampling.

138. In the event of the accidental discovery of contamination during earthworks which has not been previously identified, the Consent Holder must immediately cease the works in the vicinity of the contamination hotspot and notify the Council and engage a SQEP to assess the situation (including possible sampling and testing) and decide on the best option for managing the material. This may include sampling and revision to the relevant DSIs, RAPs & Global CSMP.

138A. Within three months of the completion of earthworks on each stage of work, a Site Validation Report (SVR) (where remediations are required) or otherwise a Work Completion Report (WCR) must be submitted to the Council for review and certification. The SVR must be prepared by a suitably qualified and experienced practitioner, in accordance with the Contaminated Land Management Guidelines No.1, Ministry for the Environment (revised 2021).

The SVR must contain sufficient detail to address the following matters:

a) A summary of the remediation and other earthworks undertaken, including the locations and dimensions of excavations and the volume of soil excavated;

b) Conditions of the final site contamination profile for each proposed lot, including details and results of further testing and validation testing undertaken (with a map of sampling locations and tabulated sampling results) and interpretation of the results in the context of the NESCS and Chapter E30 of the AUP OP;

c) Details and results of any other contamination testing undertaken during the works (including any sampling undertaken on materials re-used on site or imported to site);

d) Records/evidence of the volumes and disposal locations for any material containing elevated levels of contaminants removed from the site;

e) Records of any unexpected contamination encountered during the works and response actions, if applicable;

f) If applicable, any onsite encapsulation locations and details;

g) Any on-going monitoring and/or management measures required to minimise risks to

human health or the environment as a result of the final site contamination profile;

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

i) A statement certifying that all works have been carried out in accordance with the requirements of the DSI/RAP, CSMP and consent conditions, otherwise providing details of relevant approved variations or breaches, if applicable.

In case of a WCR, the WCR must contain sufficient detail to address the following matters:

a) A summary of the earthworks undertaken, including the locations and dimensions of excavations and the volume of soil excavated;

b) Conditions of the final site contamination profile including details and results of further testing undertaken (with a map of sampling locations and tabulated sampling results) and interpretation of the results in the context of the NESCS and Chapter E30 of the AUP OP;

c) Records/evidence of the volumes and disposal locations for any material containing elevated levels of contaminants removed from the site;

d) Records of any unexpected contamination encountered during the works and response actions, if applicable;

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

f) A statement certifying that all works have been carried out in accordance with the requirements of the CSMP and consent conditions, otherwise providing details of relevant approved variations or breaches, if applicable.

138B. Should contaminant impacted soil/material is contained onsite, within three months of completion of the remediation works and prior to a s224C being issued for subdivision of the Site, an Ongoing Monitoring and Management Plan (OMMP) must be submitted to the Council for review and certification. The OMMP must contains but is not limited to the following:

Commented [IS25]: Updated following review by Applicant.

a. A map showing the locations of the capping
b. Descriptions of the capping layer
c. Ongoing monitoring and maintenance of the capping layer

d. Management measures required to minimise risks to human health or the environment if undertaking minor soil disturbance work that may penetrate the capping layer

138C. Any perched groundwater, or surface water encountered within the excavation area located within contaminant impacted areas requiring removal must be considered potentially contaminated, and therefore, for the protection of the human health and the environment, the impacted water must either be:

a. disposed of by a licenced liquid waste contractor; or
b. pumped to sewer, providing the relevant permits are obtained; or
c. discharged to the site's stormwater system or surface waters provided testing demonstrates compliance with the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000) for protection of 80 percent of freshwater species, with the exception of benzene where the 95 percent protection level shall apply, and the water is free from petroleum hydrocarbons.

139. *[Deleted]*

140. *[Deleted]*

Noise – Ardmore Airport

Conditions applying to activities within the 65db Aircraft Noise Contour Boundary only

141. Activities Sensitive to Aircraft Noise are prohibited.

Conditions applying to activities within the 60db to 65db Noise Contour Boundary only

141A. No residential dwellings or healthcare facilities with overnight stays are to be located within the 60db to 65db Noise Contour Boundary.

Conditions applying to activities within the Ardmore Airport Aircraft Noise Contour Boundaries

142. All new Activities Sensitive to Aircraft Noise (ASAN) and visitor accommodation, or alterations or additions to existing buildings containing ASAN and visitor accommodation shall be designed, constructed and maintained with sound attenuation and related ventilation and/or air-conditioning measures that achieve the following requirements:

Commented [IS26]: Updated following review by Applicant.

a. The internal noise environment of habitable rooms, sleeping areas and rooms for convalescing

and learning shall be designed, constructed and maintained so that aircraft noise does not exceed the indoor design noise level specified for the relevant room in D24.6.2.

b. Where external windows and doors must be closed to achieve the indoor design noise level in (i), the relevant room(s) shall be designed, constructed and maintained with a mechanical ventilation / cooling system that meets or exceeds the specifications in Standard E25.6.10(3)(b) to (f) of the AUP.

A commissioning report must be submitted to the Council prior to occupation of the building demonstrating compliance with the indoor design noise levels and mechanical ventilation system performance requirements.

Advice note: The system requirements in (ii) supersede the mechanical cooling and ventilation specifications contained in Chapter D24. All activities sensitive to aircraft noise shall be designed and constructed in accordance with the relevant acoustic treatment standards in D24.6.2(1) to D24.6.2(5) of the AUP.

Covenant in relation to Ardmore Airport Aircraft Noise Mitigation

143. Any acoustic treatment required by the above condition shall not be removed without the Ardmore Airport operator's consent. This obligation shall be ensured by the registration of the following covenant on the record of title:

Any required acoustic treatment measures shall not be altered or removed without the Ardmore Airport operator's consent.

144. Any industrial activity operating within the development must comply with Standard E25.6.5 of the AUP.

REGIONAL EARTHWORKS CONSENT CONDITIONS

Construction Management Plan (CMP)

145. The Consent Holder must prepare and submit a CMP to the Council at least 15 Working Days prior to the planned commencement of works for certification in accordance with Conditions [7-13].

    The objectives of the CMP are to:

    a. Identify the Best Practicable Option (within the limits set under the conditions of consent) and define the procedures to ensure adverse effects associated with construction activities are minimised;
    b. Inform the duration, frequency and timing of works to manage disruption; and
    c. Require timely management of complaints.

146. The CMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from demolition and construction, and management of all works associated with this development (where they are not already managed by the CNVMP, ESCP or CTMP) as follows:

    a. Contact details of the appointed contractor or project manager (phone number, email, postal address);
    b. A general outline of the construction programme for each stage, including an explanation of how works involving vegetation removal will be timed to avoid clearing bird habitat during bird breeding season;
    c. Applicable conditions relating to the management of construction matters (including but not limited to those on dust, erosion and sedimentation);
    d. Programme of works and hours of operation;
    e. Relevant details for the management of dust on Site (as per the guidance of Appendix 4 of the Ministry for the Environment's Good Practice Guide for Assessment and Managing Dust, 2016);
    f. The circumstances when the Consent Holder shall offer the wash down of the exterior of immediately adjacent dwellings to remove any potential construction-related dust;
    g. Management processes for earthworks on Site to minimise erosion and sediment effects as per Condition [XX] and as guided by Auckland Council's guideline document *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, 2016/005 (GD05);*
    h. Details of the construction hoardings and other measures to be adopted to maintain areas of

the Site that are visible from public spaces and private property in a tidy condition; and

i. Details of the approach to be undertaken for the unloading and stockpiling of materials on Site (including any necessary reference to the CNVMP or CTMP).

Pre-commencement Meeting

147. Prior to the commencement of enabling works, construction and / or earthworks on the Site, the Consent Holder must hold a pre-commencement meeting that:

    a) Is located on the Site;
    b) Is scheduled not less than 5 Working Days before the anticipated commencement of any enabling works, construction and / or earthworks;
    c) Includes representation from the contractors who will undertake the works;
    d) Includes the Council monitoring officer;
    e) Includes the Project archaeologist;
    f) Includes the Project arborist; and
    g) Includes an Auckland Transport representative.

148. The purpose of the meeting is to discuss the erosion and sediment control measures, earthworks methodologies, tree protection / removal, Archaeological Authority conditions, stormwater management, relevant management plans, timeframes for the work, agree on the existing condition of Auckland Transport assets and to ensure all parties are aware of and familiar with the relevant conditions of this consent.

149. The following information must be made available at the pre-start meeting:

    a) Timeframes for key stages of the works authorised under this consent;
    b) All relevant documentation;
    c) Name and telephone number of the project manager and the Site owner for monitoring and communication purposes;
    d) Resource consent conditions;
    e) Draft ESCP;
    f) Draft CNVMP;
    g) Draft CMP;
    h) Draft CTMP;
    i) Draft CSMP;
    j) Draft SMP;
    k) Draft GMSMP
    l) Draft EMP

m) Draft LMP
n) Draft NFMP
o) Contact details of the Site contractor and Site civil engineer;
p) Construction plans approved (signed/stamped) by the Council, care of the Council's Development Engineer, if applicable.

Advice note: To arrange the pre-construction meeting please contact Council by email (monitoring@aucklandcouncil.govt.nz). All information required by the Council and listed in that condition should be provided 2 days prior to the meeting.

Cultural induction

150. At least 15 Working Days prior to the planned commencement of earthworks, and on further occasions as may be agreed by the Consent Holder and Mana Whenua, the Consent Holder must invite Mana Whenua to give a cultural induction to the Site and all relevant contractors to be involved with earthworks and construction associated with this development.

151. The Consent Holder must notify the Council and Mana Whenua in writing at least 5 Working Days prior to earthworks activities commencing on Site.

152. *[Deleted]*

Duration of Consent

152A. The regional earthworks component of consent LUCXXXXX expires 25 years from the date it is granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

SUBDIVISION CONSENT CONDITIONS

Superlot Subdivision

General Conditions

153. The superlot fee simple subdivision must be in general accordance with the following:

Drawing title and reference	Author	Rev	Dated
TO ADD			

Where minor variations to the scheme plans are proposed, the Consent Holder must submit amended staging plans to detail the proposed amendments for written certification by the Team Leader, Compliance Monitoring, Auckland Council.

154. The superlot subdivisions above may occur concurrently or independently and in any order, provided that each superlot has the necessary infrastructure (roads, wastewater, water supply, stormwater, electricity and telecommunications) and vehicular access in accordance with Condition XX.

155. All roads, stormwater, wastewater, and water supply infrastructure must be in general accordance with the Engineering Drawings referenced in Condition [XX] . Where the Consent Holder requires that matters of detail within the Engineering Drawings and design are adjusted to meet the needs of the subdivision in compliance with the Auckland Council Code of Practice for Land Development and Subdivision, the Consent Holder must seek the prior approval of the Council's Regulatory Engineering Team Leader.

156. *[Deleted]*

Section 223 Condition Requirements

Survey Plan

157. The Consent Holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plans titled 'Proposed Superlot Scheme Overview Plan', drawing numbers CXX to CXX, prepared by Maven Associates. The survey plan must show all easements in gross (or otherwise) and all lots to vest in Council (including roads and the reserves). The easements shall include (but are not limited to) the following:

a) Right to convey electricity, water and telecommunications (both standard and in Gross)

b) Right to drain stormwater and sewage (both standard and in Gross)

c) Maintenance

d) Right of Way

e) Eave Overhang

Easements in Gross

158. Easements in gross in favour of the Council for the purpose of maintaining overland flow of stormwater, must be created over Lots or parts of Lots containing and overland flow path and must be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The Consent Holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Roads to Vest

159. The proposed road shown as Lot XX on the approved plans referenced in Condition [XX] must vest in the Council as a public road. The Consent Holder must meet all costs associated with the vesting of the road.

Advice Note: 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 road (rights of way or common access lots) that serve more than five allotments and 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

Drainage Reserve to Vest

160. The proposed drainage reserves shown as Lot XX on the approved plans referenced in Condition [XX] shall vest in the Council as Land-in-lieu of reserve for the purpose of stormwater In accordance with s239, these reserves must vest free of encumbrances, transformers and structure unless the structure is associated with stormwater devices. The Consent Holder must meet all costs associated with the vesting of the reserves.

Advice Note: Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval. If the consent holder wishes to retain any private structures, rights or encumbrances on land to be vested, it will require a certificate of acceptance from the Manager Land Advisory Services under section 239 (2) on behalf of the local board.

Section 224 Condition Requirements

Pre-Commencement: Engineering Plan Approval

161. Prior to commencement of any public works required for the development (as indicated on the approved plans in Condition [XX]), the Consent Holder must provide design plans and specifications detailing the following works required in respect to this consent, to the satisfaction of the Council. Details of the registered engineer who will act as the Consent Holder's representative for the duration of the development must also be provided with the application for Engineering Plan Approval.

Pre-Construction Meeting: Public Stormwater Assets

161A. A pre-construction meeting must be held by the consent holder, prior to commencement of the construction of any stormwater devices intended to be vested as public, that:

a. Is arranged five working days prior to initiation of the construction of any intended public stormwater devices on the site;

b. Is located on the subject area;

c. Includes representation from the Council, including but not limited to Auckland Council Healthy Waters – Operations Team; and

d. Includes representation from the site stormwater engineer (or) contractors who will undertake the works and any other relevant parties.

The following information must be made available before or at the meeting:

e. Timeframes for key stages of the works authorised under this consent;

f. Contact details of the site contractor and site stormwater engineer; and

g. Construction plans approved (signed/stamped) by the Council.

Advice Note: To arrange the pre-construction meeting required by this consent, please contact the Council on email at monitoring@aucklandcouncil.govt.nz.

162. The engineering plans submitted for approval must detail all works associated with, and be in accordance with current Council Engineering Standards, including but not limited to;

- Public Stormwater Reticulation
- Public Wastewater Reticulation
- Public Water Reticulation
- Public Roads
- Public Reserves

The engineering plans must include but not be limited to the following information:

a. The information regarding the detailed design of all roads and road network activities provided for by this resource consent.

b. As part of the application for Engineering Plan Approval, a registered engineer must:

i) Certify that the proposed stormwater system or devices proposed have been designed in accordance with the Council's Code of Practice for Land Development and Subdivision: Chapter 4 - Stormwater.

ii) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.

iii) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

iv) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's Transport Design Manual (and/or any approved departure of standard).

v) *[Deleted]*

vi) Provide stormwater catchment plan(s) and stormwater calculations.

vii) Provide traffic calming as required by road safety requirements of local residential roads.

c. Vehicle tracking for all intersections and mid-block horizontal curves according to the AT Engineering Design Code Urban and Rural Roadway Design.

d. Kerb lines, pedestrian crossings, footpaths, parking bay's, traffic calming, No Stopping At All Times lines, road marking's locations of all new intersections.

da. The design and layout of the proposed kerb-side bus lanes on the Sunfield Loop, and public transport infrastructure.

Commented [IS27]: Updated following review from Applicant and expert conferencing.

e. Culvert hydraulic calculations must be provided to demonstrate the road proposed under this application has sufficient freeboard to the 1% AEP + climate change water level at the culvert.

f. Provide detail cross sections and long sections for the proposed road works.

g. Traffic calming measures in the form of speed tables are required to moderate speeds to ensure appropriate sight lines are achieved.

h. Provision of pram crossings at all road intersections complete with tactile pavers as per ATCOP Standards. Visibility and sight distance assessment should be provided at all prams crossing locations and intersections.

i. Road markings and signage plans must be provided for all relevant locations as per ATCOP Standards.

j. Detailed design of all street lighting, street furniture and other structures/facilities on the roads to be vested in Auckland Transport (including traffic calming devices, tree pits, raingardens and safety measurements, marking and street signs etc.) and must be designed in accordance with Auckland Transport's Code of Practice (ATCOP).

k. Visibility assessment of all proposed roads; in particular the visibility at intersections and forward visibility around bends must be designed in accordance with Auckland Transport's Code of Practice (ATCOP).

l. Pram crossings are be provided with tactile pavers at all pedestrian crossing points in accordance with Auckland Transport's standard.

m. Pavement and surfacing for all proposed roads, parking areas, footpaths and pedestrian crossing points must be designed in accordance with Auckland Transport's Code of Practice (ATCOP).

n. Visitor parking on roads, and any associated changes to carriageway width, to be confirmed in consultation with Auckland Transport.

o. Detailed design of the stormwater system and devices for the management of both quantity and quality of the stormwater runoff from the contributing development upstream catchment (including treatment devices and all ancillary equipment/structure etc.). The stormwater system and devices must be designed in accordance with the Council's Code of Practice for Land Development and Subdivision: Chapter 4 - Stormwater; in particular:

p. Pipes appropriately sized to accommodate 10% AEP flows – relevant calculations to be provided.

q. The proposed stormwater system must be designed to identify health and safety risks for the public, operating personnel, contractor and Council employees.

r. The proposed stormwater system must have an asset life of a minimum of 100 years.

s. Principles of Water-Sensitive Design and "Best Management Practices" to minimise stormwater run-off volumes and peak flow rates and to improve the quality of stormwater run-off entering the receiving environment must be utilised for the design of the proposed stormwater system.

t. The system must cater for stormwater run-off from the site being developed together with any run-off from upstream catchments in accordance with TP108 (Guidelines for Stormwater Runoff Modelling in the Auckland Region 1999) and allowances for climate changes. The upstream catchment must be considered for the Maximum Probable Development scenario.

u. Mitigation measures (e.g. peak flow attenuations and/or velocity control) to mitigate the downstream effects must be taken into account during the design of the stormwater system

v. Details of fire hydrants to be installed. Any fire hydrants must be designed in accordance with the Council's Water and Wastewater Code of Practice for Land Development and Subdivision.

w. Information relating to gas, electrical and/or telecommunication reticulation including ancillary equipment.

Advice Note: If the Engineering Plan Application 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 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 accordance with Auckland Transport's standard procedures.

An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with approved requirements must be provided when applying for a certificate under section 224(c) of the RMA (if there is 224c component) to Council.

The Engineering Plan Application forms including lodgement and fees can be found at the following Council website: https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx

Pre-Commencement: Streetscape Landscaping Design

163. Prior to the implementation of the works and as part of the engineering plan approval, the Consent Holder must submit a detailed streetscape landscaping plan(s) for the streetscape area to vest as legal road ~~street trees and grass berms for the development~~ to the Manager, Parks Planning for certification. In particular, the plans must:

Commented [IS28]: Updated following review by Applicant.

a. Be prepared by a suitably qualified landscape architect;
b. Only show street trees and grass berm planting;
c. Be in general accordance with the approved landscape plans referenced in Condition [XX];
d. 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 streetlights and other service access points;
e. Ensure that selected species are provided with growing environments that support healthy, long-term establishment, including adequate soil volumes, uncompacted root zones, and sufficient separation from paths, streetlights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
f. Include planting methodology, full written specifications, and draft maintenance plan, and
g. Comply with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape.
h. Species selection and placement should also support long-term canopy closure targets and contribute to overall biodiversity and urban forest resilience at maturity level to achieve a minimum of 15% canopy closure within the road corridor.

Pre-Commencement: Reserve Landscaping Design (all proposed reserves to vest)

164. Prior to the implementation of works and as part of the engineering approval plan, the Consent Holder must submit detailed landscaping plan(s) for the proposed reserves for certification by the Manager, Parks Planning. In particular, the plans must:

a. Be prepared by a suitably qualified landscape architect;
b. Be in general accordance with the approved landscape plans referenced in Condition [XX];
c. 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;
d. Include specifications for plant condition and a written specification detailing the planting methodologies and associated methodologies to be used;
e. Identify the existing species to be retained (if any);
f. Comply with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and
g. Include an annotated pavement plan and related specifications, detailing proposed site levels, gradients and the materiality and colour of all proposed hard surfacing.
h. Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.
i. Demonstrate a flood overlay identifying flood-prone areas within the reserve. Demonstrate that any formal recreation assets (e.g., play, courts, furniture) are located outside of land

modelled to flood in 1:10-year events or more frequent, with locations verified through detailed flood modelling in liaison with Healthy Waters.

j. Where recreational assets are proposed in areas underlain by peat soils, include geotechnical design details confirming appropriate mitigation measures to ensure asset stability and long-term functionality;

k. Include a CPTED and connectivity review to ensure that safety, legibility, and accessibility are integrated into the open space and pathway network design.

Advice Note: Any public structures or assets on the proposed drainage reserves (e.g., seating, tables, platforms) require approval from the local board. Parks Planning will initiate the consultation and approval process with the Local Board at the Engineering Plan Approval stage if necessary.

Public Roads

165. The Consent Holder must design and construct new public roads for the development (as indicated on the approved plans in Condition [XX]) in accordance with the requirements of Auckland Transport. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

166. Any ~~damaged~~ footpath, kerb or crossing in a legal road damaged as a result of the construction work must be repaired, reinstated or reconstructed in accordance with the Auckland Transport Code of Practice to the satisfaction of the Council.

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Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Construction of public roading requires an Engineering Plan Approval.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
- *Plans approved under resource consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
- *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.*

Wastewater Reticulation Networks

167. The Consent Holder must design and construct connections to the existing public wastewater reticulation network to serve the development with a sewer system, in accordance with the requirements of the wastewater utility provider and the approved engineering plans as required by Condition [XX]. Certification 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 Notes:

- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare as part of the Engineering Plan Approval Process.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*

Water Reticulation Networks

168. The Consent Holder must design and construct connections to the existing public water reticulation network to serve the development in accordance with the requirements of the water utility provider and the approved engineering plans as required by Condition [XX]. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under the section 224(c) of the RMA.

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

Advice Notes:

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/ Veolia as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under resource consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*

Stormwater Reticulation Networks

170. The Consent Holder must design and construct connections to the public stormwater reticulation network to serve the development in accordance with the requirements of the utility provider and the approved engineering plans as required by Condition [XX]. Certification 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 Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is Auckland Council Healthy Waters.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*

Operation and Maintenance Manual for the Stormwater Management Devices

171. For all stormwater management devices (including but not limited to ponds, wetlands, outlet structures, and outfalls), the Consent Holder must engage a Suitably Qualified and Experienced Professional (SQEP) to prepare an Operation and Maintenance Plan (OMP) setting out the principles for the general operation and ongoing maintenance of the stormwater system and associated management devices.

For any stormwater devices intended to vest in Auckland Council, the Draft OMP must be submitted to Healthy Waters for approval at the time of Engineering Plan Approval (EPA). The Draft OMP must be prepared in accordance with the Healthy Waters Operation and Maintenance Plan Template (6 July 2023) or any subsequent updates.

The OMP must include, but not be limited to:

a. A detailed technical data sheet;
b. All requirements as defined within Auckland Council's Stormwater Management Devices Design Guidelines Manual (TP10) and/or Guideline Document 2016/001 (GD01), as applicable;
c. Clear identification of responsibility for both short-term and long-term maintenance of the stormwater devices;
d. A programme for regular maintenance and inspection of the stormwater system;

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da. A programme for regular monitoring of the northern spillway of Stormwater Pond 1 outlining potential maintenance and performance solutions, if required, to ensure flow discharge from the subject site is in accordance with the Stormwater Management Plan certified under condition 27.

e. A programme for the collection and disposal of debris and sediment from the stormwater management devices;

f. A programme for post-storm maintenance;

g. A programme for inspection and maintenance of outfall erosion;

h. General inspection checklists for all components of the stormwater system, including roadside catchpits, recharge pits, and outfalls;

i. A programme for inspection and maintenance of vegetation associated with the stormwater devices; and

j. A methodology for the ongoing control and eradication of established pest species and invasive weeds within both terrestrial and aquatic areas of the stormwater device.

Advice Note: For stormwater assets to vest in Council, the OMP must be consistent with Healthy Waters' operational requirements and approved prior to construction commencing on those devices.

171A. The stormwater management system must be managed in accordance with the final Operation and Maintenance Plan prepared in accordance with Condition 171. Any amendments alterations to the Operation and Maintenance Plan must be submitted to the council for confirmation, in writing prior to implementation. The Operation and Maintenance Plan must be updated and submitted upon request to the council for confirmation.

171B. A maintenance record must be provided to the council on request. The maintenance record must provide details of all maintenance including inspections and servicing for the preceding three years.

172. A residential stormwater operation and maintenance manual must be created by the Consent Holder for any privately owned and operated stormwater device. This manual must be provided to owner(s) of the lot(s). This manual must also include standard detail drawings of the stormwater devices with recommendations in terms of impervious area discharge. A consent notice will be entered onto the title of the lot to require the correct operation and maintenance of the stormwater device in perpetuity.

Utilities

173. The Consent Holder must make provision for telecommunications and electricity to serve the development in accordance with the requirements of the respective utility operators. These utilities

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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 of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Gas Pipeline

174. The exact location of the centreline of the 25m Gas Pipeline Corridor shall be marked out by the Consent Holder in accordance with the registered Pipeline Certificates and under Designation 9104. In the event of any inconsistency between the Pipeline Certificates on one hand and Designation 9104 on the other hand, the Pipeline Certificates shall prevail. This condition:

    c) applies for the benefit of First Gas Limited and any successor to First Gas Limited legally entitled to the benefit of the Gas Pipeline protection provisions detailed in the Pipeline Certificates and in Designation 9104;
    d) shall be recorded in a Consent Notice (imposed under the related subdivision consent) registered against relevant Records of Title upon subdivision of relevant parts of the Site.

175. The infrastructure required for each stage of the development is set out in the table below. The infrastructure specified for each stage of the development must be constructed and operational prior to any building within that stage being occupied.

	SUNFIELD INFRASTRUCTURE REQUIREMENTS BY STAGE					
STAGE	**LOTS Refer Maven Plans 215010-SL-C150-0-13 and SL1-SL25**	**STORMWATER Refer Maven Plans M-C400 – M-C406**	**SEWER Refer Maven Plans M-C500-511**	**ROADING Refer Maven Plans M-300 – 326-5**	**WATER SUPPLY Refer Maven Plans M-C600-606**	**UTILITIES**
1	353 including a Local Hub	Awakeri Wetlands Stage 2 and 3. Secondary swales conveying SW to Awakeri Wetlands. Internal: Stormwater network and provision for future stages.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line (Takanini Branch sewer) on Walters Road to the superhot	External: Signalised intersection of proposed Road 2 and Cosgrave Road. External:	External: Extension of water supply from existing 250mm line on western side of Cosgrave Road. Internal: Water supply network	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

			via Walters Road and Cosgrave Road. Internal: LPS network including additional centralised pump station with storage and provision for future stages	Signalised intersection of Hamlin Road, Mill Road, Cosgrave Road and Walter Road External: Upgrade of Cosgrave Road frontage to Walters Road. Pedestrian and Cycle links on Cosgrave Road between Walters Road and Clevedon Road Internal: New Road Network. Includes Type 7 and Type 10 (refer to M-C310 and M-C351 to M-C356 identity the various types of roads and their cross-sections)	and provisions for future stages	
2	209	Awakeri Wetlands Stage 2 and 3. Secondary swales conveying SW to Awakeri Wetlands. Internal: Stormwater network and provision for future stages	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line (Takanini Branch sewer) on Walters Road to the superhot via Walters Road and Cosgrave Road. Internal: LPS network including additional centralised pump station with storage and provision for future stages	External: Priority intersection of proposed Road 4 and Cosgrave Road. External: Upgrade of Cosgrave Road frontage of Stage 2 to Walters Road. External: Signalised intersection of Cosgrave Road and Clevedon Road. External: Pedestrian and Cycle links on Cosgrave Road between Walters Road and Clevedon Road Internal: New Road Network. Includes Type 6, & 10.	External: Extension of water supply from existing 250mm line on western side of Cosgrave Road. Internal: Water supply network extension from and provisions for future stages.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

3	330	Awakeri Wetlands Stage 2, 3 & 4 (Swale section only). Swales conveying SW to Awakeri Wetlands. Stormwater Pond 4 Internal: Stormwater network and provision for future stages.	Internal: Extension of LPS network from Stage 2 and provisions for future stages including additional centralised pump station with storage	Internal: Private network accessed via vehicle crossing from superlot 4. Roads 2, 12, and 14	Internal: Extension of Water supply network from Stage 2 and provisions for future stages.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
4	312 including a Local Hub	Awakeri Wetlands Stage 2, 3 & 4 Stormwater Pond 4 Swales conveying SW to Awakeri Wetlands. Internal: Stormwater network.	Internal: Extension of LPS network from superlot 3 and provision for future stages including additional centralised pump station with storage.	External: Signalised Intersection on Clevedon Road/Dominion Road and Okawa Avenue. Internal: Road network from superlot 3. Includes type 2 & 10 (Roads 1 and 18).	External: Extension of Water supply network from BSP on external transmission main. Internal: Extension of Water supply network from Stage 3.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
5	165	Awakeri Wetlands Stage 2, 3 & 4 (Swale section only). Swales conveying SW to Awakeri Wetlands. Internal: Stormwater network.	Internal: Extension of LPS network from Stage 2 and provision for future stages including additional centralised pump station with storage.	Internal: Extension of road network from Stage 2. Includes Type 10 (Roads 10 and 11). Provisions for future stages	External: Extension of water supply from existing 250mm line on southern side of Cosgrave Road. Internal: Extension of Water supply network from Stage 2 and provisions for future stages.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

6	215	Awakeri Wetlands Stage 2, 3 & 4 (Swale section only). Swales conveying SW to Awakeri Wetlands. Internal: Stormwater network.	Internal: Extension of LPS network from Stage 3 and provision for future stages including additional centralised pump station with storage.	External: Signalised intersection of Road 1 and Old Wairoa Road and Pakaraka Road. Internal: Road network from Stage 3. Includes type 6 & 10 (Roads 1, 15 and 16).	Internal: Extension of Water supply network from Stage 3. External: Connection to the existing 125dia PE in Old Wairoa Road	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
7	11 Lots - Employment Precinct	Internal Stormwater Network for Stage 7 Stormwater Pond 4	Internal: Extension of LPS network from Stage 4 and provision for future stages including additional centralised pump station with storage.	Internal: Extension of road network from Stage 4 and Hamlin Road. Includes Type 10. Provisions for future stages	Internal: Extension of Water supply network from Stage 4.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
8	202	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Hamlin Road realignment. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Hamlin Road realignment & Signalised intersection of Hamlin Road realignment, Mill Road & Cosgrave Road. Internal: Road network. Includes Type 10 (Road 27)	External: Extension of Water supply network from BSP on external transmission main. Extension of water supply network from Stage 10 and Hamlin Road realignment. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
9	219	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Stage 8 or Stage 17. Internal: LPS network and provision for future stages including	Extension of road network through Stages 8, 17 or 19. Internal: Road network. Includes Type 10.	External: Extension of Water supply network from BSP on external transmission main. Water connection from water network in Stages 8, 10 and 17 . Internal: Water supply network and provisions	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

			additional centralised pump station with storage.		for future stages	
10	150	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road via Hamlin Road realignment (Road 6). Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Hamlin Road realignment (Road 6). Internal: Road network. Includes type 2 & 10 (Road 5, 6 and 24).	External: Extension of Water supply network from BSP on external transmission main. Extension of water supply network from Stage 8 and Hamlin Road realignment. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
11	346 Lots including Local Hub	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road via Hamlin Road realignment (Road 6). Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Hamlin Road realignment Internal: Road network. Includes type 10 (Roads 23, 25 and 26).	External: Extension of Water supply network from BSP on external transmission main. Extension of water supply network from Hamlin Road realignment. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
12	139 Lots - Lilyburn Village	Perimeter Diversion Swale. SW Pond 1. Swales conveying	External: Low pressure sewer (LPS) network from existing 525Ø wastewater	External: Hamlin Road realignment . Internal: Private network	External: Extension of Water supply network from BSP on external	Network extensions of power and communications media to provide for this stage and future stages.

		SW to SW Pond 1. Internal: Stormwater network.	transmission line on Walters Road via Hamlin Road realignment. Extension of LPS network through Stages 10 & 11. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	accessed via superlot 11.	transmission main. Internal: Water connection from network in Stage 11.	External network upgrades to be advised
13	School	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the stage. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Signalised intersection of Hamlin Road, Mill Road, Cosgrave Road and Walter Road Hamlin Road realignment	External: Extension of Water supply network from BSP on external transmission main.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
14	109	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Signalised intersection of Hamlin Road, Mill Road, Cosgrave Road and Walter Road Hamlin Road realignment Internal: Road network. Includes type 10 (Roads 19 and 20).	External: Extension of Water supply network from BSP on external transmission line. Connection to existing 250mm Ø PE main on Cosgrave Road Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

15	85	Perimeter Diversion Swale. SW Pond 1. Swales conveying SW to SW Pond 1. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Hamlin Road. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Hamlin Road realignment Internal: Road network. Includes type 10 (Roads 21 and 22).	External: Extension of Water supply network from BSP on external transmission main. Extension of water supply network from Hamlin Road realignment. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
16	1 Lot - Employment Precinct	Perimeter Diversion Swale. Awakeri Wetlands Stage 2, 3 & 4 Stormwater Pond 4 Swales conveying SW to Awakeri Wetlands. Internal: Stormwater network.	External: LPS network through Hamlin Road realignment & Superlot 7. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Hamlin Road realignment Internal: Road network. Includes Type 4 (Road 1).	External: Extension of Water supply network from BSP on external transmission main. Extension of Water supply network from Superlot 7, 8 or 17 Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
17	1 Lot - Employment Precinct	Perimeter Diversion Swale. Awakeri Wetlands Stages 2, 3 & 4 Stormwater Pond 1 Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Hamlin Road. Internal: LPS network and provision for future stages including additional centralised pump station with storage.	External: Hamlin Road realignment Internal: Road network. Includes Type 4 (Road 1).	External: Extension of Water supply network from BSP on external transmission main. Water connection from water network in Stage 8, 18 or Hamlin Road.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

18	1 Lot - Employment Precinct	Perimeter Diversion Swale Stormwater Pond 2 Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Road 1. LPS network through Hamlin Road realignment LPS network through Stage 17 Internal: LPS network and provisions for future stages including additional centralised pump station with storage	External: Priority intersection on Airfield Road and roundabout intersection on Airfield Road and Mill Road. Internal: Road network. Includes type 4 (Road 1).	External: Extension of Water supply network from BSP on external transmission main. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
19	1 Lot - Employment Precinct	Perimeter Diversion Swale. Stormwater Pond 2. Swales conveying SW to SW Pond 2. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Road 1 and superlot 18. LPS network through Hamlin Road realignment Internal: LPS network and provision for centralised pump station with storage.	External: Priority intersection on Airfield Road and roundabout intersection on Airfield Road and Mill Road. Internal: Road network. Includes type 4 (Road 1).	External: Extension of Water supply network from BSP on external transmission main. Internal: Water supply network and provisions for future stages	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised
22	221 Lots - Homehill Village	Awakeri Wetlands Stage 2, 3 & 4 Stormwater Pond 4 Swales conveying SW to Awakeri Wetlands. Internal: Stormwater network.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Roads 1 or 2. Internal: LPS network	External: Signalised Intersection on Clevedon Road/Dominion Road and Okawa Avenue Signalised Intersection of Road 1 and Old Wairoa Road and Pakaraka Road.	External: Extension of Water supply network from BSP on external transmission main. Internal: Water connection from network in either Stage 3 or 4.	Network extensions of power and communications media to provide for this stage and future stages. External network upgrades to be advised

			provision including additional centralised pump station with storage	Internal: Private network accessed via Stage 4.		
23, 24 and 25	722		External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Cosgrave Road. Internal: LPS network provision including additional centralised pump station with storage	External: Signalised intersection of proposed Road 2 and Cosgrave Road. External: Signalised intersection of Hamlin Road, Mill Road, Cosgrave Road and Walter Road External: Priority intersection of proposed Road 4 and Cosgrave Road. Internal: Network accessed via Stage 7, 8, 9 and 10. External: Upgrade of Cosgrave Road frontage to Walters Road	External: Extension of Water supply network from BSP on external transmission main. Internal: Water connection from network in either Stage 3 or 4.	Network extensions of power and communications media to provide for and future stages. External network upgrades to be advised

176. The transport upgrades specified in the table below must be completed and operational in accordance with the timing specified below.

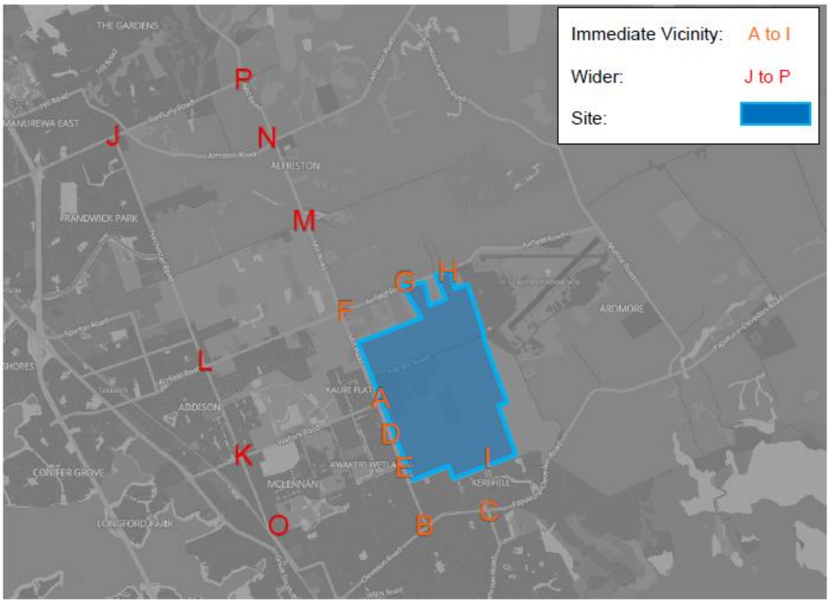
Commented [IS32]: Aligns with condition 123 - Updated following review by Applicant and expert conferencing.

Project	Upgrade	Timing
A - Intersection upgrade – Cosgrave Road / Walters Road / Hamlin Road (Road 6)	Traffic Signals	~~Prior to the occupation of 50 dwellings within the development site or completed as part of the Stage 1 works, whatever occurs first.~~ Prior to the occupation of any dwelling within the development site. Note - the Intersection Upgrade relates just to the signalisation of the intersection and not the construction of the entire 'realigned Hamlin Road'.

Project	Upgrade	Timing
B - New/Upgrade Intersection – Cosgrave Road / Clevedon Road	~~New signalised intersection and bypass lane on Clevedon Road.~~ Traffic Signals	Prior to the occupation of any dwelling within the development site.
C - Intersection upgrade – Okawa Ave / Clevedon Rd / Dominion Rd / Papakura-Clevedon Rd	Traffic signals	Prior to the occupation of 1,204 dwellings within the development site or completed when any vehicular access is gained via Old Wairoa Road ~~as part of the Stage 4 works~~, whatever occurs first.
D - New/Upgrade Intersection – Cosgrave Road / Road 4	~~Traffic signals for the two roads on Cosgrave Road, a~~ A priority-controlled intersection ~~is anticipated on Old Wairoa Road~~	Prior to the occupation of 562 dwellings within the development site, or prior to any dwellings accessed via the respective roads are occupied, or completed as part of the Stage 2 works, whatever occurs first.
E - New/Upgrade Intersection – Cosgrave Road / Road 2 / Bellbird Street	~~New signalised intersection with bypass lane on Cosgrave Road (north).~~ Traffic Signals	Prior to the occupation of any dwelling within the development site.
F - Intersection Upgrade – Airfield Road / Mill Road	Traffic signals.	Prior to the occupation of ~~2,845~~ 320 dwellings within the development site or completed as part of either the stage 18 works or stage 19 works whatever occurs first.
G - New/Upgrade Intersection – Airfield Road / Road 1	~~New priority-controlled intersection.~~ Traffic signals.	Prior to the occupation of 2,845 dwellings within the development site, or completed as part of either the Stage 18 works or ~~the~~ Stage 19 works, whatever occurs first.
I - New/Upgrade Intersection – Pakaraka Drive / Old Wairoa Road / Road 1	~~New signalised intersection and approach lane on Old Wairoa Road.~~ Traffic signals.	Prior to the occupation of 1,204 dwellings within the development site or completed when any vehicular access is gained via Old Wairoa Road ~~as part of the Stage 4 works,~~ whatever occurs first.
~~**Pedestrian link**~~	~~Upgrade Old Wairoa Road (northern side frontage of development site) to include a pedestrian footpath adjacent to the development area.~~	~~Prior to the occupation of 1,204 dwellings within the development site, or completed as part of the respective frontage to Stage 3 or Stage 4, whatever occurs first.~~

Project	Upgrade	Timing
~~**Pedestrian and cycling links**~~	~~Connect the development site to key local destinations by providing improved active mode facilities on Cosgrave Road between Walters Road and Clevedon Road.~~	~~Prior to the occupation of 1,204 dwellings within the development site or completed as part of the Stage 2 works, whatever occurs first.~~
1a – Cosgrave /Mill Road Cycleway	Separated bi-directional cycleway / footpath along the frontage (eastern side)	Prior to the occupation of any dwelling within the development site.
3 – Crossing Cosgrave Road	Signalised pedestrian /cycle crossing of Cosgrave Road at off road paths	Prior to the occupation of any dwelling within the development site.
4 – Old Wairoa Road	Extension of existing footpath along the site frontage (northern side)	Prior to any development within Stages 1, 3 or 6.
Public transport (Sunbus)	A frequent service is required between the development site and Papakura Town Centre. .	~~To be implemented at the conclusion of 890 dwellings being constructed. [at this point there would be 445 dwellings occupied assuming 50% are occupied]~~ Prior to the occupation of 445 dwellings within the development site.

Advice Note: The transport upgrades are referenced in the Commute Memorandum dated 12 November 2025, with the maps below providing further information.



Immediate Vicinity: A to I
Wider: J to P
Site:
A
B
C
D
E
F
G
H
I
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K
L
M
N
O
P
ARDMORE
KAURI FLATS
AWAKERI WETLANDS
MCLENNAN
KERI HILL
ADDISON
CONIFER GROVE
LONGFORD PARK
RANDWICK PARK
MANUREWA EAST
THE GARDENS
ALFRISTON

1a
1b
2
3
4
Airfield Road
Hamlin Road
Mill Road
Kauri Flats
Opoka Street
Kuhia Road
Grove Road
AWAKERI WETLANDS
MCLENNAN
KERI HILL
Old Wairoa Road
Bellbird Street
Fernaig Street
Clevedon Road
Twin Parks Rise
Papakura-Clevedon Road
Heard Road
Harvard Lane
Ardmore Aerodrome
Kalpara Road
Kampo Road

Final Flood Report

177. When applying for a certificate under section 224(c) of the RMA, the Consent Holder must provide a Flood Report prepared by a SQEP to the satisfaction of the Council identifying:

    a. The 1% AEP flood level for the Site and the surrounding road reserves and reserve land;
    b. A layout plan of the overland flow paths for the Site and the adjacent land along the boundary in accordance with the approved Resource Consent/Engineering Plan;
    c. The overland flow path plan with as-built cross sections of all roads including the ponding areas with levels before overtopping;
    d. As built longitudinal plan and cross sections for overland flow path locations.

178. If the Flood Report identifies that any future building within the development is subject to 1% AEP flooding, the Stormwater Code of Practice (2021) must be followed to confirm the minimum floor level. This may be enforced through a consent notice pursuant to section 221 of the Resource Management Act 1991 on the property, and no buildings, structures or other obstructions are to be erected in the overland flow paths without prior written permission from the Council.

Geotechnical Completion Report

179. A Geotechnical Completion Report from a suitably qualified and experienced expert must be provided when applying for a certificate under section 224(c) of the RMA to confirm that the lots are stable and suitable for development.

    Development [construction of dwellings, increase in impervious surfaces and soil recharge systems] on all lots must be undertaken in accordance with the recommendations of the Geotechnical Completion Report.

    A consent notice must be registered on the record(s) of title to be issued for all lots to ensure that development is undertaken in accordance with the Geotechnical Completion Report, which is complied with on a continuing basis. The specific name and date of the Geotechnical Completion Report provided must be referenced in the consent notice.

Implementation of Streetscape Landscaping Works

180. Prior to lodgement of the section 224(c) certification, all street landscaping for the development must be implemented in general accordance with the approved streetscape plans and certified by the Manager, Parks Planning. Landscaping must also be in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape and in particular the following:

a. Good quality topsoil, free of stones and clay lumps, must be used in areas where street planting is undertaken, including tree pits. Engineering tree pits must be avoided.
b. All grassed and planted areas must be developed and completed with a minimum topsoil depth of 250mm. If the subsoil below the required depth 200mm is hard and compacted, it must be ripped to break up the under layer.
c. All areas that have been grassed must have at least a 90% strike rate, be in a mowable condition (maximum gradient of 1:5) and be weed and rubbish free. Areas that are planted must have a maximum gradient of 1:3.
d. The roads must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
e. Should site factors preclude compliance with any of these conditions, the Manager Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to their satisfaction.
f. Grassing must only be undertaken when the weather is suitable (i.e., mild, dull and moist, and when the ground is moist and workable). Where delays occur in the agreed programme which prevents areas being planted, the Consent Holder must inform monitoring staff as soon as practicable.
g. Planting must be undertaken in the recognised planting season (May to September) and be undertaken by a SQEP.

Advice Note: Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate development of the road reserves has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Implementation of Reserve Landscape Works

181. Prior to lodgement of the section 224(c) certification, all hard and soft landscape works within the drainage reserves must be implemented in general accordance with the certified landscape plans (approved under Condition [XX]) to the satisfaction of the Manager, Parks Planning. Landscaping must also be in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape and in particular the following:

a. Removal of all organic and inorganic rubbish from reserves.
b. The reserves must be free of possible health and safety hazards such as large holes, dangerous trees, unstable retaining walls etc.
c. Removal of all invasive pest plant species as listed in the Auckland Regional Pest Management Plan 2020-2030 which are located within the boundary of drainage serve.

d. Removal of all pest animal species as listed in the Auckland Regional Pest Management Plan 2020-2030 which are located within the boundary of the drainage reserve.
e. All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be cleared of any construction material, rubbish and surplus soil.
f. Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
g. Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the council immediately.
h. Any defects identified at the practical completion inspection are to be remedied. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction.
i. Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and JOALs and must be clear of the boundary of any reserve(s). The retaining walls must be no higher than 1m above existing ground level.
j. Any fencing, hedging or planting along boundaries or within 2metres of boundaries of any drainage reserves must be either low height (1.2m) or at least 50% visually permeable (max height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.
k. Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of **reserves**, whether the reserve is to vest in Auckland Council or be held in private ownership for the purpose of formal recreation – neighbourhood park, must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots xx. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.
l. All areas of the reserve that have been planted must achieve 80% canopy closure and a minimum survival rate of the plants (being 90% of the original density)through the entire planting area(s).
m. 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 and asset development have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee must be supplied for any products where warrantees are available.

Advice Note: Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate development of the drainage reserve has been satisfactorily implemented and to formalise the commencement of the maintenance period.

Reserve and Street Planting As-built Plans

182. Prior to the issue of the 224(c) certificate, the Consent Holder must provide to the Development Engineer and the Manager Parks Planning as built plans for landscape works (hard and soft), including asset development, within all proposed reserves and streets in CAD (NZTM 2000) and pdf form in accordance with the Development Engineering As-built requirements v1.3, including the following details:

    a. For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as one pdf copy of the signed as-built plan(s).
    b. The following requirements apply to digital formats:
        i) All dimensions are to be in millimetres, and all levels and lengths in metres.
        ii) All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).
    c. All graphical data to be located/plotted to the following accuracy:
        i) X & Y coordinates +/-100mm
        ii) Z coordinates +/-50mm (e.g., lid level) in terms of the NZTM 2000 coordinates
        iii) Invert levels +/- 20mm
        iv) Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.
    d. The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.
    e. The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.
    f. Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets.
    g. Details of tree and plant types, including new and established trees and plants, using scientific (Latin) names and referencing any cultivars.
    h. Existing assets and assets to be removed or abandoned must be shown on as- built plans.
    i. Copies of the following documents are required, where these assets will be maintained by

Auckland Council:

i) All assets Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g., warranty, guarantee.

ii) Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.

Maintenance – Streetscape Landscaping

183. Prior to the issue of the section 224(c) certificate, the Consent Holder must provide for the certification of the Manager Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape. The Maintenance Plan must include:

a. Mowing frequency.
b. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies.
c. 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.
d. Design strategy, specification and management plans for the treatment/maintenance issues relating to the streetscape and drainage reserves.

184. The Consent Holder must undertake maintenance of the landscaping required in Condition 182 for a period of three years, in accordance with the approved Maintenance Plan, commencing on the date that the section 224(c) certificate is issued.

185. If any damage/theft to the planting occurs, the Consent Holder must replace damaged/stolen plants with the same species and height to the satisfaction of the Manager, Parks Planning.

Monitoring Report – Streetscape (~~23~~-year maintenance period)

186. Following the issue of the completion certificate under s224(c), the Consent Holder must submit a Monitoring Report to the Manager, Parks Planning , ~~for approval~~ every 6 months for the duration of the 3 years maintenance period, noting that the first measure of a plant's survival rate must be taken no sooner than 12 months after planting. The Monitoring Report must include but is not to be limited to the following information in respect of the road reserve to vest:

a. Success rates, including growth rates and number of plants lost;
b. State of protection barriers
c. Canopy maturity, beginnings of natural ecological processes, natural regeneration in understory, use by native birds etc…

Commented [IS33]: Updated following review by Applicant to be consistent with the condition itself.

Commented [IS34]: Updated following review by Applicant as the Monitoring Report provides a retrospective review, so nothing to approve or certify.

d. A running record of fertilisation, animal and weed pest control and replacement of dead plants.
e. Details on the condition of, and recommendations for maintenance of, the fencing; and
f. Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).

Any recommended remediation work must include a start date for replanting.

The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

Advice Note: This condition requires monitoring reports to be submitted for a minimum of 3 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

Maintenance - Reserves Landscape Works

187. Prior to the issue of the section 224(c) certificate, the Consent Holder must provide for the certification of the Manager, Parks Planning a Maintenance Plan, for all planting and landscaping, hard and soft assets including asset development to be established in the reserves. The Maintenance Plan must include:

a. Weed control and frequency.
b. Mowing frequency.
c. Surface litter and bin litter removal.
d. Vandalism and replacement plans.
e. Overall maintenance methodology and dates / frequencies.
f. 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.

188. The Consent Holder must undertake maintenance for a period of five years, in accordance with the certified Maintenance Plan, commencing on the date that the section 224(c) certificate is issued.

189. If any damage/theft to the assets, hard and soft landscaping occurs during the maintenance period, the Consent Holder must replace it with the same specifications, material, species and height, and must be maintained following the replacement of assets, to the satisfaction of the Manager, Parks Planning.

Monitoring Report – Reserves (5-year maintenance period)

190. Following the issue of the completion certificate under s224(c), the Consent Holder must submit a

Monitoring Report to the Manager, Parks Planning, ~~for approval~~ every 3 months for the first 18 months, then 6 monthly thereafter for a period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of the drainage reserves:

a. Success rates, including growth rates and number of plants lost, noting that the first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.
b. State of protection barriers when used.
c. Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc.
d. A running record of fertilisation, animal and weed pest control and replacement of dead plants.
e. Details on the condition of, and recommendations for maintenance of, any fencing installed as part of the works.
f. Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
g. Surface and bin litter removal.
h. Vandalism and vandalism replacement plan.

Advice Note: This condition requires monitoring reports to be submitted for a period of 3 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

Commented [IS35]: Updated following review by Applicant as the Monitoring Report provides a retrospective review, so nothing to approve or certify.

Landscape Maintenance Bonds

191. *[Deleted]*

192. *[Deleted]*

Ongoing Obligations

193. Prior to issue of a s224(c) certificate for respective the stages of the development, the Consent Holder must establish an Incorporated Society or equivalent legal body (Society) to own, manage and maintain the following assets:

a) Local Hubs (as required by condition XX)

b) Commonly owned access lots including landscaping, lighting and private waste management (as required by condition XX)

c) Neighbourhood Service Hubs (as required by condition XX)

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

a. The common asset is required to remain in the ownership of the Society, except with the prior approval of the Council.
b. The structure, functions and rules of the Society must include provision for the following:
    i. Requirement for all lot owners to automatically be and remain a member of the Society for so long as they are a registered proprietor of a Lot;
    ii. Requirement that the Society must not be disestablished without the prior written consent of the Council;
    iii. Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Society;
    iv. The Society will be responsible for the maintenance of landscaping, infrastructure, asset management plans, and similar matters as they pertain to the common asset;
    v. Ongoing compliance with the relevant resource consent, bylaw, or other requirements of the Council;
    vi. A method of management of the Society's future affairs, and for the raising of levies from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules shall identify a process for setting, collecting and enforcing the payment of levies.
c. All costs associated with the establishment of the Society must be borne by the Consent Holder.
d. A copy of the document(s) describing the functions, powers, duties and liabilities of the Society must be provided to the Council ~~for certification~~. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.
e. The requirement to maintain ongoing membership of the Society must be detailed in a consent notice which will be recorded against the Records of Title of the relevant lots pursuant to section 221 of the RMA, in accordance with Condition (198).

Commented [IS36]: Updated following review by Applicant noting all requirements must be met to satisfy the condition.

Consent Notices

Geotechnical Restriction

194. A consent notice must be registered with the Registrar-General of Land against the Records of Title of

Lots XX to XX, pursuant to section 221 of the RMA, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

The recommendations contained in the approved Geotechnical Completion Report by ___ dated ___ (referenced in Condition 3) specifying information and recommendations relating to foundation design, plus any additional restrictions, shall be continually complied with.

All buildings shall be designed and constructed in accordance with the recommendations of a suitably qualified engineer that is familiar with the contents and recommendations of the Geotechnical Completion Report.

Stormwater Management

195. A consent notice must be registered with the Registrar-General of Land against the Records of Title of Lots XX to XX, pursuant to section 221 of the RMA, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

The lot owner must ensure that stormwater runoff from new and/or redeveloped impervious areas is managed to ensure that the hydrology mitigation requirements specified in the approved Stormwater Management Plan (SMP) being the "Sunfield - Stormwater Management Plan" prepared by Maven Associates, Revision X and dated XX/XX/2024, are achieved.

Fencing

195A Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of reserves, whether the reserve is to vest in Auckland Council or be held in private ownership for the purpose of formal recreation – neighbourhood park, must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots xx. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.

195B Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Lots xx) must be either low height (1.2m) or at least 50% visually permeable (max height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability. A consent notice will be required to be registered on Lots xx. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.

195C Any retaining wall(s) and associated ancillary or supporting structures located within lots xx adjoining reserves—whether the reserve is to vest in Auckland Council or be held in private ownership for the

purpose of open space—must be entirely located within the adjoining residential lots or ~~jointly~~ commonly owned access lots (~~J~~COALs); be set back from the boundary of any reserve(s) (including Lots XX); and must not exceed a height of 1 metre above existing ground level. A certificate from a licensed cadastral surveyor must be provided to Auckland Council at the time of survey plan lodgement under section 224(c) certificate of the Resource Management Act 1991, certifying that this condition has been complied with.

Commented [IS37]: Updated following review by Applicant to reflect the proposal.

196. *[Deleted]*

197. *[Deleted]*

197B The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for reserves (lots xx). The consent notice/s must record that conditions xxx are to be complied with on a continuing basis:

a. Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest, and held for the purpose of open space, must be entirely located within the residential lots and JOALs and must be clear of the boundary of any reserve(s) (Lots xx). The retaining walls must be no higher than 1m above existing ground level, including drainage reserves.

b. Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of reserve lots (Lots xx), and held for the purpose of open space, must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots xx. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.

c. Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of drainage reserve Lots x-x must be either low height (1.2m) or at least 50% visually permeable (max height 1.6m). If located above a retaining wall, a maximum 1.2m fence with 50% visual permeability must be provided. Landscape planting may be implemented on the private lot and must be maintained to ensure 50% visual permeability.

Vegetation Maintenance

198. A consent notice must be registered with the Registrar-General of Land against the Records of Title of Lots XX to XX and XX, pursuant to section 221 of the RMA, recording the following condition, which must be complied with on a continuing basis, all at no cost to Council:

All landscape planting within Easements xx, xx, xx, xx & xx as required under Condition XX of this consent must be maintained by lots xxx in perpetuity.

Completion Certificate

199. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional that all the conditions of subdivision consent [XXX To Add] 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;
    b. a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent; and
    c. a completion certificate has been issued in relation to any conditions to which section 222 applies.

Individual Lot Subdivision

General Conditions

200. The individual lot fee simple subdivision shall be in general accordance with the following scheme plans:

Drawing title and reference	Author	Rev	Dated
TITLE XXX Sheet 1 of 7	XXX	XXX	XXX
TITLE XXX Sheet 1 of 7	XXX	XXX	XXX
TITLE XXX Sheet 1 of 7	XXX	XXX	XXX
TITLE XXX Sheet 1 of 7	XXX	XXX	XXX
TITLE XXX Sheet 1 of 7	XXX	XXX	XXX
TITLE XXX Sheet 1 of 7	XXX	XXX	XXX

Where minor variations to an approved scheme plan are proposed, the Consent Holder must submit an amended scheme plan detailing the proposed amendments for written certification by the Team Leader, Compliance Monitoring, Auckland Council.

Section 223 Condition Requirements

201. The Consent Holder shall submit to Council for approval, under section 223 of the RMA, a survey plan in general accordance with the relevant scheme plan(s) in Condition [XX]. The survey plan must include the specific details outlined on each plan of subdivision for each stage or part thereof, as is relevant to each stage, to the satisfaction of the Team Leader, Compliance Monitoring.

Easements

202. The necessary easements for the applicable stage, as shown on the approved scheme plan(s), shall be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The Consent Holder shall meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title. Any other required easements needed to facilitate the development shall also be included on the survey plan. These

easements may include (but are not limited to) the following:

a) Right to convey electricity, water and telecommunications (both standard and in Gross)

b) Right to drain stormwater and sewage (both standard and in Gross)

c) Maintenance

d) Right of Way

e) Maintenance and Eave Overhang

f) Party Wall

203. The drainage easements over Lots xxxx, as shown on the approved scheme plan(s) in Condition [XX], must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The Consent Holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

Advice Note:

- *If evidence is provided that any existing easement has already been created as part of the underlying superlot, this condition may be satisfied in part. E.g. The easements in gross for rights to drain water (overland flowpath) may have already been created as part of the underlying superlot subdivision.*

Section 224 Condition Requirements

204. Prior to the release by the Council of the section 224(c) certificate for each stage of the subdivision, the Consent Holder must comply with the following conditions to the satisfaction of Council.

Water and Wastewater Reticulation Networks

205. The Consent Holder must design and construct connections to the public water and wastewater reticulation networks, to serve the lots, in accordance with the requirements of the water and wastewater utility providers. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c).

Advice Notes:

- *Acceptable forms of evidence from the utility providers include a Certificate of Acceptance.*
- *Alterations to the public water and wastewater reticulation networks require Engineering Plan Approval. Additional approval is required from Watercare as part of the Engineering Plan Approval*

process. This can be combined with an Engineering Plan approval for the underlying superlot subdivision if applicable.

- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*

Stormwater Reticulation Networks

206. The Consent Holder must design and construct connections to the public stormwater reticulation network to serve the lots in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c).

Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is Auckland Council Healthy Waters.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*
- *The required Engineering Plan Approval can be combined with an Engineering Plan approval for the underlying superlot subdivision if applicable.*
- *There are ongoing stormwater consent notices that will continue to apply to the individual lots.*

Utilities

207. The Consent Holder must make provision for telecommunications and electricity to the lots in accordance with the requirements of the respective utility operators. 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).

Advice Note:

- *The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.*

Gas Pipeline

208. The exact location of the centreline of the 25m Gas Pipeline Corridor shall be marked out by the consent holder and in accordance with the registered Pipeline Certificates and under Designation 9104. In the event of any inconsistency between the Pipeline Certificates on one hand and Designation 9104 on the other hand, the Pipeline Certificates shall prevail. This condition:

a. applies for the benefit of First Gas Limited and any successor to First Gas Limited legally entitled to the benefit of the Gas Pipeline protection provisions detailed in the Pipeline Certificates and in Designation 9104;
b. shall be recorded in a Consent Notice (imposed under the related subdivision consent) registered against relevant Records of Title upon subdivision of relevant parts of the Site.

Accessways (COALs)

209. The Consent Holder must design and construct private accessways (Commonly Owned Access Lots) to serve the adjacent lots in accordance with the approved plans detailed in Condition [XX], and meeting the requirements of Council. Certification from a suitably qualified and experienced engineer or surveyor that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c).

Advice Notes:

- *Commonly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. The relevant information may form part of any engineering plan approval for the underlying superlot subdivision or may be combined with other stages if appropriate.*
- *The Commonly Owned Access Lots have specific surface treatment/landscaping requirements, and in some cases lighting requirements as part of the associated land use consent – please refer to those conditions to ensure that the access ways are constructed correctly.*
- *Contact Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.*

Vehicle Crossings

210. The Consent Holder must provide new vehicle crossings for the respective stage for any dwellings that require a vehicle crossing. The crossing(s) must be designed and formed in 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, pavings, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c). No vehicle crossings shall be provided for any allotment that has not been authorized to accommodate an on-lot car-parking space.

211. Where vehicle crossings are completed and signed off by Auckland Transport as part of the underlying

road vesting process, it may not be possible to obtain an approval letter and completion certification from Auckland Transport for the vehicle crossings. In this instance, evidence of the Engineering Approval Completion Certificate for the public road will suffice.

Advice Notes:

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled, except where not possible as per the condition above.*
- *Works within the road reserve require prior approval from Auckland Transport. The Consent Holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to Vehicle crossing application Vehicle crossing application (Auckland Transport)*
- *Note that any redundant vehicle crossings are required to be reinstated as berm and/or footpath and the kerbs replaced.*
- *The relevant information may form part of any Engineering Plan approval for the underlying Super-Lot subdivision, or combined with any other stage.*

Section 224(c) Certificate

212. Prior to an application for a certificate under section 224(c) of the RMA, the Consent Holder must either:

a. Provide evidence that the 224c certificate for the underlying Superlot for the respective stage including all required consent notices has been obtained, OR
b. Confirm evidence of compliance with all conditions of Superlot consent in a combined 224c application with the respective stage. This must include all required land/asset vesting, easements, consent notices, and Society requirements being created at this stage, ensuring that these are applied to the individual lots where applicable.

The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional that all the conditions of subdivision consent 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.

Advice Note: This condition has been written to offer flexibility to the applicant whereby a combined 223 and 224c could be possible for the respective stages of Super-lot subdivision consent & individual-lot subdivision consent, to limit the administrative processes. This flexibility will remain at the discretion of Council's Subdivision Team, and continued liaison with them is recommended.

Ardmore Airport Restrictive covenant

213. The restrictive covenant contained in **Appendix 1** to these conditions [to be defined as the agreed form of covenant under the FTA application] must be registered against the records of title ~~applies~~ to all land owned by Sunfield Developments Limited that forms part of the application site prior to or on deposit of the first plan of subdivision authorized by these consents.

214. In the event of future development in accordance with these consents of any land owned by a landowner other than Sunfield Developments Limited within the application site, the~~is~~ covenant contained in **Appendix 1** to these conditions must be registered against the records of title to that land prior to the deposit of the first plan of subdivision of that land authorized by these consents.

Commented [IS38]: Conditions 213 and 214 updated following feedback from Ardmore Airport.

Advice notes (applicable to subdivision and land use consents):

1. *For the purpose of compliance with the conditions of consent, "Council" refers to the Council's monitoring inspector unless otherwise specified. Please contact the Team Leader Central Monitoring at monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
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.*
4. *The Consent Holder is reminded that a waste management plan (WMP) is required to be prepared for any multi-unit development, comprising ten or more residential and/or commercial units, under the Auckland Council Solid Waste Bylaw 2012 ('the Bylaw'). Assistance in determining the contents of the WMP as required by the Bylaw can be found within the Auckland Design Manual located at this link: http://www.aucklanddesignmanual.co.nz*
5. *The Council acknowledges that the management plans referred to in the consent conditions are intended to provide flexibility both for the Consent Holder and the Council for the management of the relevant activities. Accordingly, the management plans may need to be reviewed over time.*
6. *Certification of any management plan by the Council relates only to those aspects of the management plan that are relevant under the Resource Management Act 1991. The certification 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, but not limited to, the Building Act 2004, the Heritage New Zealand Pouhere Taonga Act 2014, or the Health and Safety at Work Act 2015.*
7. *The proposal may require engineering approval to be obtained from the Council. See the Council's website http://www.aucklandcouncil.govt.nz for more information on the engineering approval process, or call (09) 301 0101 and ask to speak to a Development Engineer from your local service centre.*
8. *Pumping and/or boosting of the public water supply may be required for internal plumbing design. Details will be required with the building consent application.*
9. *The adequacy of the public water supply to provide for firefighting, as required by SNZ PAS 4509:2008, will need to be tested prior to lodgement of a building consent application for the proposal. Confirmation of adequacy should be in the form of a written report from the NZ Fire*

Service. Any shortfalls in the adequacy of the public supply should be addressed.

10. *Any outdoor lighting required as part of the development, including during demolition, earthworks and construction, is required to comply with the requirements of Chapter E24 of the AUP(OP).*
11. *In relation to operational noise, any future activities in the building (including but not limited to noise generated from the retail tenancies, roof terrace activities/events, and any mechanical plant) should be designed/managed to comply with standards E25.6.8 (external) and E25.6.9 (between units) of the AUP(OP), at all times, except as otherwise provided for by the conditions of consent.*
12. *The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulation, bylaw or discharge rule that may apply.*
13. *In the event that the Consent Holder discovers asbestos containing materials (ACM) on the Site:*
    - *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
    - *Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
    - *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*
    - *Information on asbestos containing materials and your obligations can be found at http://www.worksafe.govt.nz.*

    If ACM is found on Site, you may be required to remediate the Site and carry out validation sampling. Dependent on the amount of soil disturbance a further resource consent application may be required.

Appendix 1

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

[insert relevant registered proprietor]

Covenantee

Ardmore Airport Limited

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

SCHEDULE A *Continue in additional Annexure Schedule, if required*

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land covenant (as set out in Annexure Schedule B)	N/A	The land described in Annexure Schedule C.	The land described in Annexure Schedule D.

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [ ] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number , registered under section 209 of the Land Transfer Act 2017].

Annexure Schedule B.

ANNEXURE SCHEDULE B

CONTINUATION OF COVENANT PROVISIONS

Commented [IS39]: Annexure updated following feedback from Ardmore Airport.

Introduction

A. The Covenantor is the registered proprietor of the relevant Burdened Land.

B. The Covenantee is the registered proprietor of the relevant Benefited Land.

C. The Covenantee carries out the Approved Activities on the Benefited Land which result in, and are likely to result in, environmental effects such as noise, disturbance and other usual occurrences associated with aeronautical activity, which may have consequences beyond the boundaries of the Benefited Land, including upon the Burdened Land.

D. The Covenantor proposes to carry out a ~~residential~~ development on the Burdened Land incorporating Activities Sensitive to Noise, which is adjacent to the Benefited Land. The Covenantor has agreed to take steps to ensure that future residents, lessees, ~~and~~ occupiers, invitees or employees (being employees of either the registered owner or of its lessees or occupiers) on the Burdened Land are informed about the ~~aviation facility~~ Approved Activities on the Benefited Land and will not complain about, or take any other steps to prevent or limit in any way, the Approved Activities on the Benefited Land.

E. The Covenantor and Covenantee have agreed that the Burdened Land will be subject to the Covenants for the benefit of the Benefited Land.

1. Interpretation

1.1 For the purposes of this Instrument:

Activities Sensitive to Noise means any dwelling, visitor accommodation, boarding house, marae, papakāinga, integrated residential development, retirement village, supported residential care, care centres, lecture theatres in tertiary education facilities, classrooms in education facilities and healthcare facilities with an overnight stay facility.

Approved Activities means the operation of an aviation facility and associated aeronautical activities as

developed and operated in accordance with the terms and conditions of the Ardmore Airport Limited Designation 200 in the Auckland Unitary Plan (being the terms and conditions in place as at the date of registration of this Instrument).

Benefited Land means all or any part of the land contained or formerly contained in the benefited land set out in Schedule A of this Instrument.

Burdened Land means all or any part of the land contained or formerly contained in the burdened land set out in Schedule A of this Instrument.

Council means the Auckland Council.

Covenantee means the registered owner of the Benefited Land from time to time together with (where the context so allows) its lessees, occupiers, ~~or~~ invitees or employees (being employees of either the registered owner or of its lessees or occupiers) carrying out Approved Activities on the Benefited land.

Covenantor means the registered owner of the Burdened Land from time to time together with (where the context so allows) its lessees, occupiers or invitees on the Burdened Land.

Covenants means the covenants set out in this Instrument.

Instrument means all of this covenant instrument including all of its Schedules.

Relevant Authority means any court, tribunal, government, local, statutory or non-statutory body, including the Council, having jurisdiction over the land referred to in this Instrument.

RMA means the Resource Management Act 1991.

1.2 For the avoidance of doubt

(a) words importing the singular number include the plural and vice versa;

(b) references to the parties are references to the Covenantor and the Covenantee;

(c) a covenant to do something is also a covenant to permit or cause that thing to be done and a covenant not to do something is also a covenant not to permit nor cause that thing to be done;

(d) this Instrument binds the Covenantors and their heirs, executors, successors and assigns in perpetuity and also any lessee, occupier or invitee of or on the Burdened Land;

(e) this Instrument benefits the Covenantees and their heirs, executors, successors and assigns in perpetuity; and

(f) a reference to a statute, regulation or by-law includes all statutes, regulations, or by-laws varying, consolidating or replacing them, and a reference to a statute includes all regulations or by-laws issued under that statute.

2. General Covenants

2.1 The Covenantor covenants and agrees:

(a) to observe and perform all the Covenants at all times;

(b) that the Covenants shall run with and bind the Burdened Land for the benefit of the Benefited Land;

(c) to do all things necessary to ensure that any invitees of the Covenantor on the Burdened Land and any lessees or occupiers of the Burdened Land and their employees comply with the provisions of this Instrument;

(d) to pay the Covenantee's legal costs (as between solicitor and client) of and incidental to the enforcement or attempted enforcement of the Covenantee's rights, remedies and powers under this Instrument; and

(e) to indemnify the Covenantee against all claims and proceedings arising out of a breach by the Covenantor of any of its obligations set out in this Instrument.

3. Covenants in Relation to Approved Activities

3.1 The Covenantor covenants and agrees with the Covenantee that the Covenantor:

(a) acknowledges that the Covenantee is entitled to carry out the Approved Activities on the Benefited Land;

(b) acknowledges that the Burdened Land is in close proximity to the Benefited Land and that the Approved Activities necessarily involve noise, lights, disturbances and other usual incidences of aeronautical activities and environmental effects which residents, occupiers, employees and invitees on the Burdened Land may find disturbing and annoying;

(c) shall not (individually or as part of a group (incorporated or unincorporated)):

(i) make or lodge; nor

(ii) be party to, procure, assist or support; nor

(iii) finance or contribute to the cost of,

any complaint, submission, application, proceeding or other action (under the RMA or otherwise), to or with the Council or any Relevant Authority (including but not limited to the Civil Aviation Authority of New Zealand), designed or intended to, or having the effect of, limiting the Covenantee's conduct or implementation of Approved Activities on the Benefited Land;

3.2 The Covenantee covenants and agrees with the Covenantor that the Covenantee shall conduct its Approved Activities in accordance with the terms and conditions of the Ardmore Airport Limited Designation 200 in the Auckland Unitary Plan in place as at the date of registration of this Instrument .

4. Vesting of Roads or Reserve

4.1 The Covenantee:

(a) consents to the deposit or registration of any survey plan by a Covenantor which has the effect of vesting or dedicating all or any part of a Burdened Land as road or reserve in any local authority, territorial authority or the Crown (such plan referred to as Survey Plan);

(b) agrees that the covenants in this Instrument shall cease to apply in respect of any land to vest or dedicate upon such Survey Plan immediately prior to the date of lodgement with Land Information New Zealand of such Survey Plan for deposit or registration;

(c) agrees that this clause will be deemed to be the written consent of the Covenantee to the deposit or registration of any Survey Plan (including under section 224(b)(i) RMA);

(d) will, at its cost, on a Covenantor's request, immediately:

(i) give any additional written consent as required by a Covenantor to deposit or register any Survey Plan;

(ii) sign all documents (including Authority and Instruction Forms) and do all things reasonably required to register a surrender of this Instrument.in respect of any part of the Burdened Land, to vest or dedicate as road or reserve, upon the deposit or registration of such Survey Plan (**Easement Surrender Instrument**); and

(iii) use reasonable endeavours to obtain any consents from any registered owner (**Encumbrancee**) of an encumbrance or interest registered against the Benefited Land required to deposit or register any Survey Plan or to register the Easement Surrender Instrument.

4.2 Any caveator or registered owner of an encumbrance or interest registered against the Benefited Land which is registered after the date of registration of this Instrument:

(a) will take its interest/s in the Benefited Land subject to the terms of this Instrument; and

(b) will be deemed to have given its consent to the:

(i) deposit or registration of any Survey Plan (including under section 224(b)(i) RMA); and

(ii) registration of any Easement Surrender Instrument (including under the Land Transfer Act 2017).

4.3 Notwithstanding any other provision of this Instrument, the Covenantee irrevocably appoints the Covenantor or its successor in title as its attorney to:

(a) sign any consent necessary in the required form to deposit or register a Survey Plan;

(b) sign all documents and do all things required to register an Easement Surrender Instrument; and

(c) obtain all required Encumbrancees' consents to deposit a Survey Plan or register an Easement Surrender Instrument.

No person dealing with the Covenantor as the attorney in this capacity need inquire if the Covenantor is validly exercising its powers as attorney under this clause 4.3.

5. General

5.1 Any notice required to be served on any party shall be in writing and served in accordance with the Property Law Act 2007.

5.2 Any failure by a party to enforce any clause of this Instrument, or any forbearance, delay or indulgence granted by that party to any other party will not be construed as a waiver of the first party's rights under this Instrument.

5.3 The Covenantor will not seek to have this Instrument removed from the title to the Burdened Land due to any lack of proximity between the Burdened Land and the Benefited Land.

6. Liability

6.1 Without prejudice to the Covenantor's and Covenantee's other rights, this Instrument binds the Covenantor's successors in title so that, contemporaneously with the acquisition of any interest in the Burdened Land, all such successors in title become bound to comply with this Instrument. However, the liability of any Covenantor under this Instrument is limited to obligations and liabilities that accrue during that Covenantor's time as registered owner of the Burdened Land and only in respect of that part of the Burdened Land owned by that Covenantor. A Covenantor will not be liable for any breach of this Instrument which occurs during any period prior to or after its term as registered owner of the Burdened Land (however, for the avoidance of doubt, any Covenantor shall remain liable for any such antecedent breach following the transfer of the Burdened Land).

7. Severability

7.1 If any of the provisions of this Instrument are judged invalid, unlawful or unenforceable for any reason whatsoever by a Court of competent jurisdiction, such invalidity, unenforceability or illegality will not affect the operation, construction or interpretation of any other provision of this Instrument to the intent that the invalid, unenforceable or illegal provisions will be treated for all purposes as severed from this Instrument. In the event of any such severance the parties will use reasonable endeavours to negotiate with the intent that the Instrument shall achieve the economic, legal and commercial objectives of the unenforceable term, covenant or obligation.

ANNEXURE SCHEDULE C

BURDENED LAND

The following parcels of land:

Legal Description	*Area (more or less)*	*Title Reference*
[insert]		

ANNEXURE SCHEDULE D

BENEFITTED LAND

The following parcels of land:

Legal Description	*Area (more or less)*	*Title Reference*
Lot 200 Deposited Plan 319290	2078 sqm	75931
Lot 202 Deposited Plan 458277	3685 sqm	597618
Lot 203 Deposited Plan 458277	1301 sqm	597619
Lot 204 Deposited Plan 458277	4004 sqm	597620
Lot 205 Deposited Plan 458277	3533 sqm	597621
Lot 206 Deposited Plan 458277	5161 sqm	597622
Lot 207 Deposited Plan 458277	1.4751 ha	597623
Lot 208 Deposited Plan 458277	4359 sqm	597624
Lot 209 Deposited Plan 458277	1500 sqm	597625
Lot 1 Deposited Plan 578804	129.0628 ha	1072588