

ATTACHMENT 2

SUNFIELD

CONDITIONS OF CONSENT

31 March 2025

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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 variation of both subdivision and land use consents is required.

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.

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.

<u>Plans</u>				
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			
<u>Technical Documents</u>				
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. These consents 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: <div><div></div><div><ul style="list-style-type: none">Ngaati Te Ata Waiohua,Ngāti Paoa,Ngaati Tamaoho,Te Akitai Waiohua,Ngaati Whanaunga, andNgai Tai ki Tamaki.</div></div>			
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)	*1279 Airfields Road, Ardmore, 2582	Lot 2 DP 199521	NA128A/55 3	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/114 9	3.0 ha
(o)	131 Cosgrave Road, Papakura, 2582	Lot 2 DP 103787	NA77A/115 0	3.0 ha
(p)	121A Cosgrave Road, Papakura, 2582	Lot 3 DP 103787, 1/3 Lot 7 DP 103787	NA57A/115 1	3.3 ha
(q)	123 Cosgrave Road, Papakura, 2582	Lot 4 DP 103787, 1/3 Lot 7 DP 103787	NA57A/115 2	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/115 4	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

Note 1: The applicant has unconditionally contracted to purchase the property at 279 Airfields Road and settlement is due to occur in July 2025.

* Properties owned by Winton

SORPP	Stream Offset 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 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 works commencing 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, except where provided for in the CNVMP.

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."

Construction Management Plan (CMP)

18. The Consent Holder must prepare and submit a CMP to the Council at least 15 Working Days prior to works commencing 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).

Construction Traffic Management Plan (CTMP)

20. The Consent Holder must prepare a CTMP and provide it to Council at least 20 Working Days prior to works commencing 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;
 - j. Temporary protection measures to be installed to minimise any damage to public roads, footpaths, berms, kerbs, reserves or other public assets 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.

Erosion and Sediment Control Plan (ESCP)

22. A finalised ESCP must be 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) and submitted to Council at least 15 Working Days prior to earthworks commencing for certification in accordance with Conditions [7 to 13]. Earthworks activity on the Site must not commence until written certification from 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. Compliance with Conditions XX;

- b. Specific erosion and sediment control works (location, dimensions, capacity);
- c. Supporting calculations and design drawings;
- d. Catchment boundaries and contour information;
- e. Details of construction methods;
- f. Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);
- g. Details relating to the management of exposed areas (e.g. grassing, mulching);
- h. Monitoring and maintenance requirements;
- i. Details of the stormwater treatment devices that will be utilised on Site including sizing calculations; and
- j. Finalised erosion and sediment control drawings.

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

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 earthworks commencing 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.

Stormwater Management Plan

27. Prior to the commencement of any works relating to stormwater, 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 in accordance with the requirements of Council's Regionwide Network Discharge Consent. The Plan 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.

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 20 Working Days prior to the 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;
- 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.

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.

Waste Management Plan (WMP)

32. Prior to the commencement of construction, 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 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 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>

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 the Council 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 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 pre-start 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 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 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 must be carried out in accordance with the plans and all information submitted with the application, detailed below and referenced in Condition [XX].

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.

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. Where any conflict exists the most recent report must take precedence over older reports.

Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

46. At least 10 days prior to the commencement of dewatering, 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.
- 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. 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 updated monitoring requirements must be included in the GSMCP which is submitted to the Council under Condition 46.

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 overseeing 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 (the Groundwater Alert Levels 1 and 2): a) xxx b) xxx c) xxx	f) n/a g) n/a h) n/a	a): (1) 0.15m below summer low. (2) 0.2m below summer low. b): (1) 0.4m below summer low. (2) 0.5m below summer low. c): (1) 0.6m below summer low. (2) 0.8m below summer low.
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 overseeing 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. Ensure that the SQEP responsible for overseeing the monitoring identifies the cause of the movement (i.e. due to groundwater dewatering or diversion activities covered by this Consent, natural influences, or external influences), and:

- i. If the exceedance is not attributable to groundwater dewatering or diversion activities covered by this consent, points d) to g) below are not required, and the halted construction activities may resume. A written report must be submitted, prepared by the SQEP responsible for overseeing the monitoring, to the Council within five working days of Alarm Level exceedance. The report must identify the cause of the movement and provide an analysis of all monitoring data relating to the exceedance.
 - ii. If the exceedance is attributable to groundwater dewatering or diversion activities covered by this consent, points d) to g) below must be followed.
- d. Undertake a condition survey (this could comprise either a detailed condition survey or an external visual inspection at the discretion of the SQEP responsible for overseeing the monitoring) by a SQEP or suitably qualified building surveyor (SQBS) of any building or structure located adjacent to any Monitoring Station where the Alarm Level has been exceeded.
- e. Take advice from the author of the Alert Level exceedance report (if there was one) on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.
- f. Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures (recommended in accordance with paragraphs (d) and (e) above) have been implemented to the satisfaction of a SQEP.
- g. Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council, on the results of the condition survey(s), 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 overseeing 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	<ul style="list-style-type: none"> 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.

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	<ul style="list-style-type: none">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.

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 overseeing 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:
- c. Notify the Council and the asset owner within two (2) working days of the Consent Holder becoming aware of the damage.
 - d. 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.
 - e. 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.

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.

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 87. 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:

- implement the Engagement Plan for the Mana Whenua Consultative Group (MWCG) which is detailed in the Table below;
- 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];
- provide access to the Consent Holder's nominated design team specialists;
- provide opportunities to have input into cultural design matters;
- enable iwi to have cultural oversight of the Sunfield development;
- retain an architectural and/or landscape design company, with experience in cultural design, throughout the design and development phases of the Sunfield project;
- 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

	<p>project and sets out the objectives, process and intended outcomes of this consultation process.</p> <p>The six Iwi Authorities that will be consulted on this Project are:</p> <ul style="list-style-type: none"> • Ngaati Te Ata Waiohua, • Ngāti Paoa, • Ngaati Tamaoho, • Te Akitai Waiohua, • Ngaati Whanaunga, and • Ngai Tai ki Tamaki. <p>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.</p>
Objectives of the MWCG	<p>To inform and monitor the implementation of the following outcomes related to cultural matters:</p> <ol style="list-style-type: none"> 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 the following: <ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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.

	<p>3. Development of architecture design and landscape design plans to reflect cultural values as appropriate.</p> <p>4. Minutes of all engagement and MWCG meetings including any actions and outcomes as per the Administration/Record Keeping requirements listed below.</p>
Composition of MWCG	<p>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.</p> <p>Representative</p> <p>One iwi representative from:</p> <ul style="list-style-type: none"> • Ngāti Te Ata Waiohua • Te Akitai Waiohua • Ngāti Tamaoho • Ngaati Whanaunga • Ngāti Paoa • Ngai Tai ki Tamaki <p>Two Consent Holder representatives</p> <p>Navigator Limited shall provide secretariat support to administer the MWCG.</p> <p>Note: The Consent Holders specialists may attend the MWCG to provide technical support, if required.</p>
Frequency and Implementation	<ul style="list-style-type: none"> • 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	<p>Minutes from the MWCG hui shall be provided to members of MWCG and Council within 2 weeks of the meeting occurring.</p>

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 works commencing on Site, for certification in accordance with Conditions [7 to 13]. The objective of the LMP is to avoid, remedy or mitigate the potential adverse effects of the Project works on lizards. The LMP must be prepared by a SQEP and must include:

- a. The identification of key personnel, including their roles and responsibilities;
- b. A description of the methodology for survey, salvage, transfer and release, including the identification of potential habitats for survey and planned and opportunistic relocations;
- c. The identification of release sites;
- d. Approaches to lizard injury or death; and
- e. A description of monitoring and reporting requirements including to confirm the presence and recovery of lizards at offset/compensation sites.

Advice Note: Consent under the Wildlife Act 1953 may be required for any works which will or might affect lizards.

Ecological Management Plan (EMP)

91. The Consent Holder must prepare and submit an EMP to the Council at least 15 Working Days prior to works commencing on the site, for certification in accordance with Conditions [7-13]. The objective of the EMP is to minimise the loss of ecological values prior to and during vegetation removal. The EMP must be prepared by a SQEP and must include:

- a) Summary of the terrestrial and freshwater ecology and biodiversity values and the effects of the Project.
- b) The outcomes of any consultation with local iwi.
- c) Any relevant matters from the LMP and NFMP
- d) Implementation timeframe(s) and completion monitoring schedule(s).

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 works commencing 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 streams.
- c) Details of the relocation site.
- d) Storage and transport measures including the best practice for prevention of predation and death during capture.
- e) Euthanasia methods for diseased or pest species (if relevant).

Stream Offset Riparian Planting Plan (SORPP)

93. The Consent Holder must prepare and submit a SORPP to the Council at least 15 Working Days prior to works commencing on the site, for certification in accordance with Condition [7 to 13]. The objectives of the SORPP 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 offset 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. The SORPP shall identify a stream offset site that is chosen based on the recommendations outlined in the Bioresarches (2024) Baseline Ecological Assessment as listed below:

- a) The site be located as close as possible to the subject site.
- b) Be 'like-for-like'.
- c) Achieve no net loss.
- d) Preferably achieve biodiversity gains.
- e) Offset ratios calculated by the ECR are adhered to, which are dependent on current and potential SEV values.

- f) Minimum of 20m (10m either bank) of riparian planting undertaken within the offset site.
- g) Consideration of the use of biodiversity offsetting.
- h) The use of Storey et al. (2011), Appendix 8 (AUP) and the Ministry for the Environment et al. (2014) for guidance.
- i) Legal protection of the offset site in perpetuity.

95. The SORPP 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.

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 prior to the 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.
- 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.

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 current versions 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 carpark within the proposed development. The required roading/COALs may be provided on a stage-by-stage basis 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.

- 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.

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 Condition 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.

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.

114. The Consent Holder must implement the Sunbus EV Fleet or an alternative public transport system as part of Stage 4 of the development and prepare and submit a Public Transport (Sunbus) Operational and Implementation Plan (PTOIP) prior to the commencement of construction of buildings in Stage 4. 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.

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;

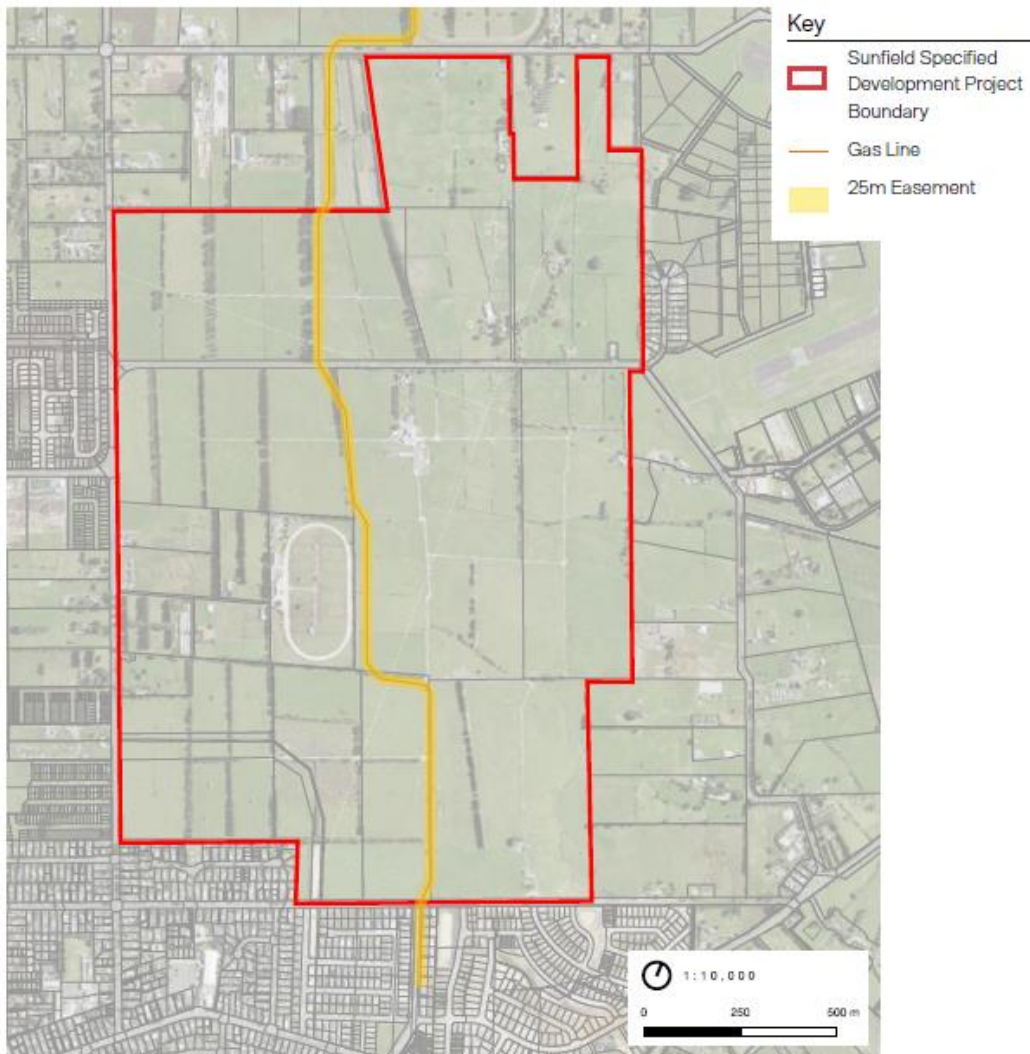
without first obtaining the consent of First Gas Limited, which consent shall not be unreasonably withheld.

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 Easement

An existing gas line runs north south through the site within 25m easement. The intention is to maintain the gas line and easement in its current location and incorporate it into the design.



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, 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].

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 buildings within the area discharging stormwater under this consent must have roofs that are constructed using inert roofing materials, i.e. materials that do not leach contaminants such as copper, zinc or treated timber.

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: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superhot via Walters Road and Cosgrave Road. Internal: LPS network and provisions for future stages	External: Intersection of proposed Road 2 and Cosgrave Road. External: Upgrade of Road frontage (Stage 1 frontage only). 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	<p>Awakeri Wetlands Stage 2 and 3.</p> <p>Secondary swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network and provision for future stages</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superhot via Walters Road and Cosgrave Road.</p> <p>Internal: LPS network and provisions for future stages</p>	<p>External: Intersection of proposed Road 4 and Cosgrave Road.</p> <p>External: Upgrade of Cosgrave Road frontage of Stage 2.</p> <p>External: Signalised intersection of Cosgrave Road and Clevedon Road should Stage 2 follow Stage 1.</p> <p>External: Pedestrian and Cycle links on Cosgrave Road between Walters Road and Clevedon Road</p> <p>Internal: New Road Network. Includes Type 6, & 10.</p>	<p>External: Extension of water supply from existing 250mm line on western side of Cosgrave Road.</p> <p>Internal: Water supply network extension from and provisions for future stages.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
3	330	<p>Awakeri Wetlands Stage 2, 3 & 4 (Swale section only).</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network and provision for future stages.</p>	<p>Internal: Extension of LPS network from Stage 2 and provisions for future stages</p>	<p>Internal: Private network accessed via vehicle crossing from superlot 4.</p>	<p>Internal: Extension of Water supply network from Stage 2 and provisions for future stages.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>

4	312 including a Local Hub	<p>Awakeri Wetlands Stage 2, 3 & 4 (including SW Pond 4).</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	Internal: Extension of LPS network from superlot 3.	<p>External: Signalised Intersection on Old Wairoa Road.</p> <p>Internal: Road network from superlot 2. Includes type 2 & 10.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road down Mill Road and Cosgrave Road to Road 4.</p> <p>Internal: Extension of Water supply network from Stage 3.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
5	165	<p>Awakeri Wetlands Stage 2, 3 & 4 (Swale section only).</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	Internal: Extension of LPS network from Stage 2.	Internal: Extension of road network from Stage 2. Includes Type 10. Provisions for future stages	<p>External: Extension of water supply from existing 250mm line on southern side of Cosgrave Road.</p> <p>Internal: Extension of Water supply network from Stage 2 and provisions for future stages.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
6	215	<p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	Internal: Extension of LPS network from Stage 3.	<p>External: Intersection of Road 1 and Old Wairoa Road.</p> <p>Internal: Road network from Stage 3. Includes type 6 & 10.</p>	<p>Internal: Extension of Water supply network from Stage 3.</p> <p>External: Connection to the existing 125dia PE in Old Wairoa Road</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
7	11 Lots - Employment Precinct	Internal Stormwater Network for Stage 7	Internal: Extension of LPS network from Stage 4.	Internal: Extension of road network from Stage 4. Includes Type 10. Provisions for future stages	Internal: Extension of Water supply network from Stage 4.	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>

8	202	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Hamlin Road realignment.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Internal: Road network. Includes Type 10</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Extension of water supply network from Stage 7 or Stage 21 and Hamlin Road realignment.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
9	219	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Stage 8 or Stage 21.</p> <p>Internal: LPS network.</p>	<p>Extension of road network through Stage 8 or Stages 19 & 21.</p> <p>Internal: Road network. Includes Type 10.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Water connection from water network in Stages 8 or 21.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
10	150	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Walters Road.</p> <p>- LPS network through Hamlin Road realignment.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Internal: Road network. Includes type 2 & 10.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Extension of water supply network from Stage 8 and Hamlin Road realignment.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>

11	346 Lots including Local Hub	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Walters Road.</p> <p>Extension of LPS network through Hamlin Road realignment and Stage 10.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road and Stage 10.</p> <p>Internal: Road network. Includes type 10.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Extension of water supply network from Hamlin Road realignment or Stage 10.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
12	139 Lots - Lilyburn Village	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Walters Road. Extension of LPS network through Hamlin Road realignment and Stages 10 & 11.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road and Stages 10 & 11.</p> <p>Internal: Private network accessed via vehicle crossing from superlot 12.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Internal: Water connection from network in Stage 11.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
13	School	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Access via vehicle crossing on Hamlin Road realignment.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>

14	109	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Walters Road.</p> <p>- LPS network through Hamlin Road realignment.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Internal: Road network. Includes type 10.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site. Extension of water supply network from Hamlin Road realignment.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
15	85	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Walters Road.</p> <p>- LPS network through Hamlin Road realignment.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Internal: Road network. Includes type 10.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>-Extension of water supply network from Hamlin Road realignment.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
16	2 Lots - Employment Precinct	<p>Perimeter Diversion Swale.</p> <p>Awakeri Wetlands Stage 2, 3 & 4 (Including SW pond 4).</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	<p>LPS network through Hamlin Road realignment & Superlot 7.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Internal: Road network. Includes Type 4.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>-Extension of Water supply network from Superlot 20</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>

17	3 Lots - Employment Precinct	<p>Perimeter Diversion Swale.</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p> <p>- LPS network through Hamlin Road realignment & Stage 16.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Access via Stage 16 or Hamlin Road</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Water connection from water network in Stage 16.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
18	1 Lot - Employment Precinct	<p>Perimeter Diversion Swale</p> <p>SW Pond 3</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p> <p>- LPS network through Hamlin Road realignment</p> <p>-LPS network through Stage 20</p> <p>Internal: LPS network and provisions for future stages</p>	<p>External: Intersection on Airfield Road.</p> <p>Internal: Road network. Includes type 4.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
19	6 Lots - Employment Precinct	<p>Perimeter Diversion Swale.</p> <p>SW Pond 2.</p> <p>Swales conveying SW to SW Pond 2.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p> <p>- LPS network through Hamlin Road realignment</p> <p>-LPS network through Stage 21.</p> <p>Internal: LPS network.</p>	<p>External: Intersection on Airfield Road and Airfield Road Frontage upgrade.</p> <p>Internal: Road network. Includes type 4 & 9.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>

20	4 Lot - Employment Precinct	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p> <p>- LPS network through Hamlin Road realignment.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment.</p> <p>Internal: Road network. Includes type 4 & 9.</p>	<p>External: Extension of Water supply network from Stage 18.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
21	4 Lots - Employment Zone	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Secondary swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p> <p>LPS network through Hamlin Road realignment.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Internal: Road network. Includes Type 9.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>-Extension of Water supply network from either Stage 19 or 20.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
22	221 Lots - Homehill Village	<p>Awakeri Wetlands Stage 2, 3 & 4 (Including SW pond 4).</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p> <p>Internal: Extension of LPS network from either Stage 3 or 4</p>	<p>Internal: Private network accessed via vehicle crossing from Stage 4.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Internal: Water connection from network in either Stage 3 or 4.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
23, 24 and 25	722	<p>Awakeri Wetlands Stage 2, 3 & 4 (Including SW pond 4).</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters</p>	<p>Internal: Private network accessed via vehicle crossing from Stage 4.</p> <p>External: Cosgrave Road frontage upgrade</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Internal: Water connection from network</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>

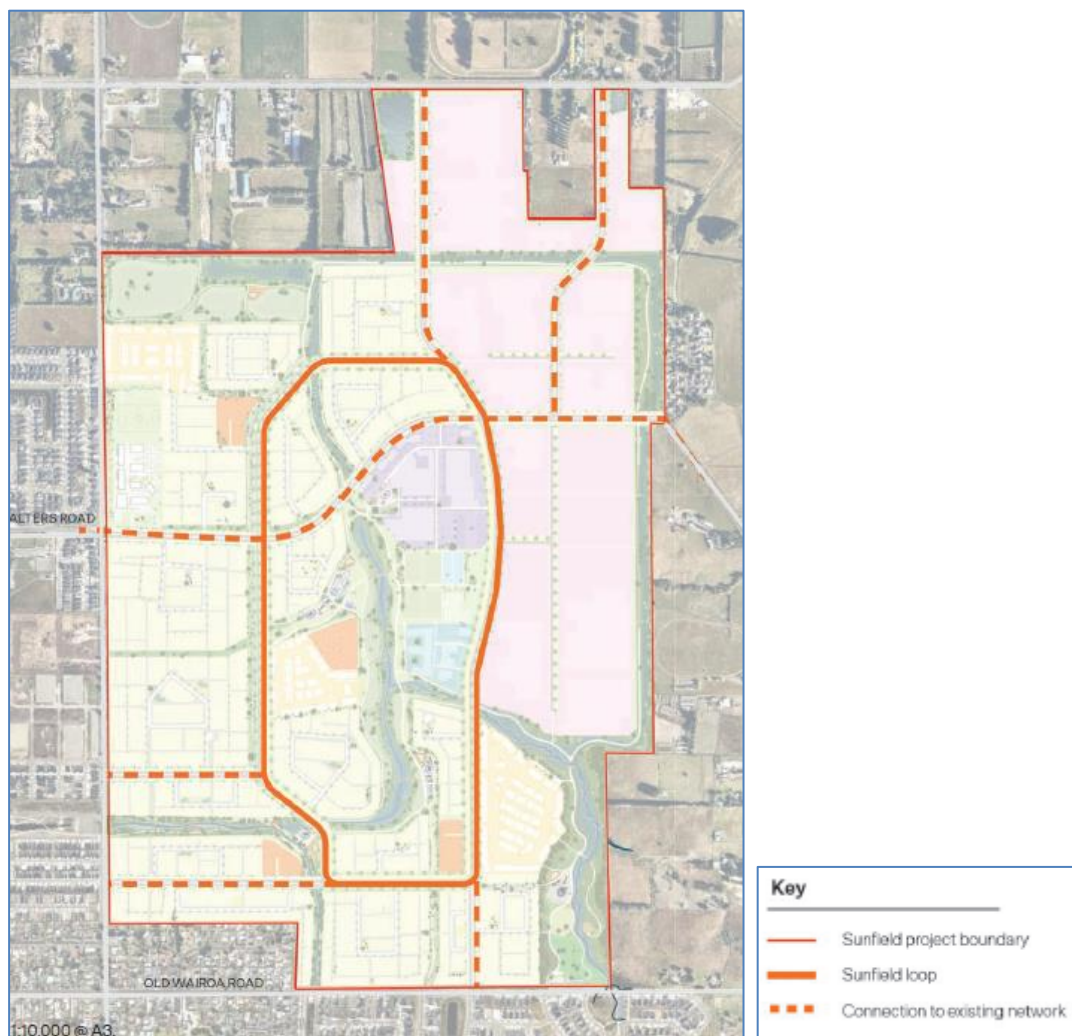
			Road. Internal: Extension of LPS network from either Stage 3 or 4		in either Stage 3 or 4.	
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Landscape Design

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.

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.



123. The transport upgrades specified in the table below must be completed and operational in accordance with the timing specified below prior to the dwellings or buildings specified in the table being occupied.

Project	Upgrade	Timing
Intersection upgrade – Cosgrave Road / Walters Road / Hamlin Road (Road 6)	Traffic Signals	<p>After first 50 dwellings within the development site.</p> <p>To be completed as part of the Stage 1 works, noting that the Intersection Upgrade relates just to the signalisation of the intersection and not the construction of the entire 'realigned Hamlin Road'.</p>
New/Upgrade Intersection – Cosgrave Road / Clevedon Road	New signalised intersection and bypass lane on Clevedon Road.	<p>Required prior to any dwellings are occupied as currently operates below industry accepted thresholds.</p> <p>To be completed as part of the staged works which occurs following the completion of Stage1.</p>

Project	Upgrade	Timing
Intersection upgrade – Okawa Ave / Clevedon Rd / Dominion Rd / Papakura-Clevedon Rd	Traffic signals	To be completed as part of the Stage 4 works.
New/Upgrade Intersection – Cosgrave Road / Road 4	Traffic signals for the two roads on Cosgrave Road, a priority-controlled intersection is anticipated on Old Wairoa Road	Required prior to any dwellings accessed via the respective roads are occupied. To be completed as part of the Stage 2 works.
New/Upgrade Intersection – Cosgrave Road / Road 2 / Bellbird Street	New signalised intersection with bypass lane on Cosgrave Road (north).	To be completed as part of the Stage 1 works.
Intersection Upgrade – Airfield Road / Mill Road	Traffic signals.	To be completed as part of either the stage 18 works or stage 19 works whatever occurs first.
New/Upgrade Intersection – Airfield Road / Road 1	New priority-controlled intersection.	To be completed as part of the Stage 19 works.
New/Upgrade Intersection – Airfield Road / Road 7	New priority-controlled intersection.	To be completed as part of the Stage 18 works.
New/Upgrade Intersection – Pakaraka Drive / Old Wairoa Road / Road 1	New signalised intersection and approach lane on Old Wairoa Road.	To be completed as part of the Stage 4 works.
Pedestrian link	Upgrade Old Wairoa Road (northern side frontage of development site) to include a pedestrian footpath adjacent to the development area.	To be completed as part of the Stage 3 works to Road 1 and balance as part of Stage 4 works.

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.	To be completed as part of the Stage 2 works.
Public transport (Sunbus)	A frequent service is required between the development site and Papakura Town Centre. .	To be implemented at the conclusion of the stage 3 works. [at this point there would be 890 lots completed and assuming 50% occupied this would be 445 dwellings]

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.

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 adjoining 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 Roding Hierarchy Plan' Ref M-C310 for the location of road types):

- a) Type 1 Road – 32m
- b) Type 2 Road – 32m
- c) Type 3 Road – 30m
- d) Type 4 Road – 20m
- e) Type 5 Road – 25m
- 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 100m² 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. 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.

Contamination

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.

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.
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.
139. Demolition of any building that may have asbestos containing materials (ACMs) is subject to the 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 a person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.
140. If any ACM is found, removal or demolition is required to meet the Health and Safety at Work (Asbestos) Regulations 2016. Information on asbestos containing materials and related obligations can be found at www.worksafe.govt.nz. If ACM is found on site following the demolition or removal of the existing buildings, it may be necessary to remediate the site and carry out validation sampling.

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 Ardmore Airport Aircraft Noise Contour Boundaries

142. All new 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:

- 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.
- c. To achieve sufficient ventilation to meet the requirements of Clause G4 of the New Zealand Building Code when windows and doors are closed.

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) and 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 works commencing 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:

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

- p. LMP
- q. NFMP
- r. Contact details of the Site contractor and Site civil engineer;
- s. 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 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. The Consent Holder must invite Mana Whenua to undertake cultural monitoring of topsoil stripping as may be agreed between the Consent Holder and Mana Whenua.

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.

Staging Sequence

156. 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 3 subdivision the applicable parent lots consented in Stages 1-2 have been formed (or applied for concurrently) and

the necessary infrastructure requirements (roads, wastewater, water supply, stormwater, electricity and telecommunications) have been implemented.

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 drainage 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 parts of Lots XX & XX 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 Local Purpose Drainage Reserves. The Consent Holder must meet all costs associated with the vesting of the reserves.

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.

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) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.
 - 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.
- 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. At Engineering Plan Approval stage, the Consent Holder must submit a detailed streetscape landscaping plan(s) for street trees and grass berms for the development (as indicated on the approved plans in Condition [XX]) for approval by the Parks Planning Team Leader. In particular, the plans must:

- 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 can maintain appropriate separation distances from paths, roads, 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.

Pre-Commencement: Drainage Reserve Landscaping Design

164. At Engineering Plan Approval stage, the Consent Holder must submit detailed landscaping plan(s) for the proposed drainage reserves for the approval by the Parks Planning Team Leader. In particular, the plans must:

- t. Be prepared by a suitably qualified landscape architect;
- u. Be in general accordance with the approved landscape plans referenced in Condition [XX];
- v. 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;
- w. Include specifications for plant condition and a written specification detailing the planting methodologies to be used;
- x. Identify the existing species to be retained (if any);
- y. Comply with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and
- z. Include an annotated pavement plan and related specifications, detailing proposed site levels

and the materiality and colour of all proposed hard surfacing.

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 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.

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 public wastewater reticulation network to serve the development with a Low Pressure 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 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. The Consent Holder must engage a SQEP who must prepare an Operation and Maintenance Manual for all stormwater devices (stormwater ponds/wetlands, outfalls etc.), setting out the principles for the general operation and maintenance for the stormwater system, outlet channel and the associated management devices. The Operation and Maintenance Manual must be submitted for certification by the Council. The Operation and Maintenance Manual shall include, but not be limited to:

- a detailed technical data sheet;
- all the requirements as defined within the Stormwater Management Device Design Guidelines Manual (TP 10) or Auckland Council Guideline Document 2016/001 (GD01);
- details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices;
- a programme for regular maintenance and inspection of the stormwater system;
- a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices;
- a programme for post storm maintenance;
- a programme for inspection and maintenance of outfall erosion;
- general inspection checklists for all aspects of the stormwater system, including visual check of roadside catch pits, recharge pits and outfalls;
- a programme for inspection and maintenance of vegetation, if any, associated with the stormwater devices, and
- recommended on-going control methodology to eradicate established pests and invasive weeds from both terrestrial and aquatic areas.

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 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.	External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line	External: Intersection of proposed Road 2 and Cosgrave Road. External:	External: Extension of water supply from existing 250mm line on western side of Cosgrave	Network extensions of power and communications media to provide for this stage and future stages.

		Internal: Stormwater network and provision for future stages.	on Walters Road to the superhot via Walters Road and Cosgrave Road. Internal: LPS network and provisions for future stages	Upgrade of Road frontage (Stage 1 frontage only). Internal: New Road Network. Includes Type 7 and Type 10 (refer to M-C310 and M-C351 to M-C356 identify the various types of roads and their cross-sections)	Road. Internal: Water supply network and provisions for 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: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superhot via Walters Road and Cosgrave Road. Internal: LPS network and provisions for future stages	External: Intersection of proposed Road 4 and Cosgrave Road. External: Upgrade of Cosgrave Road frontage of Stage 2. External: Signalised intersection of Cosgrave Road and Clevedon Road should Stage 2 follow Stage 1. 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	Internal: Private network accessed via vehicle crossing from superlot 4.	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	<p>Awakeri Wetlands Stage 2, 3 & 4 (including SW Pond 4).</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	Internal: Extension of LPS network from superlot 3.	<p>External: Signalised Intersection on Old Wairoa Road.</p> <p>Internal: Road network from superlot 2. Includes type 2 & 10.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road down Mill Road and Cosgrave Road to Road 4.</p> <p>Internal: Extension of Water supply network from Stage 3.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
5	165	<p>Awakeri Wetlands Stage 2, 3 & 4 (Swale section only).</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	Internal: Extension of LPS network from Stage 2.	Internal: Extension of road network from Stage 2. Includes Type 10. Provisions for future stages	<p>External: Extension of water supply from existing 250mm line on southern side of Cosgrave Road.</p> <p>Internal: Extension of Water supply network from Stage 2 and provisions for future stages.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
6	215	<p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	Internal: Extension of LPS network from Stage 3.	<p>External: Intersection of Road 1 and Old Wairoa Road.</p> <p>Internal: Road network from Stage 3. Includes type 6 & 10.</p>	<p>Internal: Extension of Water supply network from Stage 3.</p> <p>External: Connection to the existing 125dia PE in Old Wairoa Road</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
7	11 Lots - Employment Precinct	Internal Stormwater Network for Stage 7	Internal: Extension of LPS network from Stage 4.	Internal: Extension of road network from Stage 4. Includes Type 10. Provisions for future stages	Internal: Extension of Water supply network from Stage 4.	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>

8	202	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Hamlin Road realignment.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Internal: Road network. Includes Type 10</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Extension of water supply network from Stage 7 or Stage 21 and Hamlin Road realignment.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
9	219	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Stage 8 or Stage 21.</p> <p>Internal: LPS network.</p>	<p>Extension of road network through Stage 8 or Stages 19 & 21.</p> <p>Internal: Road network. Includes Type 10.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Water connection from water network in Stages 8 or 21.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
10	150	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Walters Road.</p> <p>- LPS network through Hamlin Road realignment.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Internal: Road network. Includes type 2 & 10.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Extension of water supply network from Stage 8 and Hamlin Road realignment.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>

11	346 Lots including Local Hub	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Walters Road.</p> <p>Extension of LPS network through Hamlin Road realignment and Stage 10.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road and Stage 10.</p> <p>Internal: Road network. Includes type 10.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Extension of water supply network from Hamlin Road realignment or Stage 10.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
12	139 Lots - Lilyburn Village	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Walters Road. Extension of LPS network through Hamlin Road realignment and Stages 10 & 11.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road and Stages 10 & 11.</p> <p>Internal: Private network accessed via vehicle crossing from superlot 12.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Internal: Water connection from network in Stage 11.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
13	School	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Access via vehicle crossing on Hamlin Road realignment.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>

14	109	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Walters Road.</p> <p>- LPS network through Hamlin Road realignment.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Internal: Road network. Includes type 10.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site. Extension of water supply network from Hamlin Road realignment.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
15	85	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the Stage via Walters Road.</p> <p>- LPS network through Hamlin Road realignment.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Internal: Road network. Includes type 10.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>-Extension of water supply network from Hamlin Road realignment.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
16	2 Lots - Employment Precinct	<p>Perimeter Diversion Swale.</p> <p>Awakeri Wetlands Stage 2, 3 & 4 (Including SW pond 4).</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	<p>LPS network through Hamlin Road realignment & Superlot 7.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Internal: Road network. Includes Type 4.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>-Extension of Water supply network from Superlot 20</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>

17	3 Lots - Employment Precinct	<p>Perimeter Diversion Swale.</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p> <p>- LPS network through Hamlin Road realignment & Stage 16.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Access via Stage 16 or Hamlin Road</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Water connection from water network in Stage 16.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
18	1 Lot - Employment Precinct	<p>Perimeter Diversion Swale</p> <p>SW Pond 3</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p> <p>- LPS network through Hamlin Road realignment</p> <p>-LPS network through Stage 20</p> <p>Internal: LPS network and provisions for future stages</p>	<p>External: Intersection on Airfield Road.</p> <p>Internal: Road network. Includes type 4.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
19	6 Lots - Employment Precinct	<p>Perimeter Diversion Swale.</p> <p>SW Pond 2.</p> <p>Swales conveying SW to SW Pond 2.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p> <p>- LPS network through Hamlin Road realignment</p> <p>-LPS network through Stage 21.</p> <p>Internal: LPS network.</p>	<p>External: Intersection on Airfield Road and Airfield Road Frontage upgrade.</p> <p>Internal: Road network. Includes type 4 & 9.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>

20	4 Lot - Employment Precinct	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p> <p>- LPS network through Hamlin Road realignment.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment.</p> <p>Internal: Road network. Includes type 4 & 9.</p>	<p>External: Extension of Water supply network from Stage 18.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
21	4 Lots - Employment Precinct	<p>Perimeter Diversion Swale.</p> <p>SW Pond 1.</p> <p>Secondary swales conveying SW to SW Pond 1.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p> <p>LPS network through Hamlin Road realignment.</p> <p>Internal: LPS network.</p>	<p>Hamlin Road realignment & intersection at Intersection of Hamlin Road realignment, Mill Road & Cosgrave Road.</p> <p>Internal: Road network. Includes Type 9.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>-Extension of Water supply network from either Stage 19 or 20.</p> <p>Internal: Water supply network and provisions for future stages</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
22	221 Lots - Homehill Village	<p>Awakeri Wetlands Stage 2, 3 & 4 (Including SW pond 4).</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters Road.</p> <p>Internal: Extension of LPS network from either Stage 3 or 4</p>	<p>Internal: Private network accessed via vehicle crossing from Stage 4.</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Internal: Water connection from network in either Stage 3 or 4.</p>	<p>Network extensions of power and communications media to provide for this stage and future stages.</p> <p>External network upgrades to be advised</p>
23, 24 and 25	722	<p>Awakeri Wetlands Stage 2, 3 & 4 (Including SW pond 4).</p> <p>Swales conveying SW to Awakeri Wetlands.</p> <p>Internal: Stormwater network.</p>	<p>External: Low pressure sewer (LPS) network from existing 525Ø wastewater transmission line on Walters Road to the superlot via Walters</p>	<p>Internal: Private network accessed via vehicle crossing from Stage 4.</p> <p>External: Cosgrave Road frontage upgrade</p>	<p>External: Extension of Water supply network from BSP on Airfield Road to site.</p> <p>Internal: Water connection from network</p>	<p>Network extensions of power and communications media to provide for and future stages.</p> <p>External network upgrades to be advised</p>

			Road. Internal: Extension of LPS network from either Stage 3 or 4		in either Stage 3 or 4.	
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176. The transport upgrades specified in the table below must be completed and operational in accordance with the timing specified below prior to the dwellings or buildings specified in the table being occupied.

Project	Upgrade	Timing
Intersection upgrade – Cosgrave Road / Walters Road / Hamlin Road (Road 6)	Traffic Signals	After first 50 dwellings within the development site. To be completed as part of the Stage 1 works, noting that the Intersection Upgrade relates just to the signalisation of the intersection and not the construction of the entire 'realigned Hamlin Road'.
New/Upgrade Intersection – Cosgrave Road / Clevedon Road	New signalised intersection and bypass lane on Clevedon Road.	Required prior to any dwellings are occupied as currently operates below industry accepted thresholds. To be completed as part of the staged works which occurs following the completion of Stage1.
Intersection upgrade – Okawa Ave / Clevedon Rd / Dominion Rd / Papakura-Clevedon Rd	Traffic signals	To be completed as part of the Stage 4 works.
New/Upgrade Intersection – Cosgrave Road / Road 4	Traffic signals for the two roads on Cosgrave Road, a priority-controlled intersection is anticipated on Old Wairoa Road	Required prior to any dwellings accessed via the respective roads are occupied. To be completed as part of the Stage 2 works.
New/Upgrade Intersection – Cosgrave Road / Road 2 / Bellbird Street	New signalised intersection with bypass lane on Cosgrave Road (north).	To be completed as part of the Stage 1 works.

Project	Upgrade	Timing
Intersection Upgrade – Airfield Road / Mill Road	Traffic signals.	To be completed as part of either the stage 18 works or stage 19 works whatever occurs first.
New/Upgrade Intersection – Airfield Road / Road 1	New priority-controlled intersection.	To be completed as part of the stage 19 works.
New/Upgrade Intersection – Airfield Road / Road 7	New priority-controlled intersection.	To be completed as part of the stage 18 works.
New/Upgrade Intersection – Pakaraka Drive / Old Wairoa Road / Road 1	New signalised intersection and approach lane on Old Wairoa Road.	To be completed as part of the Stage 4 works.
Pedestrian link	Upgrade Old Wairoa Road (northern side frontage of development site) to include a pedestrian footpath adjacent to the development area.	To be completed as part of the Stage 3 works to Road 1 and balance as part of Stage 4 works.
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.	To be completed as part of the Stage 2 works.
Public transport (Sunbus)	A frequent service is required between the development site and Papakura Town Centre.	To be implemented at the conclusion of the Stage 3 works. [at this point there would be 890 lots completed and assuming 50% occupied this would be 445 dwellings]

Final Flood Report

177. When applying for a certificate under section 224(c) of the RMA, the Consent Holder must provide a Stormwater 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;
- 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 Stormwater Report identifies that any future building within the development is subject to 1% AEP flooding, the Stormwater Code of Practice must be followed to confirm the minimum floor level. This may be enforced through a consent notice 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. When applying for a certificate under section 224(c) of the RMA the Consent Holder must provide a copy of the Geotechnical Completion Report (as required by Condition [XX]).

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 to the satisfaction of the Parks Planning Team Leader. 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.
- 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 Team Leader 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 Drainage 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 approved landscape plans (approved under Condition [XX]) to the satisfaction of the Parks Planning Team Leader. 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 drainage reserve.
- b. The drainage reserve 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 Parks Planning Team Leader to their satisfaction.

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.

Drainage 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 Parks Planning Team Leader as built plans for landscape works (hard and soft) within all proposed drainage 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 approval of the Parks Planning Team Leader 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 two 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 Parks Planning Team Leader.

Monitoring Report – Streetscape (2-year maintenance period)

186. Following the issue of the completion certificate under s224(c), the Consent Holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 6 months for the duration of

the 2 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 when used. A running record of fertilisation, animal and weed pest control and replacement of dead plants.
- c. Details on the condition of, and recommendations for maintenance of, the fencing and
- d. Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).

Advice Note: This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.

Maintenance - Drainage Reserves Landscape Works

187. Prior to the issue of the section 224(c) certificate, the Consent Holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established in the drainage reserves. The Maintenance Plan must include:

- a. Vegetation maintenance methodology and dates / frequencies.
- b. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.

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

189. If any damage/theft to the planting occurs during the maintenance period, the Consent Holder must replace damaged/stolen plants with the same species and height, and must be maintained following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

Monitoring Report – Drainage Reserves (3-year maintenance period)

190. Following the issue of the completion certificate under s224(c), the Consent Holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 3 months for the first 18 months, then 6 monthly thereafter for a period of three 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).

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.

Landscape Maintenance Bonds

191. Under section 222 of the RMA, and before the issue of the section 224(c) certificate, the Consent Holder must provide a minimum bond (incl. GST) (bond sum) to the Council that is equivalent to 1.5 times the dollar value of the contracted rate of landscape maintenance works (within public roads and reserves) and must be agreed in consultation with Council (Parks Planning Team Leader) prior to lodging the bond.

192. The Consent Holder's liability will not be limited to the bond amount. The bond is to ensure the performance of Conditions [XX] -[XX]:

- a. The bond required must be paid to the Council as a cash deposit or a bank guaranteed bond (from a NZ registered bank).
- b. The Council's solicitor will prepare and execute the bond document. The Consent Holder must pay all costs incurred by the Council in preparing, executing, varying, administering, or releasing the bond.
- c. The bond sum will be released once the conditions it safeguards the performance of have been satisfied to the satisfaction of the Council and the Consent Holder has paid all the Council's costs in relation to the bond's administration. In this regard:
 - i) The streetscape maintenance bond will be held for a period of two years from the issue of a practical completion certificate.

- ii) The reserve maintenance bond will be held for a period of five years from the issue of a practical completion certificate.

Advice Note: The Council may use the bond during (and following) the implementation of the works for the following purposes:

- Any remedial works (by a qualified arborist engaged by the Council) to landscaping as a result of damage during works.
- Any identified tree requiring replacement, for the replanting of an equivalent specimen and associated maintenance for 24 months.

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).

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 [redacted] dated [redacted] (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

196. A consent notice must be registered with the Registrar-General of Land against the Records of Title of **Lot 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:

*Any fencing along boundaries or within 2 metres of boundaries of the Drainage Reserve (Lot **XX**) must either be low height (1.2m) or at least 50% visually permeable (max height 2.0m), or must be in accordance with an alternative fencing proposal that is approved as part of a resource consent. Where no fencing is constructed along the drainage reserve boundary, permanent demarcation posts comprised of 1-metre-tall No. 3 sized posts placed at maximum 10 metre centres and at any change of direction must be maintained in perpetuity. Council is exempt from sharing costs for any fencing.*

197. 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:

Any fencing atop retaining walls over 1.5m in height must have pool style visually permeable fencing or similar, or must be in accordance with an alternative fencing proposal that is approved as part of a resource consent.

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).

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] 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, this covenant 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.

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

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 which is adjacent to the Benefited Land. The Covenantor has agreed to take steps to ensure that future residents and occupiers on the Burdened Land are informed about the aviation facility 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:

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 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 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 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 and invitees on the Burdened Land may find disturbing and annoying;
- (c) shall not:
 - (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:

<i>Legal Description</i>	<i>Area (more or less)</i>	<i>Title Reference</i>
[insert]		

ANNEXURE SCHEDULE D**BENEFITTED LAND**

The following parcels of land:

<i>Legal Description</i>	<i>Area (more or less)</i>	<i>Title Reference</i>
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