

DRURY METROPOLITAN CENTRE PRECINCT - CONDITIONS

Yellow highlighted text = highlighted by the Panel for Council to add consent number reference or contact details, or for parties to comment on as explained in Minute 12.

Cyan highlighted text = amendments made by the Panel as part of draft conditions issued.

Red text = amendments proposed by Kiwi Property to address draft conditions of consent issued by the Panel for comment and Minute 12 from the Panel.

Blue text = amendments proposed by Kiwi Property to address comments received from invited parties.

Green highlight text on comment box = highlighted for ease of reference, these relate to the amendments proposed by Kiwi Property to address comments received from invited parties.

Draft for Comments

DRURY METROPOLITAN CENTRE PRECINCT - CONDITIONS

Under clause 18 Schedule 5 of the FTAA and sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

Definitions

"ADR" means Acoustic Design Report;
"AEP" means Annual Exceedance Probability;
"AMP" means Adaptive Management Plan;
"AT" means Auckland Transport;
"AUP" means the Auckland Unitary Plan (Operative in Part);
"CAR" means Corridor Access Request;
"ChTMP" means Chemical Treatment Management Plan;
"CMP" means Construction Management Plan;
"CNVMP" means Construction Noise and Vibration Management Plan;
"Consent Holder" means Kiwi Property [Holdings](#) No.2 Limited or its successor in title;
"Council" means the Auckland Council and for the purpose of compliance with the conditions of consent means the Council's monitoring officer unless otherwise specified.
"CSMP" means Contaminated Site Management Plan;
"CTMP" means Construction Traffic Management Plan;
"DEBs" means Decanting Earth Bunds;
"DUE" means Domestic Unit Equivalent;
"EMP" means Ecological Management Plan;
"EPA" means Engineering Plan Approval;
"ESCMP" means Erosion and Sediment Control Management Plan;
"FFLs" means Finished Floor Levels;
"FTAA" means the Fast-track Approvals Act 2024;
"GD01" means the Council's [Guidance Guideline](#) Document 001 '*Stormwater Management Devices in the Auckland Region*';
"GD05" means the Council's [Guidance Guideline](#) Document 005 '*Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*';
"HNZPT" means Heritage New Zealand Pouhere Taonga;
"LFR" means Large Format Retail;
"LMP" means Loading Management Plan;
"OMP" means Operation and Management Plan;
"RAP" means Remedial Action Plan;
"RMA" means the Resource Management Act 1991;
"SEP" means Stream Enhancement Plan;
"SER" means Stream Ecological Report;
"SEV" means Stream Ecological Valuation;
~~"SIMP" means Stormwater Implementation Management Plan;~~
"SQEP" means Suitably Qualified and Experienced Person;
"SMP" means Streamworks Management Plan;
"SWCoP" means [Auckland Council's](#) Stormwater Code of Practice;
"TCC" means Traffic Control Committee (Auckland Transport);
"WSL" means Watercare Services Ltd; and
"WMP" means Waste Management Plan.

Commented [B&A1]: Corrected to match applicant details and authorised person as per FTAA listing.

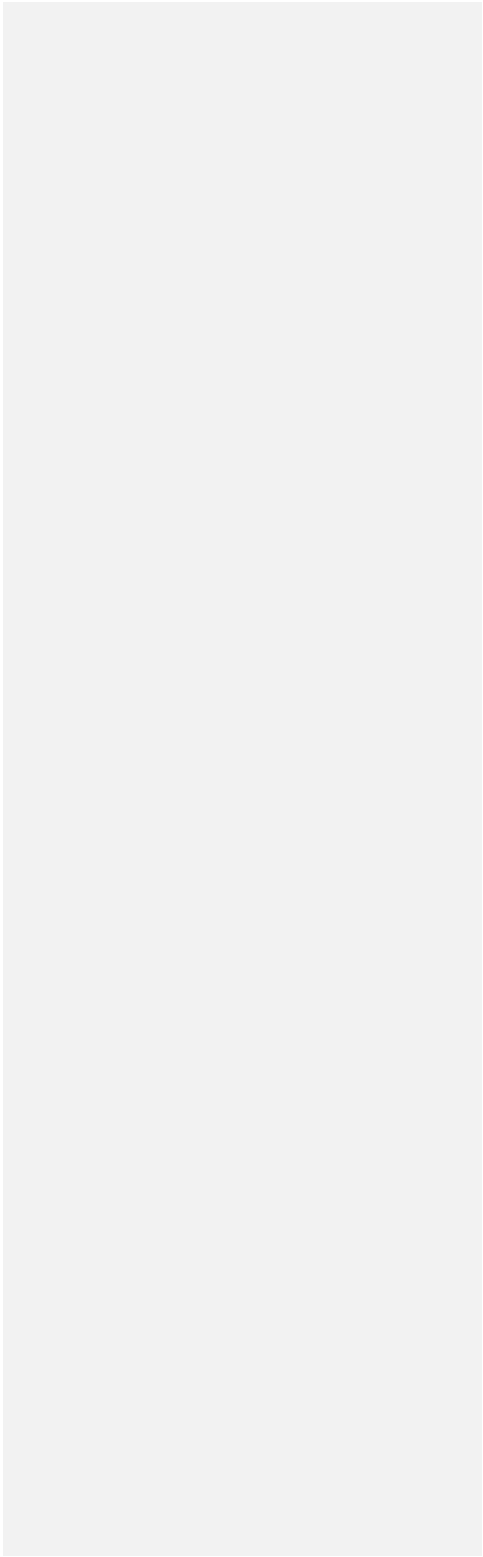
Commented [B&A2]: Recommended changes by Auckland Council accepted by Kiwi Property.

Commented [B&A3]: Recommended changes by Auckland Council accepted by Kiwi Property.

Commented [B&A4]: Removed as no longer relevant to the stormwater discharge consent following expert conferencing.

Commented [B&A5]: Recommended changes by Auckland Council accepted by Kiwi Property.

DRURY METROPOLITAN CENTRE PRECINCT - CONDITIONS



Draft for Comments

A: LAND USE CONSENT (s9 (LUC60447511....))

Commented [B&A6]: Highlighted by the Panel.

Commented [B&A7]: Recommended changes by Auckland Council accepted by Kiwi Property.

GENERAL CONDITIONS

Activity in Accordance with Application

1. The consent holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on 25 March 2025, and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.
 - (a) Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "Drury Metropolitan Centre Precinct Stage 1 and 2" and dated 25 March 2025;
 - (b) The reports listed at **Attachment 1**; and
 - (c) The plans listed at **Attachment 2**.

Lapse of Consent

2. In accordance with clause 87(2)(b) and clause 26 Schedule 5 Fast-track Approvals Act 2024 (FTAA), this consent lapses **ten (10)** years after the date it commences unless the consent is given effect to within that **ten**-year period.

Monitoring Deposit

3. The Consent Holder must pay the Auckland Council (**Council**) an initial consent compliance monitoring charge of \$3,000 (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 inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consents. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, will 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.

Management Plans

4. Any management plan required in the conditions below must be:
 - (a) prepared and submitted to the Council for certification;
 - (b) prepared by a Suitably Qualified and Experienced Person(s) (**SQEP**);
 - (c) accompanied by a description of comments received from Mana Whenua and other stakeholders, along with a summary of where comments have:
 - (i) been incorporated; and

- (ii) where not incorporated, the reasons why.
- (d) Any management plan developed in accordance with Condition 4 may:
 - (i) be submitted in parts or in stages to address a particular or stage of work for the Project, or to address specific activities authorised by the consent.
 - (ii) except for material changes, be amended to reflect any changes in design, construction methods or management of effects and submitted to the Council for information without further process.
- (e) ~~Any material changes to the relevant management plans are to be submitted to the Council for certification as soon as practicable following identification of the need for any material changes. Any material amendments to any of the management plans certified by the Council must be submitted for re-certification at least ten (10) working days prior to undertaking the relevant works (or portion of works) to which the amendments relate.~~
- (f) No earthworks or other works that are subject to the relevant management plan must commence until the relevant management plan has been certified by the Council.
- (g) The Project must be implemented in accordance with the most recent version of the certified management plans required.

Advice Note:

Any changes to the approved management plans which will result in a change in effect may require an application to the council under section 127 of the RMA.

Commented [B&A8]: Recommended changes by Auckland Council accepted by Kiwi Property.

Commented [B&A9]: Recommended changes by Auckland Council accepted by Kiwi Property.

PRE-COMMENCEMENT CONDITIONS

Certification of Plans or Further Detail

5. The Consent Holder must not commence any physical works until it has obtained certification from the Council to the following:
 - (a) Final Architectural plans that comply with Condition 24;
 - (b) A Construction Noise and Vibration Management Plan – see ~~Conditions 6-78;~~
 - (c) A Construction Management Plan – see Conditions 9-11;
 - (d) A Construction Traffic Management Plan – see Conditions 12-14;
 - (e) An Erosion and Sediment Control Management Plan – see Conditions 15-17;
 - (f) An Adaptive Management Plan – see Conditions 18-20;
 - (g) An Ecological Management Plan – see Conditions 21-23;
 - (h) A Chemical Treatment Management Plan - see ~~Conditions 32-32A.~~

Commented [B&A10]: Updated condition reference.

Commented [B&A11]: Updated condition reference.

Construction Noise and Vibration Management Plan

6. The Consent Holder must prepare a Construction Noise and Vibration Management Plan (**CNVMP**) in general accordance with the draft CNVMP referenced in Condition

1 with reference to Annex E2 of NZS 6803: 1999 Acoustics - Construction Noise and submit it to the Council for certification. Where construction of the project approved as part of this consent is staged, the CNVMP submitted for certification must be for that project stage. The certified CNVMP must thereafter be implemented for the duration of earthworks and construction activity.

7. The CNVMP must be prepared to achieve the following objectives:
 - (a) Identify the Best Practicable Option and define the procedures to manage and minimise construction effects;
 - (b) Inform the duration, frequency and timing of works to manage disruption; and
 - (c) Require engagement with affected receivers and timely management of complaints, including identification of remedial actions to address identified adverse effects, where appropriate.
8. The CNVMP must include specific details relating to avoiding, remedying or mitigating adverse noise effects on the environment and neighbouring properties from construction and 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 of development;
 - (c) Applicable site noise criteria set out in these conditions;
 - (d) Identification of surrounding noise and vibration sensitive receivers;
 - (e) Details about the works, including:
 - (i) When the higher noise and vibration levels can be expected;
 - (ii) The likely sources or causes of noise;
 - (iii) Methods for monitoring and reporting on noise; and
 - (iv) Working hours,
 - (f) The procedure for monitoring construction noise and vibration at the most exposed surrounding buildings; and
 - (g) The process to record and investigate all construction noise and vibration complaints.

Commented [B&A12]: Recommended changes by Auckland Council accepted by Kiwi Property.

Construction Management Plan

9. The Consent Holder must prepare and submit a Construction Management Plan (CMP) in general accordance with the draft CMP referenced in Condition 1 to the Council for certification. Where construction of the project approved as part of this consent is staged, the CMP submitted for certification must be for that project stage.
10. The CMP must be prepared to achieve the following objectives:

- (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 avoided or otherwise minimised;
 - (b) Inform the duration, frequency and timing of works to manage disruption;
 - (c) Require engagement with affected receivers; and
 - (d) Require timely management of complaints, including by implementing remedial actions, where appropriate.
11. The CMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from construction and management of all works associated with this development (where they are not already managed by the CNVMP 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 of development;
 - (c) Applicable conditions relating to the management of construction matters (including but not limited to those on dust, sediment and contamination).
 - (d) Programme of works and hours of operation.
 - (e) Relevant details for the management of dust on site (as per the guidance in Appendix 4 of the Ministry for the Environment's *Good Practice Guide for Assessing and Managing Dust*, 2016) including:
 - (i) An objective to ensure the Consent Holder must ensure earthworks do not result in any airborne and deposited dust beyond the property boundary of the site that is determined to be noxious, objectionable, or offensive;
 - (ii) A general description of the activities and main potential sources of dust emission;
 - (iii) Contact details for the person who will manage dust complaints on site to be made available;
 - (iv) A process to record and investigate any dust complaints that includes the following steps being taken as soon as practicable:
 - a. Acknowledge receipt of the concern or complaint within 24 hours and record:
 - Time and date the complaint was received and who received it;
 - Time and date of the activity subject to the complaint (estimated where not known);
 - The name, address and contact details of the complainant (unless they elect not to provide);
 - The complainants' description of the resulting effects; and
 - 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 mitigation and management measures in place;
 - d. Record the findings and recommendations in a complaints' register that is provided to the Project Manager after each and every complaint and made available to the Council on request; and
 - e. Report the outcomes of the investigation to the complainant within ten (10) days of the complaint being received, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise.
- (v) A full description of the dust mitigation system, including identifying relevant operating procedures and parameters, inventory of mitigating equipment and materials, details and reporting on maintenance programmes for this equipment and contingency procedures;
 - (vi) Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, unloading of building materials, waiting and storage areas and similar construction activities;
 - (vii) Measures for waste management which include designated sites for refuse bins, and for recycling bins for glass, plastic and cans storage and collection in accordance with Auckland Council's waste reduction policy;
 - (viii) Location and servicing of workers' conveniences (e.g., portaloos) and worker transport arrangements and car parking;
 - (ix) A site plan identifying material, plant and machinery storage areas as well as loading and unloading zones;
 - (x) Location and height of site hoardings (if any);
 - (xi) Proposed hours of work on the site; and
 - (xii) Monitoring procedures, including frequency and kind of monitoring to be undertaken, records to be kept and any system review or reporting required.
- (f) Management processes for earthworks on site to minimise contaminant, erosion and sediment effects and as guided by the Council's guideline document *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*, 2016/005 (**GD05**).
 - (g) Details of 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.
 - (h) 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).
 - (i) Management of rubbish disposal on site, in order to ensure any rubbish is

removed in a timely manner and areas of the site visible from neighbouring properties or public spaces are kept in a tidy condition.

- (j) The process for changing, and certifying any changes to, the CMP.

Construction Traffic Management Plan

12. The Consent Holder must prepare a Construction Traffic Management Plan (**CTMP**) in general accordance with the draft CTMP referenced in Condition 1 and in accordance with the Council's requirements for CTMPs and New Zealand Transport Agency's Code of Practice for Temporary Traffic Management and submit it to the Council for certification. Where construction of the project approved as part of this consent is staged, the CTMP submitted for certification must be for that project stage.
13. The CTMP must be prepared to achieve the objective of managing the effects of earthworks and construction traffic, and minimising impacts on the surrounding roading network (including footpaths) and on properties within the vicinity of the construction works.
14. The CTMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from 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;
 - (c) Plans showing areas where stockpiles, equipment (including contractor parking) will occur so that there is no obstruction of public spaces (e.g. roads);
 - (d) Plans showing the location of any site offices, staff facilities and staff car parking required during the construction period;
 - (e) An overview of measures that will be adopted to prevent unauthorised public access during the construction period;
 - (f) Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during construction;
 - (g) Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties at all times;
 - (h) Measures to manage any potential spill-over effects to on-street parking during the construction period;
 - (i) Temporary protection measures that will be installed to minimise any damage to public roads, footpaths, berms, kerbs, drains, reserves or other public assets as a result of the earthworks and construction activities;
 - (j) The process to record and investigate all traffic complaints that includes the following steps being taken as soon as practicable:

- (i) Identify the relevant activity and the nature of the works at the time of the complaint;
 - (ii) Review the mitigation and management measures in place;
 - (iii) Record the findings and recommendations in a complaints register that is provided to the Project Manager after each and every complaint and made available to the Council on request; and
 - (iv) 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; and
- (k) Identification of haulage routes and procedure for agreeing existing condition with the Council and Auckland Transport prior to commencement of works;
 - (l) Consideration to other construction projects in the Drury East and Drury South area; and
 - (m) The process for changing, and certifying any changes to, the CTMP.

The above details must be shown on a site plan and supporting documentation as appropriate.

Advice Note:

Prior to the commencement of any construction activities, a Corridor Access Request (CAR) is required to be lodged with Auckland Transport and such a permit must be obtained prior to the works commencing. Please refer to Auckland Transport's website for further information: <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/>

Erosion and Sediment Control Management Plan

15. Prior to the commencement of earthworks authorised by this consent, the Consent Holder must prepare and submit to the Council for certification an Erosion and Sediment Control Management Plan (**ESCMP**) in general accordance with the draft ESCMP referenced in Condition 1 and guided by Council's GD05 guideline document.
16. The ESCMP must be prepared to achieve the following objectives:
 - (a) Detail the Best Management Practices that will be implemented to minimise potential for erosion; and
 - (b) Maximise the removal of sediment from any stormwater runoff during earthworks and land disturbance prior to discharge into the receiving environment.
17. The ESCMP must contain sufficient detail to address the following matters:
 - (a) Overall staging details of all earthworks activities and expected open areas during each stage;

- (b) Specific erosion and sediment control measures which are to be utilised during general cut to fill earthworks for each stage (location dimensions, capacity), including works in and near streams and wetlands, in accordance with GD05;
- (c) Supporting calculations and design drawings as necessary;
- (d) Catchment boundaries and contour information as necessary;
- (e) Details relating to the management of exposed areas (e.g., grassing, mulching, aggregate); ~~and~~
- (f) Procedures for decommissioning the specific erosion and sediment controls under this consent; and
- (g) Monitoring and maintenance requirements.

Commented [B&A13]: Recommended changes by Auckland Council accepted by Kiwi Property.

Adaptive Management Plan

- 18. No less than 10 working days prior to the commencement of bulk earthworks authorised by this consent on site an Adaptive Management Plan (**AMP**) must be prepared in general accordance with the draft AMP referenced in Condition 1 and submitted to Council for certification.
- 19. The AMP must be prepared to achieve the objective of managing and implementing a monitoring system for the duration of the earthworks period that will assist the management of sediment-related effects where those effects could be greater than those anticipated through the consenting of the project.
- 20. The AMP must include, as a minimum, information on the following matters:
 - (a) Erosion and sediment control implementation;
 - (b) Receiving environment monitoring;
 - (c) Weather monitoring;
 - (d) Erosion and sediment control device monitoring;
 - (e) Data interpretation;
 - (f) Trigger thresholds;
 - (g) Management responses; and
 - (h) Reporting.

Commented [B&A14]: Recommended changes by Auckland Council accepted by Kiwi Property.

Ecological Management Plan

- 21. Prior to the commencement of any bulk earthworks or vegetation removal authorised by this consent, the Consent Holder must appoint a suitably qualified and experienced ecologist to prepare a final Ecological Management Plan (**EMP**) in general accordance with the draft EMP referenced in Condition 1.
- 22. The EMP must be prepared to achieve the objective of avoiding or minimising potential adverse effects on the ecological and biodiversity values within the site associated with the proposed works.

23. The EMP must include but not be limited to the following:

- (a) A Native Fish Relocation Plan, an Avifauna Plan, a Lizard Management Plan, a Bat Management Plan and a Riparian Restoration Plan;
- (b) State the timing for implementation of the programme that will be undertaken in suitable seasonal and climatic conditions;
- (c) Describe the measures to reduce the effect on bats, fish, birds and lizards (and a copy of the relevant permits, if required);
- (d) Outline the responsibilities of who will be implementing the EMP; and
- (e) Monitoring and reporting requirements.

Final Architectural Design Plans - Materials and Finishes

24. At the time of building consent lodgement for the buildings approved in this consent, the Consent Holder must prepare a finalised set of architectural detail drawings which must include the following:

- (a) detailed colour elevations with annotated material schedule and specifications;
- (b) details of the location of all building entrances accessible by the public;
- (c) details of all building verandah along street frontages where any are proposed;
- (d) final locations of bike parking, electric vehicle charging facilities, pedestrian paths and trolley bays;
- (e) details of the location and size of areas for waste storage and collection within individual buildings;
- (f) sample palette of materials, surface finishes, and colour schemes (including colour swatches); and
- (g) any external rooftop services/plant, lift/stairwell structures and visual/aural screening elements.

Advice Note:

As part of the condition monitoring process, the Council's monitoring inspectors will liaise with members of the Council's Tāmaki Makaurau Design Ope (Urban Design Unit) to provide confirmation of design compliance in relation to architectural drawings and materials specifications under this condition. The confirmation of design compliance does not relate to Building Act 2004 or Building Code compliance. A separate building consent application is required, and all building work must comply with the provisions of the Building Act and Building Code. It is recommended that the Consent Holder seek appropriate specialist advice to ensure coordination between compliance with design requirements and Building Act and Building Code compliance.

24A. The Consent Holder must ensure that all ground floor commercial tenancies that have dual active frontages on Lots A and B ~~must~~ have direct customer access from the adjoining private roads (Road 13).

Commented [B&A15]: Recommended changes by Auckland Council accepted by Kiwi Property.

25. The final architectural design drawings must be submitted to the Council for certification at the time of building consent lodgement. The finalised drawings must ensure that the proposed architectural treatments and finished appearances are consistent with the plans and information provided with the approved architectural drawing package listed in Condition 1. All works must then be carried out in accordance with the details certified by the Council, and thereafter retained and maintained in accordance with the final architectural design plans certified by the Council.

Finalised Landscape Design Drawings, Specifications and Maintenance Requirements

26. At the time of building consent lodgement for buildings approved in this consent, the Consent Holder must provide to the Council for certification, a finalised set of landscape design drawings and supporting written documentation which have been prepared by a NZILA Registered Landscape Architect, or NZILA Registered Landscape Architecture Firm. The information must be consistent with the Landscape Design Report prepared by Boffa Miskell, dated March 2025. At a minimum, this information must include landscape design drawings, specifications and maintenance requirements including:
- (a) Annotated planting plans which communicate the proposed location and extent of all areas of planting;
 - (b) Annotated planting plans which communicate the proposed location and extent of all areas of riparian planting in accordance with Appendix 16 Guideline for native revegetation plantings in the Auckland Unitary Plan (Operative in Part)(AUP);
 - (c) Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for any planter boxes and garden beds;
 - (d) A plant schedule based on the submitted planting plan(s) which detail specific plant species, plant sourcing, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/ canopy spread at maturity;
 - (e) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements;
 - (f) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;
 - (g) An annotated furniture plan and related specifications which confirm the location and type of all seats, bins, lights, fences, walls and other structural landscape design elements; and
 - (h) A landscape maintenance plan and/or report for a minimum period of five years and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
 - (i) Irrigation and fertilisation;
 - (ii) Weed control;

- (iii) Plant replacement;
- (iv) Inspection timeframes; and
- (v) Contractor responsibilities.

27. The Landscape Design for the project, or a particular project stage, must not be implemented until confirmation is provided from the Council that the landscape design drawings satisfactorily meet the requirements of this condition. All hard and soft landscaping must be implemented, as detailed on the finalised Landscape Design Drawings certified by the Council, in the first planting season immediately following the completion of works for a particular project stage. The landscaping must be maintained thereafter in accordance with the landscape maintenance plan certified under Condition 26 above, to the satisfaction of the Council.

Waste Management Plan

28. The Consent Holder must prepare and submit a final Waste Management Plan (**WMP**) for the retail, commercial, community, visitor accommodation and residential buildings approved in this consent in general accordance with the draft WMP referenced in Condition 1 to the Council for certification. The Consent Holder must then implement the certified WMP for the duration of the activities approved in this consent.
- 28A. The WMP must be prepared to achieve the objective of effective and efficient waste management for activities within the Drury Metropolitan Centre to ensure that the servicing requirements of the overall site or individual buildings are adequately provided for without causing odour/visual/health nuisance internally or to the public.

Lighting Plan

29. The Consent Holder must prepare a final Lighting Plan to demonstrate that adequate lighting will be provided for visibility and the safety of people, occupants and visitors to Drury Centre outside daylight hours to the Council for certification. This plan must address all accessible areas of the premises where the movement of people is expected and include proposed locations, lux levels and types of lighting (i.e., manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare and loss of night-time viewing.

The Lighting Plan must:

- (a) demonstrate compliance with the relevant permitted activity standards in E24.6.1 Lighting of the AUP;
- (b) include proposed locations for lighting which must include the proposed shared path, lux levels and types of lighting (i.e., manufacturer's specifications once a lighting style has been determined) and any light support structures; and
- (c) include an executive summary of the above information in plain English that outlines the relevant requirements, their application, and the design response to them.

Signage

30. Prior to the installation of any comprehensive development signage, the Consent Holder must provide detailed information to illustrate the finalised design details of the proposed signage, as shown on the Ignite drawings and referenced in Condition 1, to the Council for certification. This must include the proposed locations, dimensions, colours, materials, lighting details complying with the relevant permitted activity standards in Chapter 24 of the AUP and surface finishes. The finalised design details certified by the Council must thereafter be retained and maintained to the satisfaction of the Council for the duration of consent.

Commented [B&A16]: Council's comments queried whether this condition required further clarification as to the type of signage intended to be captured (e.g.: whether it was intended to capture all signage, or only commercial / advertising signage). The intention is for it to capture comprehensive development signage only, as that is what has been applied for. Edits have been made to the condition to reflect this. It is understood Council is comfortable with this change.

Signage Type G – LED Digital Screens

Image Content

- 30A. Images displayed on the three LED digital screens (**LED screens**) approved on Lots B and D must be designed and operated to achieve the following:
- (a) The images displayed must not change rapidly with a dwell time of less than eight (8) seconds for any separate display;
 - (b) Each image must transition to the next message by way of a 0.5 second cross-dissolve;
 - (c) LED screen materials must be non-reflective to prevent any sunlight or headlight reflection;
 - (d) Image content must:
 - (i) not be linked to "tell a story" across two or more sequential images (i.e., where the meaning of an image is dependent upon or encourages viewing of the immediately following image);
 - (ii) be static, and not incorporate flashes, video, emissions, or other dynamic effects;
 - (iii) not imitate traffic signs or any traffic control device (either wholly or partially), or give instructions to motorists that conflict with any traffic sign or traffic control device;
 - (iv) not invite or direct a driver to take some sort of driving action; and
 - (v) not be split to allow the display of two or more separate advertisements concurrently on the LED screens.
 - (e) Images displayed on the LED screens must directly relate to activities and businesses within Drury Metropolitan Centre only and must not be used to advertise any business, service, goods and products, activities or events that are not directly related to the primary use or activities occurring on the site of the LED screens.

Luminance

- 30B. The luminance of the LED screens must not exceed the following:

- (a) Outside of daylight hours (dusk to dawn), the maximum luminance of any part of the LED screens shall not exceed 250 cd/m²; and
 - (b) During daylight hours (dawn to dusk) the maximum luminance of any part of the LED screens shall not exceed 5,000 cd/m². The method of luminance shall be LED display only, with no external illumination.
- 30C. The luminance level of the LED screens during daylight hours must vary to be consistent with the level of ambient light and ensure that the LED screens are not significantly brighter than the ambient light level and is only illuminated to the extent necessary to ensure that the LED screens are legible. To achieve this, the brightness of the LED screens must be automatically controlled with in-built detectors/sensors.
- 30D. ~~The Consent Holder must monitor and record the maximum 'intensity' of the LED screens produced as a result of the automation required by Condition 30B following the commencement of the display of images to certify that the luminance of the LED screens is in accordance with Conditions 30B and 30C.~~
- 30E. The Consent Holder must monitor and record the maximum 'intensity' of the LED screens produced as a result of the automation required by Condition 30AC following the commencement of the display of images to certify that the luminance of the LED screens is in accordance with Conditions 30B and 30C. To undertake the work required by this condition, the Consent Holder must engage an independent lighting practitioner to record and confirm luminance readings of the LED screens on a minimum of three occasions, including:
- (a) one recording at midday;
 - (b) one recording during the hours of darkness; and
 - (c) one recording during the morning or early evening.
- 30F. The monitoring must be undertaken over a six-month period following the installation and operation of the LED screens. This random testing shall be undertaken at least four times and at regular intervals during the six-month period.
- 30G. The Consent Holder must submit a luminance certification report to the Council within thirty working days following the commencement of the display of images on the LED screens.

Malfunctions

- 30H. The LED screens must be programmed to automatically go dark in the event of a malfunction. The Consent Holder must provide an emergency (24/7) contact number and an intervention process to enable the Consent Holder to disable the LED screens by manual intervention, both remote and on-site, should the automatic intervention fail. These details must be provided to the satisfaction of the Council's Compliance Monitoring Officer Council prior to operation of the digital signs.

Monitoring

- 30I. The Consent Holder must engage a suitably qualified and experienced traffic engineer 12 months from commencement of operation of the LED screens to review:

Commented [B&A17]: Recommended deletion by Kiwi as this is a repeat of the first part of condition 30E below.

Commented [B&A18]: Corrected condition reference to Condition 30C.

Commented [B&A19]: Recommended changes by Auckland Council accepted by Kiwi Property.

- (a) The NZTA Crash Analysis System for all recorded crashes within 100m of the LED screens, with particular reference to any crashes where the traffic crash report makes any reference to the LED screens. The review must identify and analyse the crashes to determine whether any crashes may be reasonably related to the operation of the LED screens.
- (b) Any complaints raised by a member of the public with respect to pedestrian and/or driver safety being adversely affected by the presence of the LED screens that are received by the Council and advised to the Consent Holder.

The Consent Holder's traffic engineer must then prepare a report containing the analysis undertaken in accordance with (a) and (b) above and this report must be submitted to the Council within 20 working days of the 12-month anniversary of the installation of the LED screens.

- 30J. If the review(s) required under Condition 30I identify any crashes that, in the professional opinion of the Consent Holder's traffic engineer, are or may be related to the operation of the LED screens, the Consent Holder must:
- (a) submit to the Council a report from a suitably qualified and experienced traffic engineer, identifying any measures that are considered reasonably necessary to remedy or mitigate those identified road safety effects;
 - (b) As soon as reasonably practicable thereafter, discuss the measures identified in the report with the Council with a view to reaching an agreement on any remedial or mitigation measures that may be reasonably necessary; and
 - (c) If such measures are agreed between the Consent Holder and the Council, and certified by the Council as acceptable, these measures must be implemented by the Consent Holder.

Erosion and Sediment Control

31. ~~As soon as practicable~~ Within 10 working days following completion the construction of of any erosion and sediment controls, and prior to the commencement of the earthworks, the Consent Holder must submit to the Council a certificate signed by a SQEP that certifies that the erosion and sediment controls and sediment retention ponds have been constructed in accordance with the ESCMP (Conditions 15-17) and GD05 and the specific requirements of this consent.

Certified controls may include the decanting earth bund, silt fences, clean water diversions, dirty water diversions and stabilised construction entrances. The certification for the measures must be supplied immediately upon completion of construction of those measures. The information supplied, if applicable, must include:

- (a) Contributing catchment area;
- (b) Volume of the structure;
- (c) Shape of structure (dimensions of structure);
- (d) Sediment retention ponds;
- (e) Position of inlets/outlets; and

Commented [B&A20]: Recommended changes by Auckland Council accepted by Kiwi Property.

- (f) Stabilisation of the structure.

All required erosion and sediment control measures on the subject site must be constructed and carried out in accordance with the certified ESCMP and GD05.

Chemical Treatment Management Plan

32. The Consent Holder must prepare and submit to the Council a Chemical Treatment Management Plan (**ChTMP**) in accordance with GD05. No earthworks activities authorised by this consent may commence until ~~confirmation~~ certification is provided from the Council that the ChTMP satisfactorily meets the requirements of GD05 and the measures referred to in that plan are put in place.

Commented [B&A21]: Recommended changes by Auckland Council accepted by Kiwi Property

- 32A. The ChTMP must be prepared to achieve the objective of setting out management methods, controls, and reporting standards to be implemented relating to the chemical treatment of the sediment control devices associated with the project. The ChTMP must be implemented throughout the entire construction period when erosion and sediment controls are in place and is intended to be the primary tool to inform the management of chemical sediment for sediment control of the project.

Advice Note:

The ChTMP required by Condition 32 should include as a minimum:

- Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's sediment retention ponds;
- Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
- Details of optimum dosage (including assumptions);
- Results of initial chemical treatment trial;
- Decanting earth bunds;
- A spill contingency plan; and
- Details of the person or bodies that will hold responsibility for the long-term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Pre-start Meeting

33. Prior to the commencement of the earthwork's activity, the Consent Holder must hold a pre-start meeting that:
- (a) Is located on the subject site;
 - (b) Is scheduled not less than ten (10) working days before the anticipated commencement of any enabling works, construction and/or earthworks;
 - (c) Includes the relevant Auckland Council representative(s); and
 - (d) Includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions (i.e., project

archaeologist).

The Consent Holder must invite Mana Whenua representatives to attend the pre-start meeting and to carry out any cultural ceremonies and cultural inductions that they consider are appropriate and desirable prior to commencement of works. Any such ceremonies or inductions will be carried out at times and locations to be agreed between Mana Whenua and the Consent Holder.

The meeting must discuss the cultural induction and monitoring conditions, erosion and sediment control measures, earthworks methodologies, stormwater management, relevant management plans, timeframes for the work and to ensure all relevant parties are aware of and familiar with the necessary conditions of this consent and other regulatory processes applicable to the site including Archaeological Authorities issued under the Heritage New Zealand Pouhere Taonga Act 2014 and the Accidental Discovery Protocol as advised by the project archaeologist.

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

- (i) Timeframes for key stages of the works authorised under this consent;
- (ii) Resource consent conditions;
- ~~(iii) Erosion and Sediment Control Plans (ESCMPs);~~
- (iv) Construction Noise and Vibration Management Plan (CNVMP);
- (v) Construction Management Plan (CMP);
- (vi) Construction Traffic Management Plan (CTMP);
- (vii) Erosion and Sediment Control Management Plan(s) (ESCMP);
- (viii) Adaptive Management Plan (AMP);
- (ix) Ecological Management Plan (EMP);
- (x) Chemical Treatment Management Plan (ChTMP);
- (xi) Stormwater management details;
- (xii) Any archaeological authority granted for the works or the accidental discovery protocol;
- (xiii) Any cultural monitoring and induction material supplied to the Consent Holder by or on behalf of Mana Whenua; and
- (xiv) A copy of the archaeological authority obtained for projects works for Stage 2.

Advice Notes:

- To arrange the pre-construction meeting please contact the Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.
- The Consent Holder is advised that a written consent from NZTA under section 176 of the RMA will be required for works within Designation D6706 in relation to the Drury Access Ramp.

Commented [B&A22]: Repeat of vii.

- *The Consent Holder is advised that a written consent from Watercare Services Ltd under section 176 of the RMA will be required for works within Designation 9566 in relation to the Drury Pump Station.*
- *The Consent Holder is advised that a written consent from KiwiRail under section 176 of the RMA will be required for works within Designation 6308 in relation to the Drury Railway Station.*

Cultural Monitoring

34. Provision must be made by the Consent Holder for Mana Whenua representatives to undertake cultural monitoring, karakia, placement of tohu, and/or other such cultural ceremonies on the site, associated with the following milestones:

- Pre-start meeting;
- Prior to construction of earthworks control measures;
- Prior to commencement of bulk earthworks authorised by this consent;
- During bulk earthworks when deemed appropriate by Mana Whenua;
- During archaeology monitoring as required by Condition 78;
- Immediately prior to completion of bulk earthworks across the site; and
- At other times as agreed between the Consent Holder and Mana Whenua.

The Consent Holder must provide a minimum of 10 working days' notice to representatives of Mana Whenua of the anticipated dates for the above milestones.

Cultural Inductions

35. Prior to the commencement of earthworks (or at other times to be agreed with representatives), cultural inductions must be provided to the workers involved in earthworks/topsoil stripping associated with this application, including those involved in the establishment of earthworks controls. A register of the cultural inductions undertaken must be collated and provided to the Council and respective Mana Whenua representatives upon request.
36. The Consent Holder must provide a minimum of ten working days' notice to representatives of Mana Whenua of the dates for any cultural inductions.

Advice Note:

"Earthworks" includes both topsoil stripping and/or bulk earthworks.

Wastewater

- 36A. Occupation of buildings is restricted across Stage 1 and 2 to a maximum of 950 Domestic Unit Equivalent (**DUE**). No further occupation of buildings beyond 950 DUE can proceed until the downstream **wastewater** upgrades have been completed and commissioned.

Advice Note:

At the Building Consent Code of Compliance (CCC) stage, the Consent Holder must

Commented [B&A23]: Recommended changes by Auckland Council accepted by Kiwi Property.

submit a record identifying DUEs used to date and DUEs remaining. This must be accompanied by an infrastructure capacity assessment that demonstrates at each building or stage (until the upgrades come online) remains within the 950 DUE limit.

DURING CONSTRUCTION CONDITIONS

Maintenance and implementation of management plans

37. The Consent Holder must maintain and implement the certified CMP, ChTMP, CTMP, CNVMP, AMP, EMP and the ESCMPs throughout the entire earthworks and construction period. Any proposed changes to a certified CMP, ChTMP, CTMP, CNVMP, ESCMPs, AMP or EMP must be prepared using the process set out in the certified plan and submitted to the Council for certification. Such certification must be obtained before the amended management plan is implemented.

Geotechnical

38. The Consent Holder must engage an engineer who is familiar with 'Drury Centre Stage 2 Addendum Geotechnical Investigation Report' by CMW, Version 2 and dated 3 March 2025 referred to in Condition 1 to monitor all excavations, retaining and foundation construction. The supervising engineer's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing on site.
39. The Consent Holder must provide an engineer's work method written by a suitably qualified chartered geotechnical engineer or engineering geologist for the contractor to undertake the earthworks with and include the recommendations provided within 'Drury Centre Stage 2 Addendum Geotechnical Investigation Report by CMW, Version 2 and dated 3 March 2025' referred to in Condition 1. This must be provided to ensure boundary stability is maintained throughout the civil works stage of the development. The work method must be provided in writing and certified by the Council at least two days prior to earthworks commencing on site. No works onsite are permitted prior to written approval that the engineer's work method has been reviewed and accepted by the Council.
40. 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 such collapse or instability does occur, it must immediately be rectified at the expense of the Consent Holder.
41. Any required retaining walls and/or temporary stabilising works must be constructed in a timely manner under engineering design and supervision. The Consent Holder must ensure that all necessary approvals for retaining walls are obtained and that sufficient resources are available to construct the required retaining walls as directed by the geotechnical engineer, prior to commencement of any significant excavation works.
- 41A. The construction of permanent earth bunds, retaining walls and building foundations and the placement and compaction of fill material must be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional must ensure that they are constructed and otherwise completed in accordance with the 'Drury Centre Stage 2 Addendum Geotechnical Investigation Report' prepared by CMW Geosciences reference no. AKS2023-0072

V3 dated 21 March 2025.

42. Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to the Council, confirming that the works have been completed in accordance with above condition, within ten (10) working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the Council.

Construction Noise

43. Construction noise levels at occupied buildings must comply with the following limits, when measured and assessed in accordance with NZS 6803:1999: *Acoustics-Construction Noise* except for where otherwise stated in Condition 43.

Time of Week	Time Period	Noise Limit, dB	
		L _{Aeq} (30min)	L _{Amax}
Weekdays	7:30 am - 6:00 pm	70	85
	6:00 pm - 8:00 pm	65	80
Saturdays	7:30am - 6:00 pm	70	85
	6:00 pm - 8:00 pm	55	80
Sundays and public holidays	7:30 am - 6:00 pm	55	80
At all other times		45	70

44. Construction noise levels may exceed the noise limits in Condition 43 that apply from Monday to Saturday between 7.30am and 6.00pm by 10dB (80dB L_{Aeq} and 95dB L_{AFmax}) where the CNVMP sets out the specific scenarios where the noise limits in Condition 43 can be exceeded, the specific receivers where the higher noise limits apply and the specific noise mitigation measures that will be applied to minimise the noise effects.

Construction Vibration – Structural

45. The guideline vibration limits set out in the DIN standard and in Standard 25.6.30(1)(a) of the AUP must not be exceeded.

Construction Vibration – Amenity

46. If measured or predicted vibration from construction activities exceeds 2mm/s PPV at an occupied building, the Consent Holder must consult with the occupants where an exceedance is predicted or measured, to:
- (a) Discuss the nature of the work and the anticipated days and hours when the exceedances are likely to occur; and

- (b) Determine whether the exceedances could be timed or managed to reduce the effects on the receiver; and
- (c) Provide in writing, no less than three days prior to the vibration-generating works commencing, details of the location of the works, the duration of the works, a phone number for complaints and the name of the site manager.

Advice Note:

If the building is not occupied, then the vibration limit specified above (2mm/s PPV) does not apply. This allows high noise or vibration work to be scheduled when receivers are not present, subject to compliance with building damage criteria and compliance with the controls at other nearby buildings that are occupied. The Consent Holder must maintain a record of these discussions and make them available to the Council on its request.

Neighbour notification

- 47. The Consent Holder must advise in writing the occupants of all properties located within 50m of the extent of the project area. The advice must be provided no less than two (2) weeks prior to bulk earthworks or construction activities commencing. The written advice must set out an overview of the works, the expected duration and working hours, mitigation measures, expected levels of noise and vibration, a contact phone number for any complaints, and the name of the site manager.

Transmission Lines Safety – Construction Practices

The following conditions are in relation to the transmission lines owned and managed by Transpower relating to the 220 kV transmission line (HLY-OTA-A).

- 48. No direct buried HV or LV infrastructure may be installed within 12m of a transmission structure to ensure compliance with New Zealand Code of Practice for Electrical Safe Distances (NZECP34 [1]).
- 49. Temporary site construction offices/containers (i.e., portable office/buildings with metallic cladding) with a power supply must be located more than the following distances of a transmission structure:
 - (a) 45m of the HLY-OTA-A structures.

If portable office/buildings are required to be installed closer than the above distances, the following mitigation must be implemented:

 - (b) Install high resistivity surfacing (i.e., wood sheet, rubber mats) at the building doors. These should extend more than 1.2m radially from the door access.
- 50. Temporary mounted construction power supplies (ground mounted and pole mounted) must be located more than the following distances of a transmission structure:
 - (a) 45m of the HLY-OTA-A structures.
- 51. Power tools, or any equipment with an earth connection, must not be used within the following distances of a transmission structure:

- (a) 45m of the HLY-OTA-A structures.

Where these are required to be used within the above distances, then the use of isolation transformers, double insulated tools, battery powered tools, or other safety procedures, must be implemented.

- 52. Where temporary construction fencing is used within 45m of the HLY-OTA-A structures, the use of plastic-coated feet (3 mm thick minimum plastic thickness) or feet placed on plywood, and non-conductive fence connections must be used.
- 53. Scaffolding can be used during the construction of the buildings, however, should the building layout or dimensions referenced in Condition 1 change at any time, then the safe placement of scaffolding (concerning possible transfer voltages) should be reassessed.
- 54. The Minimum Approach Distances to overhead services must be adhered to at all times when mobile plant is used on site. Where work is conducted under the line, or where direct contact with the live conductors is possible, then suitable temporary earthing and safety procedures must be implemented.

Transmission Lines Safety - HV and Power Infrastructure

- 55. Any direct buried HV or LV infrastructure must not be installed within 12m of a transmission structure to ensure compliance with NZECP34 [1]. This includes items such as external pole mounted lights.
- 56. Any HV or LV cabling, within the following distances of the respected transmission structure must be installed within PE ducting:
 - (a) 12m of the HLY-OTA-A structures.
- 57. Any distribution transformers, LV cabinets, or access points must not be installed within the following distances of the respected transmission structures. A specific earthing design will be required for any such installation within the following distances:
 - (a) 20m of the HLY-OTA-A structures.
- 58. If pole mounded lights (i.e., streetlights) are required to be installed within the distances as set out in Condition 55 of a transmission structure, the touch voltages onto the streetlight poles must be controlled by:
 - (a) Ensuring the light pole is non-conductive (i.e., glass reinforced plastic – GRP); or
 - (b) The light pole is painted with a two part epoxy paint; or
 - (c) Installing a 50mm thick asphalt surfacing out to 1.2m from the light pole; or
 - (d) Installing a 35mm², bare copper earthing conductor, 0.5m deep, 1m out from the light pole and bonded to the local light earth system.

Transmission Lines Safety – Water Reticulation, Stormwater and Wastewater Infrastructure

- 59. Pipes, of any type, should not be installed within 12m of a transmission structure to

ensure compliance with NZECP34 [1].

60. Metallic pipes should not be installed within the following distances of a transmission structure.

(a) 20m of the HLY-OTA-A structures.

Where short metallic pipe sections (up to 20m in length) at road crossings are required, then these can be installed closer. Ensure these are not installed within 12m of a transmission structure.

61. Where any water reticulation, stormwater, wastewater, gas is to be installed within the distances described in Condition 59 of a transmission structure, the Consent Holder must mitigate the transfer of hazardous voltages into buildings by implementing any of the following:

- (a) Only nonconductive pipes (i.e., RCRRJ, GRP, PVC, MDPE or PE) must be used.
- (b) If metallic water pipes are used within a building, and a tap is installed outside of the building, the pipe to the tap must be non-conductive to provide electrical isolation.

Seasonal Restriction

62. No bulk earthworks on the subject site must be undertaken between 30 April and 1 October in any year, without the written approval of the Council.

- 62A A 'Request for winter works' can be submitted to the Council and all requests must be renewed annually. Any such request must be submitted at least 10 working days prior to 30 April each year. No works may occur until written approval has been received from the Council. All winter works will be assessed monthly to ensure that adverse effects are not occurring in the receiving environment.

Advice Note:

Winter works approval may be revoked by the Council at any time by providing written notice to the consent holder.

Commented [B&A24]: Recommended changes by Auckland Council accepted by Kiwi Property.

Adaptive Management Plan

- 63. All earthworks must be undertaken in accordance with the AMP as referred to in the conditions of this consent, and any subsequent revisions of the AMP certified by the Council.
- 64. All monitoring and management measures as detailed within the certified AMP and any subsequent revisions, must be implemented on an ongoing basis throughout the duration of all earthwork activities.
- 65. An earthworks area that has been stabilised as a result of a trigger level exceedance as defined by and required by the AMP must only be re-opened on receipt of written certification from the Council.
- 66. Any proposed revisions to the AMP must be submitted to the Council for certification prior to formalising and implementing the revised AMP.

67. The Council may request that the AMP be updated to address inefficiencies or significant adverse effects identified during monitoring. If a request is made, the revised plan must be submitted to the Council within 14 working days of the request for certification prior to implementation.

Earthworks

68. There must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity other than those prescribed in the civil engineering drawings listed in Condition 1. All materials and equipment must be stored within the boundaries of the subject site.
- 68A. Unless specifically provided for by this consent approval, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public assets as a result of the earthworks and construction activity. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition must be met by the Consent Holder.
69. There must be no airborne or deposited dust beyond the subject site as a result of the earthworks and construction activity, that is noxious, offensive or objectionable, to the extent that it causes an adverse environmental effect including dust that unreasonably interferes with third party operations on neighbouring land.

Advice Notes:

In order to manage dust on the site, consideration should be given to adopting the following management techniques:

- *stopping of works during high winds*
- *watering of haul roads, stockpiles and manoeuvring areas during dry periods*
- *installation and maintenance of wind fences and vegetated strips*
- *grassing or covering of stockpiles*
- *retention of existing shelter belts and vegetation*
- *positioning of haul roads, manoeuvring areas and stockpiles or the staging of works (in relation to sensitive receptors such as dwellings)*

In assessing whether the effects are noxious, offensive or objectionable, the following factors will form important considerations:

- *The frequency of dust nuisance events*
- *The intensity of events, as indicated by dust quantity and the degree of nuisance*
- *The duration of each dust nuisance event*
- *The offensiveness of the discharge, having regard to the nature of the dust*

- The location of the dust nuisance, having regard to the sensitivity of the receiving environment.

It is recommended that potential measures are discussed with the Council who will provide guidance on the most appropriate approach to take. Please contact the Council at monitoring@aucklandcouncil.govt.nz for more details. Alternatively, please refer to the Ministry for the Environment publication 'Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions'.

70. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the ESCMP(s) must be maintained throughout the duration / each stage of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

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% live 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.

71. 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, the Council should be contacted on 09 301 0101 or email monitoring@aucklandcouncil.govt.nz.
72. Notice must be provided to the Council at least five (5) working days prior to the removal of any erosion and sediment control works that are specifically required as a condition of resource consent.
73. All ~~Sediment Retention Ponds (SRP) decanting earth bunds (DEBs)~~ utilised during earthworks must be designed to ensure that they:
- have a two percent storage capacity, being at least two cubic metres of impoundment volume for every 100m² of contributing catchment;
 - have a level invert and two layers of geotextile covering and pinned securely to the emergency spillway to prevent erosion; and
 - Use floating decant devices that discharge at a rate of 3 litres per second, per hectare of contributing catchment.

Advice Note:

The ~~DEBS~~SRPs must be constructed in accordance with the Council's guideline document GD05.

74. Within ten (10) working days following the completion or abandonment of earthworks

Commented [B&A25]: Auckland Council's suggested wording has been accepted in part. We understand that Auckland Council is comfortable with the wording proposed by Kiwi Property, on the understanding that the edits proposed by the Council in their comments would have required a more stringent standard than that required by the relevant Code of Practice. This is addressed further in the memorandum of counsel accompanying these comments. This is also addressed in the accompanying memorandum of counsel.

on the subject site all areas of bare earth must be permanently stabilised against erosion in accordance with GD05.

Stormwater Outfall Structures

75. All stormwater outfall structures must be designed and constructed to comply with Standard E3.6.1.14 of the AUP and to achieve the following:
- (a) Energy dissipation and/or erosion protection is required and must not exceed 5m in length within the stream bed, either side of the extended structure;
 - (b) During construction bed disturbance upstream or downstream of the structure must not exceed 10m either side, excluding the length of the structure;
 - (c) The structure must not cause more than minor bed erosion, scouring or undercutting immediately upstream or downstream; and
 - (d) Construction material and ancillary structures must be removed from the bed following completion of the activity.

Culvert Removal

76. The removal of the existing culvert at the lower reaches of Stream A must be undertaken to comply with Standard E3.6.1.13 of the AUP and must achieve the following:
- (a) during the activity bed disturbance upstream or downstream of the structure must not exceed 10m either side, excluding the length of the structure;
 - (b) debris or other material must not be re-deposited elsewhere in the bed of the lake, river or stream, or within the one per cent annual exceedance probability (AEP) flood plain;
 - (c) the activity must not cause more than minor bed erosion, scouring or undercutting immediately upstream or downstream;
 - (d) the structure must be removed from the bed as far as practicable;
 - (e) Any remaining sections must not be a hazard to public access, navigation or health and safety; and
 - (f) The bed must be restored to a profile that does not inhibit water flow or prevent the passage of fish upstream and downstream in waterbodies that contain fish.

Boardwalk over Stream A

77. The Consent Holder must ensure the boardwalk over Stream A as indicatively shown on the Landscape Design Report prepared by Boffa Miskell and dated March 2025 referenced in Condition 1 is constructed to comply with Standard E3.6.1.16 of the AUP and must achieve the following:
- (a) Piles must not be located in, on or under the bed of the stream;
 - (b) The total length of the structure does not exceed 30m;
 - (c) During construction bed disturbance upstream or downstream of the structure must not exceed 10m either side, excluding the length of the structure; and

- (d) Any required erosion or scour management works must not exceed 5m in length, either side of the structure.

Archaeology

78. The Consent Holder must appoint a suitably qualified and experienced archaeologist to supervise preliminary earthworks at the following locations:
- (a) Site R12/1125 (the Flanagan Homestead), outlined in black in Figure 1 below;
 - (b) The 10m riparian margins of Stream A, outlined in brown in Figure 1 below; and
 - (c) The area of archaeological potential relating to the New Zealand Wars, shaded yellow in Figure 1 below.

In the event that archaeological remains are identified in the above locations, works must cease in those areas and the appointed archaeologist must monitor, investigate, record and recover information relating to the history of the area.

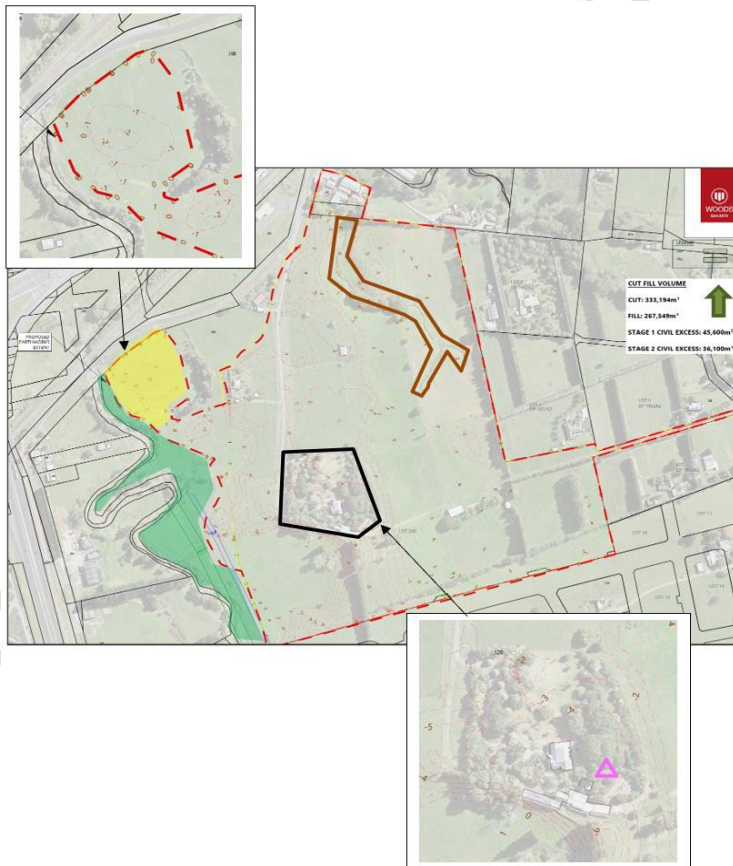


Figure 1 – Archaeological Sites

Advice Note:

All archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under the Act to modify, damage or destroy any archaeological site, whether the site is recorded or not or the works are permitted or consented for under the AUP.

Dust Management

79. 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 avoid dust formation. 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).

Flood Management

80. The Consent Holder must ensure that the finished floor levels (**FFLs**) for all buildings enabled under this consent are established based on flood modelling using the 1% Annual Exceedance Probability (**AEP**) rainfall event, incorporating a climate change temperature increase of 3.8°C. All FFLs must include freeboard in accordance with the requirements set out in the Auckland Council Stormwater Code of Practice (Version 4) (**SWCoP**).
- 80A. The building in Lot 40 must be developed such that at the time of construction all FFLs must:
- (a) Include freeboard in accordance with the requirements set out in the [Auckland Council Stormwater Code of Practice Version 4 \(SWCoP\)](#); and
 - (b) Be elevated above the 1% AEP peak flood level when considering culvert(s) blockages set out in the SWCoP [Version 4](#).
- 80B. Prior to the commencement of earthworks, the Consent Holder must demonstrate that the proposed development does not result in an increase in upstream or downstream flood hazard and flood risk that adversely affects people, property and infrastructure, measured against existing land use and existing rainfall and the modelled rainfall depths identified in the table below for the 50% AEP, 10% AEP, and 1% AEP storm events.

To demonstrate compliance with this condition, the Consent Holder must submit a supporting hydraulic model to the Council for review and certification.

Average Recurrence Interval (ARI)	24-hour rainfall depth (mm) for Drury Centre Stage 2		
	No climate change	2.1° CC	3.8° CC
50% AEP	56	61	71
10% AEP	115	130	150

Commented [B&A26]: Recommended changes by Auckland Council accepted by Kiwi Property.

Commented [B&A27]: Recommended changes by Auckland Council accepted by Kiwi Property.

Commented [B&A28]: Recommended changes by Auckland Council accepted by Kiwi Property.

1% AEP	188	220	249
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Advice Notes:

1. Existing land use includes existing stormwater infrastructure, Drury Train Station build landform and 100% imperviousness, and existing landform based on LiDAR 2016 surface and existing imperviousness across the remainder of the catchment.
2. Proposed development includes existing land use and proposed Drury Centre Stage 2 landform and imperviousness.
3. For the purposes of this condition, adverse effect refers to More Vulnerable Activities as defined in Chapter J1 of the AUP.

- 80C. Prior to the commencement of earthworks, the Consent Holder must submit a finalised proposed surface design plan to the Council for certification from a suitably qualified experienced practitioner that requirements of Condition 80B are met. This plan must demonstrate that there is no increase in adverse effects as a result of the loss of flood storage within the existing Fitzgerald Stream floodplain from the proposed works.

Erosion Risk Assessment

- 80D. At the Engineering Plan Approval (**EPA**) stage, the Consent Holder must submit an updated site-specific design (including revised assessment) prepared by a suitably qualified experienced practitioner for the rock chute.
- 80E. At the building consent stage for Wetland 2-2, the Consent Holder must submit an updated site-specific design (including revised assessment) prepared by a suitably qualified experienced practitioner for Wetland 2-2. The design (including revised assessment) must identify any adequate protection measures necessary to ensure the protection of Wetland 2-2 from on-going erosion of the Hingaia Stream and the protection of Natural Wetland 2 from erosion from the development flows.

Flanagan Road Culvert Upgrade Adjacent to Lot 40

- 80F. The Consent Holder must not construct the building and associated infrastructure on Lot 40 within two years from the date of the grant of this consent. This is to allow Auckland Council (Healthy Waters) to confirm if a specified offset is required to enable the Flanagan Road culvert upgrade. Where the Council:

- (a) confirms that an offset is required, then private land within this offset must be acquired under the terms of the Public Works Act 1981; or
- (b) does not confirm that an offset is required within two years from the date of the grant of this consent, then the Consent Holder may develop Lot 40 in accordance with this consent.

Commented [B&A29]: Recommended changes by Auckland Council accepted by Kiwi Property.

Rock Chute

- 80G. At the EPA stage for the rock chute, the Consent Holder must demonstrate that any additional overland flows originating from Stage 1 have been provided for in the design of the rock chute.

Advice Note:

For the purposes of this condition, Stage 1 of Drury Centre relates to the project area approved in resource consent BUN60414877.

POST-CONSTRUCTION CONDITIONS

Acoustic Design Report

81. Prior to operation of the retail activity approved on Lot C, the Consent Holder must appoint a suitably qualified and experienced acoustic engineer to prepare and submit an Acoustic Design Report (**ADR**) to the Council for certification. This ADR must:
- (a) Demonstrate that the retail activity on Lot C will be designed and managed to comply with Standard E25.6.8 of the AUP relating to noise generated on Lot C and received in the adjacent Mixed Use zoned land; and
 - (b) Specify what (if any) physical or management measures are required to ensure that Standard E25.6.8 of the AUP is complied with.
- 81A. The Consent Holder must ensure that the retail activity approved on Lot C operates in accordance with the ADR certified by the Council for the duration of the consented activity.

Acoustic Design – Noise Sensitive Activities

82. Prior to occupation of buildings containing 'activities sensitive to noise' approved in this consent, the Consent Holder must appoint a suitably qualified and experienced acoustic engineer to provide written confirmation to the Council certifying the buildings containing 'activities sensitive to noise' have been designed and constructed to achieve the following internal noise levels.

Unit affected	Time	Noise level
Bedrooms and sleeping areas	Between 11pm and 7am	35dB L _{Aeq} 45 dB at 63Hz L _{eq} and 40 dB at 125Hz L _{eq}
Other noise sensitive spaces	At all other times	40 dB L _{Aeq}

Where the noise levels above can only be achieved when windows or external doors to rooms are closed, those rooms must have a mechanical ventilation and/or cooling system installed in accordance with Standard E25.6.10 of the AUP.

Advice Note:

'Activities sensitive to noise' are based on the AUP definition being: "Any dwelling, visitor accommodation, boarding house, marae, papakāinga, integrated residential development, retirement village, supported residential care, care centres, lecture theatres in tertiary education facilities, classrooms in education facilities and healthcare facilities with an overnight stay facility."

- 82A. At the time a building consent application for any building containing an activity sensitive to noise is lodged with the Council, the Consent Holder must provide an Acoustic Certificate prepared by a suitably qualified and experienced acoustic specialist to the Council confirming that the noise sensitive spaces are designed to comply with Standard E25.6.10 of the AUP.

Signage

83. Any signage must be implemented in accordance with the details certified by the Council under Condition 30. Any proposed changes to the location, dimensions, colours, materials, lighting details and finishes of the signage must be submitted to the Council for certification.

Landscaping

84. Within the first planting season (May to September) following construction of the first building approved in this consent or the completion of a subdivision substage as specified in the subdivision scheme plans referenced in Condition 1, the Consent Holder must implement the landscaping in accordance with the certified Landscape Design Report and Management Plan in Condition 26 and must be maintained for the duration of consented activities. If the consented works are completed outside a planting season, then the approved landscape plan must be implemented during the next planting season. Where construction for the project is staged, the landscaping within that same project stage must be implemented by the Consent Holder.

Advice Notes:

- All new public assets including reserves, land-in-lieu of reserves and streetscape landscaping assets must be designed to the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Green Assets and Landscaping.
- The Consent Holder must obtain an EPA from the relevant approving authority (such as Auckland Council Parks Planning Team Leader) for all the streetscape landscaping and reserve landscaping required to service the development as detailed in Condition 1.

Transport Infrastructure Upgrades

85. Prior to the occupation of dwellings (including any dwellings constructed on the vacant lots approved in the Stage 1 area), retail, commercial and/or commercial floor space, or the release of section 224(c) certificates for the vacant lots approved in the Stage 1 area, the following transport infrastructure upgrades listed in Column 2 must be constructed and operational relative to the specified levels of subdivision or

Commented [B&A30]: Highlighted by the Panel.

Commented [B&A31]: Auckland Council recommended this change as an 'all back' position in the event the reference to section 224(c) RMA certificates is deleted. Kiwi Property accepts this.

As discussed further below, Kiwi Property also accepts Auckland Council's 'alternative position' of a condition requiring a consent notice be registered on the residential titles which records that development cannot occur ahead of the relevant transport infrastructure being in place.

Commented [B&A32]: Kiwi Property remains of the view that this should be deleted. It agrees with Auckland Council's alternative proposal of the addition of wording to the chapeau of LUC Condition 85 and the addition of a consent notice condition on the subdivision consent and considers this resolves the issues and enables the Panel to accept deletion of this wording.

Commented [B&A33]: This wording was struck out by Kiwi as part of the revised set of conditions issued to the Panel on 13 October 2025 following expert conferencing. The reasons for the striking out were set out at that stage.

As outlined in Minute 12 paragraph 13, the struck-out wording has been retained by the Panel at this stage to assist parties in commenting on the proposed deletion by Kiwi.

development for the activities listed in Column 1. The Consent Holder must provide appropriate evidence to the Council confirming the infrastructure upgrades listed in Column 2 of the table below are constructed and operational:

Applicant note:

Proposed deletion because the reference to section 224(c) certificates for vacant lots is not required, as resource consent would be required to establish dwellings on those sites under Activity Table I450.4.1(A3) of the Drury Centre Precinct and Activity Table H13.4.1(A45) of the Mixed Use zone which would need to comply with the transport upgrades standard I450.6.2 in the precinct provisions.

A consequential change has also been made to delete Condition 141A from the Subdivision Consent conditions.

Note this consent will provide for capacity for those dwellings to be established on site (when the relevant infrastructure upgrades are in place), but does not negate the requirement for those activities to obtain consent for a new building or comply with the transport upgrades standard in the absence of those upgrades being in place.

Commented [B&A34]: Note (highlighted text) added by the Panel regarding Kiwi's explanation for the proposed deletion. This note is intended to assist parties wishing to comment on Kiwi's proposed changes. It will be removed from the final version.

Commented [B&A35]: Note from the Panel to be deleted.

Column 1	Column 2
Activities, development or subdivision approved in this consent together with that approved in BUN60414877 and LUC60419150 (see Advice Note 1)	Transport infrastructure required to enable activities, development or subdivision in Column 1
(a) Up to a maximum of: (i) 5,000m ² retail GFA	No upgrades required
(b) Greater than 5,000m ² and up to a maximum of 32,000m ² retail GFA	(a) Ultimate Waihoehoe Road upgrade between Fitzgerald Road and Great South Road in accordance with Appendix 1 of I450.11 of the I450 Drury Centre Precinct, including: (i) Two general traffic lanes and two bus lanes, footpaths and cycleways on both sides, and a new six-lane bridge over the railway corridor; and (ii) Signalisation and increased capacity at the Great South Road/Waihoehoe Road

Commented [B&A36]: Various parties have commented on the operation of this table. An amendment is proposed to make clear that the trigger table requires consideration of the total GFA approved (following the grant of the current application) for Kiwi Property's landholdings throughout the Drury Centre Precinct (i.e.: the previously approved Stage 1 plus Stage 2 subject to this consent). While only the consent references are specified, the detail regarding those consents (i.e.: the level of development they enable) is included in Advice Note 1.

	intersection (as per NZTA / RoRS Design as per Attachment 3), including fully separated active mode facilities. (b) Drury Central Rail Station including pedestrian connection to Waihoehoe Road.
(c) Greater than 32,000m² retail, up to a maximum of: (i) 45,000m² retail GFA	(a) State Highway 1 widening to six lanes between the Papakura interchange and Drury Interchange.
(d) Greater than 45,000m² retail GFA, up to a maximum of: (i) 71,000m² retail GFA; and (ii) 400 dwellings	(a) Full (Plan Change design) Waihoehoe Road Ultimate Upgrade as per Attachment 4
(e) Greater than 71,000m² retail and/or 400 dwellings up to a maximum of: (i) 78,500m² retail GFA; (ii) 6,000m² commercial GFA and; (iii) 600m² community GFA.	(a) Mill Road southern connection (or another form of southern connection) between Fitzgerald Road and State Highway 1, including a new SH1 Interchange at Drury South - the "Drury South interchange"; and (b) Direct southbound connection from State Highway 1 to the Drury Centre via a single lane slip lane from SH1 interchange to Creek Road. Creek Road is within the Drury Centre Precinct and is shown on Precinct Plan 2 of I450 Drury Centre Precinct.
(f) Greater than 78,500m² retail GFA and/or 6,000m² commercial GFA and/or and 600m² community GFA and/or 400 dwellings, up to a maximum of: (i) 97,000m² retail GFA;	(a) Mill Road northern connection (or another form of northern connection) between Fitzgerald Road and Papakura, including ultimate upgrade of Waihoehoe Road East from Fitzgerald Road to Mill Road; and

Commented [B&A37]: Restarted numbering for each row.

Commented [B&A38]: Highlighted by the Panel and commented on in Minute 12. Kiwi's response to paragraph 14 of Minute 12 is addressed in a separate legal memorandum.

(ii) 47,000m ² commercial GFA; (iii) 10,216m ² community GFA	(b) Ultimate Opāheke Northern connection, providing four lanes including bus lanes and active mode facilities between Waihoehoe Road and Opāheke Road in Papakura.
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Advice Note 1:

This application is approved based on the following activities, subdivision and development assessed against Standard I450.6.2(1) and Table I450.6.2.1 of the Drury Centre Precinct:

Project Name and Applicant	Activities, Subdivision and Development
"Drury Centre Precinct" by Kiwi Property No.2 Limited – Stage 1 (BUN60414877)	24,000m ² retail GFA
"Drury East Stage 1" by Fulton Hogan Land Development Limited	235 dwellings
"Waihoehoe Precinct" by Oyster Capital Limited	357 dwellings
Drury Centre Precinct – Additional Retail Activities (LUC60419150)	8,000m ²
Drury Centre Precinct Stage 2 and Stage 1 vacant residential lots	63,547m ² retail GFA 33,048m ² commercial GFA 10,216m ² community GFA 102 dwellings 292 residential lots

Advice Note 2:

For the purposes of Condition 85 'Operational' and 'occupied' is as defined in Standard I450.6.2(3) of the Drury Centre Precinct provisions.

Advice Note 3:

Works within the road require AT's Corridor Access Requests (CAR). Information in

relation to CAR is available: <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/>

Advice Note 4:

The Consent Holder is advised that any works within designated land will require written consent from the relevant Requiring Authority under section 176(1)(b) of the RMA prior to the commencement of works in the designation. Information regarding section 176 written consent is available on AT's website:

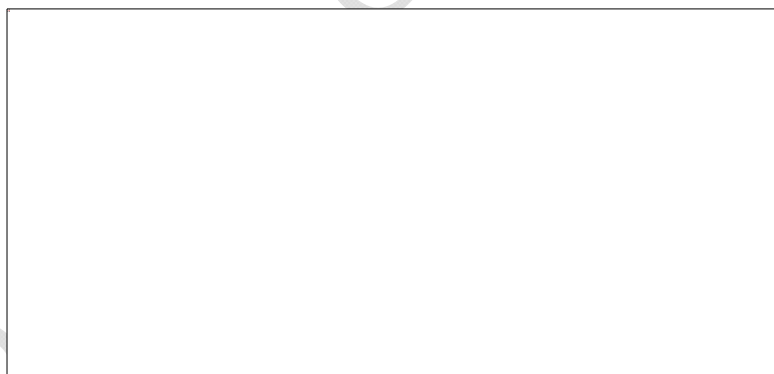
<https://at.govt.nz/about-us/working-on-the-road/road-processes-for-property-owners/consent-for-works-in-an-at-designation-or-notice-of-requirement/>

Advice Note 5:

This consent will provide capacity for dwellings to be established on the 292 residential lots created by this consent (when the relevant infrastructure upgrades are in place), but does not negate the requirement for the future residential dwellings on those lots to obtain the necessary consents for a new building or to comply with the transport upgrades standard in the absence of those upgrades being in place.

Advice Note 6

Revised transport modelling has been undertaken for this consent. That modelling shows that the following levels of subdivision or development are achievable across the Drury Centre Precinct, Drury East Precinct and Waihoehoe Precinct. The consent has been granted on the basis of this updated modelling and the revised distribution of land use mixes that results.



Road Construction

- 85A. Prior to the occupation of the first dwellings within Blocks 1, 2, 3 and 4 of Lot K, the eastern side of Road 6 must be constructed and operational in accordance with the plans listed at Attachment 2 of Condition 1.

Commented [B&A39]: Kiwi Property generally accepts Auckland Transport's proposed Advice Note 5, but has revised the wording slightly to make clear that it is future dwellings on the 192 residential lots that would require consent, not the 102 dwellings that have already been approved as part of this consent.

Commented [B&A40]: Recommend changes by Auckland Transport accepted in part by Kiwi Property. Kiwi Property agrees in principle with the addition of a new advice note which sets out the modelling basis for approving this consent, but does not agree with the augmented table included in Auckland Transport's comments, which does not accurately reflect the basis upon which consent has been granted.

Kiwi Property's proposed wording clarifies that the land use mix shown in the table is the basis on which consent has been granted. To avoid confusion caused by redlining in the original version, a clean copy of Figure 3 from Mr Hughes' memorandum has been included. The only change to the table is to update the expected completion date for SH1 six laning (from 2030 to 2028-2030). Importantly, the final GFA figures in the table remain unchanged and are consistent with those in Figure 3.

Discussed further in the accompanying memorandum of counsel.

Commented [B&A41]: Recommended changes by Auckland Council accepted in part by Kiwi Property. Kiwi Property agrees with the addition of "the first" but considers "occupation" rather than "construction" is the relevant point in time at which this obligation could be triggered, otherwise perverse outcomes could result whereby construction of the road could not happen at the same time as the construction on the adjoining lots. We understand Council is comfortable with this approach.

Road Upgrade

- 85B. Prior to occupation of Lots H1, H2 and F2, the parts of Flanagan Road fronting those lots must be upgraded in accordance with the plans listed at Attachment 2 of Condition 1 (Drawing number P24-447-01-2004-DR, Rev 12).

Advice Note:

The upgrade of Flanagan Road required in this condition is to be based on the reinstated surface of Flanagan Road by KiwiRail or NZTA following their damage to it caused by their construction activities.

Intersection Upgrades

86. In addition to the transport upgrades in Condition 85 and prior to the occupation of dwellings, retail, commercial and/or commercial floor space approved in this consent, the following intersection upgrades must be constructed and operational if in each case they are required to connect the operational activity to the external road network. The Consent Holder must provide appropriate evidence to the Council confirming the relevant intersection upgrades in (a) – (c) below are constructed and operational:

- (a) Signalised intersection between Road 25 and Road 1;
- (b) Signalised intersection between Road 3 and Road 1;
- (c) Signalised intersection between Road 2 and Road 1; and
- (d) Signalised intersection between Road 13 and Road 2.

The transport upgrades specified in (a) to (d) above must be in general accordance with the design details as shown on the approved drawings prepared by Woods and referenced in Condition 1.

Advice Note:

The Consent Holder is advised that any works within Designation D6706 Drury Access Ramp will require written consent from the Requiring Authority under section 176 (1)(b) of the RMA prior to the commencement of works in the designation. Information regarding section 176 written consent is available on AT's website: <https://at.govt.nz/about-us/working-on-the-road/road-processes-for-property-owners/consent-for-works-in-an-at-designation-or-notice-of-requirement/>

87. ~~All new traffic signal hardware within roads to be vested must be vested to Auckland Transport. The Consent Holder must meet all costs of vesting these assets.~~ Any traffic signals constructed by the consent holder, regardless of the location on private or public roads, must be commissioned by Auckland Transport Operation Centre (ATOC) and connected to the region wide system of traffic signals ahead of becoming operational. The signals must be managed by ATOC.

Commented [B&A42]: Recommended changes by Auckland Transport accepted by Kiwi Property.

Access and Parking

88. All access, parking and manoeuvring areas must be formed, sealed with an all-weather surface, marked out, sign-posted and drained in general accordance with the approved plans listed in Condition 1.

Advice Note:

Parking areas should be marked out in accordance with the approved site plan to ensure appropriate parking supply, access, signage, directions and vehicle manoeuvring.

89. All new vehicle crossings must be designed and formed in general accordance with Auckland Transport's Transport Design Manual. 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. Any new vehicle crossing that exceeds the permitted width specified in Table E27.6.4.3.2 must be constructed in accordance with the plans listed at Attachment 2 of Condition 1.
- 89B. At the time of building consent lodgment for the buildings approved in this consent, the Consent Holder must prepare a finalised set of architectural detail drawings which must include the following:
- (a) Vehicle access ramp design, including gradient, surfacing, signage and markings, and vehicle tracking assessment demonstrating safe and efficient vehicle access; and
 - (b) Lot B vehicle crossing onto Road 1 shall be a left-in / left-out only arrangement.
- 89C. A pedestrian visibility splay of 2m x 2.5m (2m along the property boundary) must be provided on the exiting driver side of the proposed retail / commercial vehicle crossings located on Road 13 serving Lot D. Any obstructions including boundary fencing and/or landscaping within the visibility splay areas must not exceed 900mm in height. If fencing is provided above 900mm height stipulation it must be at least 80% visually permeable. Landscaping in the visibility splay area must be trimmed and maintained in perpetuity to comply with the stipulated height by the Consent Holder.
- 89D. A pedestrian visibility splay of 2m x 2.5m (2m along the property boundary) must be provided on the exiting driver side of the proposed retail / commercial vehicle crossing located on Road 1 serving Lot A. Any obstructions including boundary fencing and/or landscaping within the visibility splay areas must not exceed 900mm in height. If fencing is provided above 900mm height stipulation it must be at least 80% visually permeable. Landscaping in the visibility splay area must be trimmed and maintained in perpetuity to comply with the stipulated height by the Consent Holder.

Loading Management Plan

- 89E. Prior to the occupation of retail, commercial, community, visitor accommodation and residential buildings approved in this consent, the Consent Holder must prepare and submit a Loading Management Plan (**LMP**) to the Council for certification. The Consent Holder must then implement the certified LMP for the duration of the activities approved in this consent.

The overall objective of the LMP is to set out management methods for the loading and waste management of activities, and to ensure the appropriate provision of vehicle tracking for heavy vehicles.

Public Transport on Private Roads

- 89F. ~~The Consent Holder must enable the ongoing interim provision of public transport on private roads Road 6 and Road 3 (once they are constructed) until such time that the ultimate bus route is provided on Road 25 as a public road to be vested, provide and maintain access for public transport vehicles and coordinate with Auckland Transport to facilitate interim bus services on Roads 3 (north of its intersection with Road 6) and Road 6 (once they are constructed) until such time that the ultimate bus route is provided on Road 25 as a public road to be vested.~~

Advice Note:

The ultimate bus route referred to above runs the full length of Road 25, from its intersection with Road 1 in the south to its connection with adjoining landholdings in the north to the east of Lot J.

Travel Plan

90. Prior to occupation of any retail or office activities for each stage of development, or each completed retail or office building approved in this consent, the Consent Holder must implement the 'Drury Centre Stage 2 Travel Plan' prepared by CKL and dated March 2025. The Consent Holder must operate the retail and office activities approved in this consent in accordance with this Travel Plan for the duration of this consent.

End-of-trip Facilities

91. Following the construction of each stage of development or each completed retail, commercial and community building approved in this consent, the Consent Holder must provide the following minimum end-of-trip facilities intended for staff use in the form of showers and changing area with space for storage of clothing.

Lot Reference	Provision
A	2
B	2
C	0
D	2
E	2
F	2
G	2
H	2

Review Condition

92. Under section 128 of the RMA the conditions of this consent may be reviewed by the Council at the Consent Holder's cost at any time between 1 January and 31 March in any year to deal with any adverse effect 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.

Advice Note:

Commented [B&A43]: Kiwi Property considers that Auckland Transport's revised condition wording does not improve clarity and that the original wording is preferable. However, Kiwi Property is willing to accept the revised wording, as it does not alter the effect of the condition.

Commented [B&A44]: Highlighted by the Panel and commented on in Minute 12. Kiwi's response to paragraph 15 of Minute 12 is addressed in a separate memorandum.

Commented [B&A45]: Kiwi Property is neutral on the form of the review condition. Refer comments in accompanying memorandum regarding Auckland Council's suggested revisions to narrow its scope.

In respect of adverse effects for this condition, the following are considered to be acceptable:

- *Average peak hour queue lengths do not overspill into an adjacent intersection; and*
- *Interpeak delays at intersections do not reach Level of Service F.*

Road Safety Audit

93. The Consent Holder shall carry out a Stage 3 (Detailed Design) Road Safety Audit of the following intersection upgrades:

- Signalised intersection between Road 25 and Road 1;
- Signalised intersection between Road 3 and Road 1;
- Signalised intersection between Road 2 and Road 1;
- Signalised intersection between Road 13 and Road 2;
- Signalised intersection between Road 13 and 25;
- Signalised intersection between Road 11 and 25;
- Signalised intersection between Road 6, Lot K and Road 25; and
- Intersection between Road 3 and Flanagan Road.

These are to be carried out in accordance with the [New Zealand Transport Agency Procedure Manual](#) [New Zealand Transport Agency Safe System Audit Guidelines](#) by an independent and appropriately qualified safety auditor. The Road Safety Audits Report shall be provided to the Council prior to construction of the relevant intersection. Any recommendations raised in the audit report must be implemented to the satisfaction of the Council and ~~can~~ **must** be submitted as part of the application for an EPA.

Advice Notes:

Permanent traffic and parking controls as per Engineering Plan Requirements and Approval condition are subject to a Resolution approval from Auckland Transport. Changes to traffic / parking controls on the road reserve will require Auckland Transport Traffic Control Committee (TCC) resolutions. 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. It is the responsibility of the Consent Holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport TCC for review and approval. No changes to the traffic and parking controls will be allowed before the resolution is approved by the Auckland Transport TCC. All costs shall be borne by the Consent Holder. Application details and can be found from the following Auckland Transport website:

link: <https://at.govt.nz/about-us/working-with-at/traffic-and-parking-controls>

Commented [B&A46]: Recommended changes from Auckland Transport accepted by Kiwi Property.

Commented [B&A47]: Recommend changes by Auckland Council accepted by Kiwi Property.

A copy of the Resolution from the TCC shall be submitted to the Council prior to the commencement of the activity provided for by this consent approval.

Private Treatment Device

Operation and Maintenance Plan

94. A final Operation and Maintenance Plan (**OMP**) for all private stormwater management devices must be submitted to Auckland Council Healthy Waters Operations Team for certification at the time of an application for EPA. The OMP must comply with Healthy Waters Operation and Maintenance Plan Template and must be prepared in accordance with the draft Operation and Maintenance Manual prepared by Woods, dated 14 March 2025.
95. The OMP must set out how the stormwater management system (public and private) is to be operated and maintained to ensure that adverse environmental effects are minimised. The plan must include:
 - (a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the legally effective organisational structure which will support this process;
 - (b) details of how failure of any devices will be addressed or remedied;
 - (c) a programme for regular maintenance and inspection of the stormwater management system;
 - (d) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - (e) a programme for post-storm inspection and maintenance;
 - (f) a programme for inspection and maintenance of the outfall; and
 - (g) general inspection checklists for all aspects of the stormwater management system, including visual check.
96. The stormwater management system must be managed in accordance with the approved OMP.

Modifications Approval

97. Any amendments or alterations to the OMP must be submitted to, and certified by the Council, in writing prior to implementation.

Maintenance Contract

98. A written maintenance contract for the on-going maintenance of any proprietary stormwater management device(s) must be entered into with an appropriate stormwater management system operator, prior to the operation of the proprietary stormwater management device(s). A written maintenance contract must be in place and maintained for the duration of the consent.
99. A signed copy of the contract required must be forwarded to the Council a minimum of five (5) days prior to the post-construction meeting required by this consent.

100. A copy of the current maintenance contract must be provided to the Council upon request throughout the duration of the consent.

Maintenance Report

101. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, must be retained.
102. A maintenance report must be provided to the Council on request.
103. The maintenance report must include the following information:
- (a) details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;
 - (b) details of any maintenance undertaken; and
 - (c) details of any inspections completed.

B: STORMWATER DISCHARGE PERMIT CONDITIONS (s15 [DIS60447515](#) [DIS60447516](#))

Definition

The table below defines the term used in the following conditions.

Term	Definition
Stormwater Management System	Infrastructure for the conveyance, treatment and hydrological mitigation of stormwater from public and private areas.

Commented [B&A48]: Recommend changes by Auckland Council accepted by Kiwi Property.

General Conditions

Activity in Accordance with Application

1. The discharge must proceed in general accordance with the information and plans submitted with the application formally received by the Environment Protection Agency on 21 March 2025, including all supporting 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 of consent prevail.
 - (a) Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "Drury Metropolitan Centre Precinct Stage 1 and 2" and dated 25 March 2025;
 - (b) The reports listed at **Attachment 1**; and
 - (c) The plans listed at **Attachment 2**.

Duration

2. This discharge permit number [DIS60447515](#) [DIS60447516](#) expires 35 years after the date of commencement of the consent unless it has been surrendered or been cancelled at an earlier date pursuant to section 123 the RMA.

Commented [B&A49]: Recommend changes by Auckland Council accepted by Kiwi Property.

PRE-COMMENCEMENT CONDITIONS

Pre-start Meeting

3. Prior to the construction of any stormwater devices, the Consent Holder must hold a pre-start meeting that:
 - (a) Is located on the subject site;
 - (b) Is scheduled not less than five (5) days before the anticipated commencement of any enabling works, construction and/or earthworks;
 - (c) Includes the relevant Council representative(s); and

- (d) Includes representation from the contractors who will undertake the works and any suitably qualified professionals and Mana Whenua representatives if required by other conditions.

The purpose of the meeting is to discuss stormwater management, relevant management plans, timeframes for the work and to ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

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

- (i) Timeframes for key stages of the works authorised under this consent;
- (ii) Contact details of the site contractor and site stormwater engineer; and
- (iii) Construction plans approved for (signed/stamped) by a Council Development Engineer.

Advice Note:

To arrange the pre-construction meeting please contact the Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.

Stormwater Network

- 4. The Consent Holder must design and construct the piped stormwater network in accordance with the Council's Stormwater Code of Practice – Version 4 of the Stormwater Code of Practice, dated 1 July 2025.
- 5. Prior to the application for Engineering Plan Approval (EPA), the Consent Holder must provide final design details, calculations, and documentation of all impervious surface sub-catchments and their respective receiving treatment devices, for certification by the Council that it complies with the requirements of these conditions.

DURING CONSTRUCTION CONDITIONS

Stormwater Outfall Structures

- 6. All stormwater outfall structures to be constructed within Stream A as shown on the plans titled 'Stormwater Layout Plans' prepared by Woods and dated 21 February 2025 (Drawing 3000-DR Rev13, 3001-DR Rev12, 3002-DR Rev12, 3003-DR Rev13 & 3004-DR Rev12) must be designed and constructed so that the discharge of stormwater does not cause or increase scouring or erosion at the point of discharge or downstream.

Commented [B&A50]: Recommend changes by Auckland Council accepted in part by Kiwi Property. Drawing reference has been updated, but specific plan references have been added.

Stormwater Management Works

- 7. The management of stormwater must be in accordance with the Drury Centre Stage Stormwater Assessment prepared by Woods dated 22 August 2025 and achieve the following design requirements:
 - (a) Water quality treatment
 - (i) New buildings must be constructed using inert cladding, roofing and spouting materials
 - (ii) Treatment of all impervious areas by a stormwater management device

designed in accordance with GD01/ TP10 for relevant contaminants.

(b) Stream hydrology

- (i) Provide retention (volume reduction) of a minimum of 5mm runoff depth for all impervious surfaces; and
- (ii) Provide detention (temporary storage) with a drain down period of 24 hours for the difference between pre-development (grassed state) and post-development runoff volumes from the 95th percentile, 24-hour rainfall event minus the retention volume for all impervious areas.

(c) Flooding – Buildings 1% AEP event

- (i) Development does not worsen flood risk to people and property upstream or downstream of the Precinct in accordance with the Stormwater Code of Practice Version 4 of the Stormwater Code of Practice, dated 1 July 2025.

Advice Notes:

- *The final design details for the stormwater management works will need to be submitted and approved at Engineering Plan Approval stage.*
- *References to 'screened catchpits' refers to a normal catchpit/cesspit, and does not include Enviropods).*

Large Format Retail (LFR) – SMAF 1 Retention

8. Prior to lodgement of building consent, the Consent Holder must provide the detailed design for the private communal devices Wetland 2-1 and Wetland 2-2 to [Auckland Council Healthy Waters](#) [the Council](#) for certification as to the following.

The Consent Holder must either:

- (a) ensure that retention via re-use of Large Format Retail (LFR) roofed areas is to be achieved at source; or
- (b) if retention is substituted as detention, then undertake an assessment to demonstrate discharge of stormwater from contributing catchments to Wetland 2-1 and Wetland 2-2 achieves water quality treatment in accordance with GD01/TP10.

9. Where this assessment in Condition 8(b) demonstrates that the water quality treatment of Wetland 2-1 or Wetland 2-2 does not achieve the water quality treatment requirements in accordance with GD01/TP10 the Consent Holder must then provide water quality treatment at source for LFR roofed areas in accordance with GD01/TP10 or equivalent (e.g., proprietary devices).

10. The Consent Holder must construct the following bioretention treatment devices for the areas to be treated as described in the following table and shown indicatively on the 'Stormwater Layout Plans' prepared by Woods and dated ~~15 August 2025~~ (Drawing 3000-DR Rev13, 3001-DR Rev12, 3002-DR Rev12, 3003-DR Rev13 & 3004-DR Rev12). The treatment devices must be constructed and operational prior to any stormwater discharges commencing:

Commented [B&A51]: Recommend changes by Auckland Council accepted by Kiwi Property.

Commented [B&A52]: Recommend changes by Auckland Council accepted in part by Kiwi Property. Drawing reference has been updated, but specific plan references have been added.

Treatment Device and Location	Areas to be treated
Private permanent communal device Wetland 2-1 on Lot 603	• All public roads to be vested with the Council; and • Water quality treatment and hydrological mitigation from the associated public road impervious areas, private roads and JOALs/ hardstand areas of the LFR, and detention of the roofed areas of the LFR, to be mitigated within the proposed communal device; and • Water quality treatment and hydrological mitigation will be in accordance with the Stormwater Management Works outlined in Condition 7.
Private permanent communal device Wetland 2-2 on balance Lot 40 identified within Area A on Lot 600	• All public roads to be vested with Auckland Council; and • Water quality treatment and hydrological mitigation from the associated public road impervious areas, including the NZTA off ramp, private roads and JOALs/ hardstand areas of the LFR, to be mitigated within the proposed communal device to be mitigated within the proposed communal device; and • Water quality treatment and hydrological mitigation will be in accordance with the Stormwater Management Works outlined in Condition 7.
Private aggregated rain gardens	Private roads and carparking areas to be owned and maintained by the Consent Holder.
Private communal Raingarden on Lot 605	• All public roads to be vested with the Council; and • Water quality treatment and hydrological mitigation from the associated public road impervious areas, to be mitigated within the proposed communal device; and • Water quality treatment and hydrological mitigation will be in accordance with the Stormwater Management Works outlined in Condition 7.

Commented [B&A53]: There is no balance Lot 40 - this error has now been corrected to match the proposal.

~~11. The outlet stormwater pipes from the private stormwater devices must be private.~~

Commented [B&A54]: Proposed to be removed by Kiwi as Woods Drawing P24-447-01-3003-DR has been updated to show private outlet stormwater pipes. This addresses paragraph 17 of Minute 12.

Modifications Approval

12. In the event that any modifications to the stormwater management system are required, that will not result in an application under section 127 of the RMA, the following information must be provided:

- (a) Plans and drawings outlining the details of the modifications; and
- (b) Supporting information that details how the proposal does not affect the capacity or performance of the stormwater management system.

All information must be submitted to, and approved by the Council, prior to implementation.

Advice Note:

All proposed changes must be discussed with the Council, prior to implementation. Any changes to the proposal which will affect the capacity or performance of the stormwater management system will require an application to the Council under section 127 of the RMA.

POST-CONSTRUCTION CONDITIONS

Certification of Stormwater Management Works (As-builts)

13. As-Built certification and plans of the stormwater management works, which are certified (signed) by a Chartered Professional Engineer as a true record of the stormwater management system, must be provided to the Council for approval.

Content of As-Built Plans

14. The As-Built plans must display the entirety of the stormwater management system, and must include:
- (a) the surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum;
 - (b) location, dimensions and levels of any overland flow paths including cross sections and long sections;
 - (c) plans and cross sections of all stormwater management devices; and
 - (d) documentation of any discrepancies between the design plans and the As-Built plans approved by the Modifications Approval in Condition 18.

Operation and Maintenance Plan

15. A final Operation and Maintenance Plan (**OMP**) for all private stormwater management devices must be submitted to ~~Auckland Council Healthy Waters Operations Team~~ the Council for certification at the time of an application for EPA. The OMP must comply with Healthy Waters Operation and Maintenance Plan Template and must be prepared in accordance with the draft Operation and

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Maintenance Manual prepared by Woods, dated 14 March 2025.

16. The OMP must set out how the stormwater management system (public and private) is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMP must include:
 - (a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the legally effective organisational structure which will support this process;
 - (b) details of how failure of any devices will be addressed or remedied;
 - (c) a programme for regular maintenance and inspection of the stormwater management system;
 - (d) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - (e) a programme for post storm inspection and maintenance;
 - (f) a programme for inspection and maintenance of the outfall; and
 - (g) general inspection checklists for all aspects of the stormwater management system, including visual check.
17. The stormwater management system must be managed in accordance with the approved OMP.

Modifications Approval

18. Any amendments or alterations to the OMP must be submitted to, and approved by the Council, in writing prior to implementation.

Maintenance Contract

19. A written maintenance contract for the on-going maintenance of any proprietary stormwater management device(s) must be entered into with an appropriate stormwater management system operator, prior to the operation of the proprietary stormwater management device(s). A written maintenance contract must be in place and maintained for the duration of the consent.
20. A signed copy of the contract required must be forwarded to the Council a minimum of five (5) days prior to the post-construction meeting required by this consent.
21. A copy of the current maintenance contract must be provided to the Council upon request throughout the duration of the consent.

Maintenance Report

22. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, must be retained.
23. A maintenance report must be provided to the Council on request.
24. The maintenance report must include the following information:
 - (a) details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;

- (b) details of any maintenance undertaken; and
- (c) details of any inspections completed.

Draft for Comments

C. CONTAMINATED LAND DISCHARGE PERMIT (S15 – [LUC60447511](#) [DIS60447515](#))

GENERAL CONDITIONS

Conditions 1 and 3-11 also apply to the Land Use Consent ([LUC60447511](#) [DIS60447515](#))

Activity in Accordance with Application

1. The discharge must proceed in accordance with the information and plans submitted with the application formally received by the Environment Protection Agency on 21 March 2025, including all supporting 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 of consent prevail.
 - (a) Application form and Assessment of Environmental Effects and Statutory Analysis prepared by Barker & Associates Ltd titled "Drury Metropolitan Centre Precinct Stage 1 and 2" and dated 25 March 2025;
 - (b) The reports listed at **Attachment 1**; and
 - (c) The plans listed at **Attachment 2**.

Duration

2. Contaminated land discharge permit [LUC60447511](#) [DIS60447515](#) expires 35 years from the decision unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

PRE-COMMENCEMENT CONDITIONS

3. Remedial earthworks must be undertaken in accordance with the Remediation Action Plan, Drury Stage 2, prepared by ENGEO Limited, dated [6 20](#) March 2025 (the **RAP**) and the Site Management Plan prepared by ENGEO Limited, dated 3 April 2024. Any proposed variations to the RAP and/or Site Management Plan must be submitted to the Council for certification that the variation appropriately minimises the risks posed by actual and potential soil contamination and is within the scope of this consent.

Advice Note:

The RAP and Site Management Plan are intended to provide flexibility of the management of the works and contaminant discharges. Accordingly, the RAP and Site Management Plan may need to be updated following the results of the additional soil sampling. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. For confirmation that any proposed updates are within scope, please contact the Council.

DURING CONSTRUCTION CONDITIONS

Earthworks, erosion and sediment controls

4. All excavation in the work areas must be managed to minimise any discharge of

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debris, soil, silt, sediment or sediment-laden water from the subject site to either land, stormwater drainage systems, wetlands, watercourses or receiving waters.

5. Erosion and sediment controls must be installed along the boundaries of the disturbance areas in accordance with the RAP and Site Management Plan, referenced in Condition 3. The excavation areas must be dampened during the day to suppress the generation of dust during the works. Filter cloths or cover mats must be installed over the stormwater cesspits in the vicinity of the excavation areas. Vehicles must be inspected prior to leaving the works area and wheels brushed/cleaned as required to avoid the potential for sediment to leave the site on vehicle tyres and enter the existing stormwater system.

Advice Note:

Discharge from the site includes the disposal of water (e.g., perched groundwater or collected surface water) from the land-disturbance area.

Disposal of Soils/Contaminated Materials

6. In the event of the accidental discovery of contamination during earthworks which has not been previously identified, the Consent Holder must immediately cease the works in the vicinity of the contamination hotspot and notify the Council and engage a suitably qualified and experienced contaminated land practitioner (**SQEP**) to assess the situation (including possible sampling and testing) and decide in conjunction with the Council on the best option for managing the material.
7. Contaminated soils and/or fill material identified for off-site disposal must primarily be loaded directly into trucks and must be covered during transportation off site. Stockpiling of the excavated material must be avoided. If required, temporary stockpiles of material free from separate phase hydrocarbons or odorous petroleum hydrocarbons must be located on an impermeable surface within an area protected by erosion and sediment controls. If an impermeable surface for stockpiling is not available, the upper 100mm of soil beneath the stockpile must be excavated and managed along with the overlying stockpile. Temporary stockpiles may be required to be covered with tarpaulins anchored at the edges outside working hours and during periods of heavy rain to adequately control discharges of dust and sediment. The stockpiling of material containing separate phase hydrocarbons or odorous petroleum hydrocarbons must not take place.
8. The soils and/or fill material identified for off-site disposal must be disposed of to an appropriate facility licensed to accept the levels of any identified contamination.
9. All onsite reuse of contaminated soils must be undertaken in accordance with the CSMP and RAP referenced in Condition 3.
10. The Consent Holder must ensure that the contamination level of any soil imported to the site complies with the definition of 'Cleanfill material', as set out in the Auckland Unitary Plan (Operative in Part) (**AUP**).
11. All sampling and testing of contamination on the site must be overseen by a SQEP. All sampling must be undertaken in accordance with the Ministry for the

Environment's document 'Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils' (revised 2021).

Discharge/Disposal of Perched Groundwater or Surface Water

12. Any perched groundwater, or surface run-off water encountered within the excavation area requiring removal must be considered potentially contaminated, and must either be:
- (a) ~~Be disposed~~ Disposed of by a licensed liquid waste contractor; or
 - (b) Pumped to sewer, providing the relevant permits are obtained; or
 - (c) Discharged to the stormwater system or surface waters provided testing demonstrates compliance with the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000) for the protection of 80 percent of freshwater species, with the exception of benzene where the 95 percent protection level must apply, and provided that it is free from petroleum hydrocarbons, and that certification of appropriate disposal is provided to the Council.

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POST-CONSTRUCTION CONDITIONS

13. Within three months of the completion of remedial works on the site, a Site Validation Report (SVR) must be submitted to the Council for certification. The SVR must be prepared by a SQEP in accordance with the Ministry for the Environment's document 'Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand' (revised 2021) and contain sufficient detail to address the following matters:
- (a) a summary of the works undertaken, including a statement confirming whether the excavation of the site has been completed in accordance with the approved RAP and Site Management Plan;
 - (b) a statement on the compliance with the RAP and Site Management Plan during the works (if required);
 - (c) the location and dimensions of the remedial excavations carried out, including a relevant site plan;
 - (d) a summary of any testing undertaken, including tabulated analytical results, and interpretation of the results in the context of the contaminated land rules of the AUP;
 - (e) copies of the disposal dockets for any non-cleanfill material removed from the site;
 - (f) records of any unexpected contamination encountered during the works and the measures employed to manage the contamination found, if applicable;
 - (g) details regarding any complaints and/or breaches of the procedures set out in the RAP and the conditions of this consent;
 - (h) details of the validation sampling undertaken on materials re-used on site; and

- (i) a description of additional monitoring undertaken (if applicable).

Draft for Comments

D: STREAMWORKS CONSENT (S13 [\[consent ref: LUS60447513\]](#))

GENERAL CONDITIONS

Activity in Accordance with Application

1. The streamworks must proceed in accordance with the information and plans submitted with the application formally received by the Environment Protection Agency on 21 March 2025, including all supporting 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 of consent prevail.
 - (a) Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "Drury Centre Precinct Stage 1 and 2" and dated March 2025; and
 - (b) The reports listed at **Attachment 1**; and
 - (c) The plans listed at **Attachment 2**.

Duration

2. The streamworks consent [\[LUS60447513\]](#) [\[consent ref no: \]](#) expires 35 years from the decision unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

PRE-COMMENCEMENT CONDITIONS

Certification of Plans or Further Detail

3. The Consent Holder must not commence any streamworks activity until it has obtained certification from the Council to the following:
 - (a) Streamworks Management Plan - see Condition 4-5;
 - (b) Stream Enhancement Plan - see Condition 6-8;
 - (c) Riparian Planting Plan – see Condition 9; and
 - (d) Native Freshwater Fish Relocation Plan – see Conditions 11-12.

Streamworks Management Plan

4. Prior to streamworks commencing, a Streamworks Management Plan (**SMP**) must be prepared in general accordance with the draft SMP referenced in Condition 1 and submitted to the Council [\[for certification\]](#).
5. The objective of the SMP is to manage potential effects in-stream during construction. No streamworks activity on the subject site can commence until confirmation from the Council is provided that the SMP is satisfactory. This plan must include but not be limited to:
 - (a) Detail for the specific methodologies for reclamation, diversion, removal and construction of structures;
 - (b) Timing and duration of works;

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- (c) Damming and diversion methodology;
- (d) Details of any pumps proposed to be used;
- (e) Dewatering details;
- (f) Location and specification of erosion and sediment controls; and
- (g) Monitoring and maintenance requirements and adaptive management requirements.

Stream Enhancement Plan

6. Prior to streamworks commencing, a Stream Enhancement Plan (**SEP**) must be prepared and submitted to the Council for certification. The certified SEP must thereafter be implemented.
7. The objective of the SEP is to provide the detailed and finalised design for the enhancement of Stream A. The SEP must be in general accordance with Ecology Assessment referenced in Condition 1, geomorphically appropriate for the stream type and location in catchment, and include detail regarding the following, but not limited to:
 - (a) The identification and description of all streams to be impacted or restored.
 - (b) The timing, staging and programme of works.
 - (c) Stream restoration design details identifying all elements of the activities authorised by this consent and their associated locations. The plans must show the length of stream to be ecologically enhanced, created or daylighted and indicative locations of instream habitat and geomorphological features are appropriate for the stream type and the position in the catchment as well as clearly depicting the widths of all riparian margins and representative stream cross-section and long-section plans.
 - (d) Detail as to how baseflows will be provided to Stream A, including detail of the subsoil drainage, Wetland 2-1 and Raingarden outflows.
 - (e) Updated Stream Ecological Valuation (**SEV**) modelling for the ecologically enhanced, created or daylighted stream to reflect the final design.
 - (f) Details of the timing of when enhancement works will be undertaken, such that all enhancements are undertaken within two years of the associated impact occurring.
 - (g) Removal of existing fish passage barriers within Stream A (culverts, piped stream network) to improve fish passage and construction of an arch culvert to maintain fish passage in Stream A.
 - (h) Methods to ensure fish passage is provided within all enhanced, created and daylighted streams as well as all associated structures.
 - (i) A monitoring and maintenance plan to ensure that the ecological outcomes (including SEV values) proposed will be achieved and recognises geomorphic processes.

8. The SEP must be prepared by a suitably qualified and experienced freshwater ecologist with input from stormwater engineers and geomorphologists as required.

Riparian Planting Plan

9. Prior to streamworks commencing, the Consent Holder must prepare and submit to the Council for certification a final Riparian Planting Plan. This final Riparian Planting Plan must be in accordance with the concept riparian planting plans in the Landscape Design Report referenced in Condition 26 of LUC60447511 and must include riparian planting along Stream A for a minimum width of 10m along both sides. This riparian planting must be protected and maintained in perpetuity by an appropriate legal mechanism.
10. All riparian planting must be consistent with and in accordance with TP148 Riparian Zone Management Strategy for the Auckland Region and Appendix 16 – Guideline for Native Revegetation Planting in the AUP.

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Native Freshwater Fish Relocation Plan

11. At least ten (10) working days prior to commencing any instream works the Consent Holder must submit for certification a final Native Freshwater Fish Relocation Plan in general accordance with the draft EMP referenced in Condition 1 that has been prepared by a suitably qualified and experienced freshwater ecologist.
12. The Native Freshwater Fish Relocation Plan must include the following detail:
- The timing, duration and methodologies used for fish capture and transportation;
 - Specific measures for ensuring fish elsewhere in the catchment do not enter the works area;
 - A description and assessment of the quantum and availability of suitable aquatic habitat at the relocation site; and
 - The names, experience and qualifications (including any necessary permits) of those involved in undertaking the fish relocations.
13. Stream dewatering must only be carried out after native fish capture and relocation has been undertaken in accordance with the certified Native Fish Relocation Plan. A suitably qualified and experienced ecologist must be on site during dewatering to capture and relocate any remaining native fish.

Pre-start Meeting

14. Prior to the commencement of streamworks activity, the Consent Holder must hold a pre-start meeting that:
- is located on the subject site;
 - is scheduled not less than five days before the anticipated commencement of streamworks;
 - includes relevant Council representative(s); and

- (d) includes representatives from the contractors who will undertake the works.

The meeting must discuss the streamworks methodologies and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

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

- Timeframes for key stages of the works authorised under this consent.
- Resource consent conditions.
- Streamworks Management Plan required under Conditions 4-5;
- Stream Enhancement Plan required under Conditions 6-8;
- Riparian Planting required under Condition 9; and
- Native Freshwater Fish Relocation Plan, if required under Conditions 11-12.

A pre-start meeting must be held prior to the commencement of any streamworks activity in each year between October 1 and April 30 that this consent is exercised.

WORKS IN PROGRESS CONDITIONS

15. All streamworks must be undertaken in accordance with the approved SMP for each stage.
16. At least 97 lineal metres of Stream A must be created and 80 lineal metres of Stream A must be daylighted in accordance with the final SEP required by Condition 5.
17. Riparian planting must be undertaken along all daylighted, created and retained stream length within the site in accordance with the final Riparian Planting Plan required by Condition 7.

Seasonal Restrictions

18. No streamworks on the site may be undertaken between 30 April and 1 October in any calendar year, without the prior written approval of the Council at least two weeks prior to 30 April. Revegetation and/or stabilisation is to be completed by 30 April in accordance with measures detailed in the Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and any amendments to this document.

Advice Note:

Winter works approval may be revoked by the Council at any time by providing written notice to the consent holder.

Erosion and Sediment Control

19. The operational effectiveness and efficiency of any erosion and sediment control measures must be maintained throughout the duration of streamworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work

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must be kept and be supplied to the Council upon request.

20. Any sediment or material excavated from the bed of the stream must be stockpiled outside the 100-year flood plain area and managed with appropriate erosion and sediment control measures in accordance with GD05.
21. All areas of exposed earth, including the stream bed, must be stabilised in accordance with GD05 at any time works are required to stop due to rainfall.

Operation of machinery

22. All machinery must be operated in a way, which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during stabilisation and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body such that any spillage can be contained so it does not enter the watercourse associated with this consent. The use of grouts and concrete products must also be limited adjacent to the watercourse with all mixing of products carried out outside the 100-year floodplain area such that any spillage can be contained so it does not enter the watercourses associated with this consent. In the event that any discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified.
23. All pumps used to dewater or divert stream flow must have a fish screen installed to prevent fish from entering the pump. The size and detail of the fish screen must be confirmed with a suitably qualified freshwater ecologist prior to pumping commencing.
24. The Consent Holder must ensure that all machinery operates from the stream banks at all times. No machinery may enter the wetted cross section of the bed of any stream to be retained or any stream prior to reclamation.
25. The Consent Holder must ensure that all exposed work areas associated with the stream works, including the bed and banks of the stream and any adjacent overland surface flow paths (for normal flows at the time of year the works are undertaken) are stabilised at the end of each construction day.

Fish passage

26. All structures (including new culvert structures) located within, on, or over the bed of a stream must provide for fish passage in accordance with NIWA 2024 New Zealand Fish Passage Guidelines, and the permitted activity standards for that structure in the National Environmental Standards for Freshwater 2020 regulations relating to fish passage (Part 3 – Subpart 3).

Inspection after rainstorm event

27. The sediment and erosion controls at the site of the works must be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the erosion and sediment controls. A record must be maintained of the date, time and any maintenance undertaken in association with this condition which must be forwarded to the Council on request.

Construction of new stream channels

28. The new stream channel (created and daylighted) must be constructed under the supervision of a suitably qualified and experienced freshwater ecologist and fluvial geomorphology to ensure the proposed stream design including the anticipated instream habitat features and geomorphological conditions, are achieved.
29. Stream construction and riparian enhancement planting must be undertaken onsite and in accordance with the certified SEP referenced in Condition 5 and must ensure that the construction of new stream reaches are undertaken with consideration of natural channel design principles and in such a way as to create:
 - (a) functional consistency with remaining sections, so that the new stream reaches do not adversely affect the stability of the adjacent reaches;
 - (b) Suitable instream habitat for target fish species and targeted ecological function per the SEV;
 - (c) Sections of open channel to ensure channel form and function is geomorphically appropriate for the stream type and its location within the catchment;
 - (d) Channel geometry to be designed to accommodate minimum base flows while maintaining suitable velocities for fish passage during high flow; and
 - (e) Areas of riparian habitat which are suitable for restoration planting in accordance with the Riparian Planting Plan in Condition 7.

POST-CONSTRUCTION CONDITIONS

Completion Report

30. Within 30 days of all the stream enhancement works (stream creation, daylighting, enhancement and riparian planting) being implemented and completed, written confirmation must be provided to the Council, confirming whether the works have been completed in accordance with the approved SEP referenced in Condition 5. The completion report must be submitted by the suitably qualified and experienced freshwater ecologist and the fluvial geomorphologist/engineer.

Maintenance of riparian planting and revegetated areas

31. Maintenance in accordance with the SEP to be certified in accordance with Condition 6 must occur until 80% canopy closure has been achieved. The maintenance period must be a minimum of five (5) years and must commence once the completion report has been approved by the Council in accordance with Condition 30 above. Plant maintenance includes the ongoing replacement of plants that do not survive.

Riparian revegetation areas to be protected

32. Within three months of the completion of the streamworks, the Consent Holder must provide supporting evidence to the Council to confirm that the protection in perpetuity measure has been enacted and sufficient to:
 - (a) Secure the protection in perpetuity of the created stream, daylighted stream and riparian planting as specified in the conditions of this consent.
 - (b) Require the Consent Holder to:

- (i) be responsible for all legal fees, disbursements and other expenses incurred by the Council in connection with the legal mechanism, and procure its solicitor to give an undertaking to the Council for payment of the same; and
- (ii) indemnify the Council for costs, fees, disbursements and other expenses incurred by the Council as a direct or indirect result of the Council being a party to this covenant.

32A. A copy of the updated Computer Register and/or Record of Title showing that the legal mechanism has been registered must be provided to the Council to secure compliance with Condition 32. The legal mechanism under this consent will not be required if the land containing enhancement works is vested in the Council. If entered into, the legal mechanism may be extinguished if the land containing enhancement works is to be vested in the Council.

Post construction monitoring of Stream A

33. Upon five (5) years following permanent diversion of stream flow to the new stream channels and completion of the riparian planting, a SEV must be undertaken to confirm whether the new streams will achieve the required stream ecological value in the longer term (as detailed in the SEP), or to confirm whether the new streams have reached the required stream ecological value. The SEV results must be incorporated into a Stream Ecological Report (**SER**) and be provided to the Council within two (2) months following the SEV being undertaken. The SER must include (but not be limited to) confirmation as to whether the streams are on a trajectory to meet their predicted ecological value in the longer term, or confirm whether the new streams have reached the required stream ecological value.
34. Where monitoring concludes that the SEV values for the constructed streams are not expected to achieve the SEV values applied in the mitigation and offset assessment in the long-term, a Further Offset Works Plan must be prepared, to the satisfaction of the Council within two (2) months following the SEV required by Condition 33 being undertaken. The Further Offset Works Plan must propose repair or improvement of offset works along the constructed stream reach and further monitoring at two yearly intervals, until such time that the requirements of the Further Offset Works Plan are achieved.

E: SUBDIVISION CONDITIONS (s11 SUB60447512 consent ref)

All conditions contained in this decision must be complied with at time of applying for a section 224(c) RMA certificate. The conditions have been separated into 'General', 'section 223' and 'section 224(c)' conditions in order to assist the Consent Holder in identifying the conditions that must be completed at the respective stages of implementing the resource consent for subdivision.

Under sections 108, 108AA and 220 of the Resource Management Act 1991 (RMA), this consent is subject to the following conditions:

General Conditions

1. The Consent Holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on 21 March 2025, and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.
 - (a) Application form, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "Drury Metropolitan Centre Precinct Stage 1 and 2" and dated 25 March 2025;
 - (b) The reports listed at **Attachment 1**; and
 - (c) The plans listed at **Attachment 2**.

Lapsing of Consent

2. In accordance with clause 87(2)(b) and clause 26 Schedule 5 Fast-track Approvals Act 2024 (FTAA), this consent lapse **ten (10)** years after the date it commences unless:
 - (a) A survey plan is submitted to the Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - (b) The period after which the consents lapse under section 125 of the RMA is extended.

Stage 2 Subdivision

Staging of Subdivision

3. For the purposes of the following conditions, the subdivision of Lot 200 (created by SUB60414913), Lot 1 Deposited Plan 56120, Lot 7 Deposited Plan 102224, Lot 8 Deposited Plan 165262, Lot 1 Deposited Plan 80559 Part Lot 1 Deposited Plan 62094 and Lot 1 Deposited Plan 580346 and involves the following subdivision staging.

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The following subsequent subdivisions are not restricted to any particular order in their implementation provided legal access and infrastructure servicing are available for each sub-stage as they are developed:

- (a) Stage 2.1: Lot 38; Lot 510 as a road to vest; and Lot 1010 (balance lot);
- (b) Stage 2.2: Lot 32; Lot 502 and Lot 514 (access lots); and Lot 1020 (balance lot);
- (c) Stage 2.3: Lot 31; Lot 503 (access lot); Lot 600 and Lot 609 (private open space); Lot 506 as road to vest; Lot 610 as local purpose reserve (esplanade); and Lot 1030 (balance lot);
- (d) Stage 2.4.1: Lot 41; Lot 511 as a road to vest; and Lot 1041 (balance lot);
- (e) Stage 2.4.2: Lot 42; Lot 508 (access lot); Lot 512 as a road to vest; and Lot 1042 (balance lot);
- (f) Stage 2.4.3: Lot 43; Lot 517 as a road to vest; and Lot 1043 (balance lot);
- (g) Stage 2.5: Lot 34; Lot 501 and Lot 515 (access lots); and Lot 1050 (balance lot);
- (h) Stage 2.6.1: Lot 603 (private stormwater detention pond); Lot 604 (private open space); Lot 605 (land in lieu of reserve private communal raingarden) and Lot 1060 (balance lot);
- (i) Stage 2.6.2: Lot 36; Lot 500 and Lot 516 (access lots); and Lot 1061 and 1062 (balance lots);
- (j) Stage 2.7 and Stage 2.8: Lot 33 and Lot 35; and Lot 519 (access lot)
- (k) Stage 2.9: Lot 37; Lot 518 (access lot); and Lot 1090 (balance lot);
- (l) Lot 2.10.1: Lot 39; Lot 602 (private open space); and Lot 1011 (balance lot); and
- (m) Lot 2.10.2: Lot 40 and Lot 601 (private open space).

Commented [B&A75]: Lot 605 is proposed to be held in private ownership following expert conferencing. The scheme plan has also now been amended to reflect private ownership (see revised scheme plan submitted with these conditions).

Commented [B&A76]: Proposed inclusion by Kiwi to align with the most up to date scheme plan.

Public Transport access and circulation

Commented [B&A77]: Highlighted by the Panel

- 3A. Where alternative staging of subdivision is proposed from the sequence as identified on the approved scheme plans in Attachment 2 of this consent, the Consent Holder must demonstrate to Auckland Council how and where public transport circulation and access will be provided to the Stage 2 area of the Drury Centre Precinct (including by using existing public roads) until such time that the ultimate bus route is provided on Road 25 and the interim bus route is provided on Road 6 and Road 3.

Commented [B&A78]: Auckland Transport proposes to rewrite this condition. That is not supported for the reasons outlined in the accompanying memorandum. However, Advice Note 2 has been added to address AT's concerns that there is a lack of clarity about how the circulation and access matters may be demonstrated. Advice Note 2 records that submitting a plan is an acceptable way of 'demonstrating' the matters set out in the condition have been addressed, but not the only way.

Advice Note 1:

The ultimate bus route referred to above runs the full length of Road 25, from its intersection with Road 1 in the south to its connection with adjoining landholdings in the north to the east of Lot J. The interim bus route referred to above runs from Road 1 in the south, north along Road 25 to the intersection with Road 6, then west along Road 6 to the intersection with Road 3 and then continues north along Road 3 and further north to Flanagan Road.

The condition has also been amended to specify that the Consent Holder must demonstrate to Auckland Council, to address AT's concerns that it was unclear about who this was to be demonstrated to.

Advice Note 2:

One way of demonstrating the matters required by this condition is by providing a plan to Auckland Council.

Applicant **to confirm that Condition 3A addresses the comment in its 13 Oct version:**

"Add demonstration of ultimate and interim bus routes with alternative staging. Future/interim connections to Drury Centre train station, until such time that the ultimate bus route is provided".

Commented [B&A79]: Query from the Panel (highlighted text). Kiwi confirms that Condition 3A addresses this comment.

Commented [B&A80]: Panel to delete highlighted text.

Road Naming

4. The Consent Holder must provide and install road naming signs in accordance with Council standards for both public and private roads that serve six or more lots within the subdivision. The names must be as approved by the Council.

Advice Note:

The road naming approval must be obtained from the Papakura Local Board prior to the submission of the survey plan pursuant to section 223 of the RMA. The road naming application should provide suggested street names (one preferred plus two alternative names) and include evidence of consultation with local iwi groups).

Survey Plan Approval (section 223) Conditions**Survey Plan**

5. The Consent Holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan titled 'Drury Centre – Stage 2 - Scheme Plan' prepared by Woods, Revision 7 12 and dated 20 March 2025/23 October 2025. The survey plan must show all lots to vest to the Council (including roads and reserves), all easements and amalgamation conditions, required by this subdivision consent.

Commented [B&A81]: Revision and date update to reflect the most up to date plan.

STAGE 2.1**Road to Vest**

6. Lot 510 must be vested to the Council as public road. The Consent Holder must meet all costs associated with the vesting of the road.

STAGE 2.2**Amalgamation Condition**

7. That Lots 502, 514 and 1020 hereon are to be held in the same record of title.

STAGE 2.3**Road to Vest**

8. Lot 506 must be vested to the Council as public road. The Consent Holder must meet all costs associated with the vesting of the road.

Amalgamation Condition

9. That Lots 600 and 609 are to be held in the same record of title.

10. That Lots 502 and 514 (created by Stage 2.2) and Lots 503 and 1030 hereon are to be held in the same record of title.
11. That Lots 502, 514 and 1020 (created by Stage 2.2) held in same record of title must be cancelled.

Reserve to Vest

12. Lot 610 must be vested to the Council as local purpose reserve (esplanade) and must vest free from interests, encumbrances including discharge and outfalls as required under section 239 of the RMA. The Consent Holder must meet all costs associated with the vesting of the reserve.

STAGE 2.4.1**Road to Vest**

13. Lot 511 must be vested to the Council as public road. The Consent Holder must meet all costs associated with the vesting of the road.

Amalgamation Condition

14. That Lots 502, 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3) and Lot 1041 hereon are to be held in the same record of title.
15. That Lots 502, 514 (created by Stage 2.2) and Lots 503 and 1030 (created by Stage 2.3) are to be held in same record of title must be cancelled.

STAGE 2.4.2**Road to Vest**

16. Lot 512 must be vested to the Council as public road. The Consent Holder must meet all costs associated with the vesting of the road.

Amalgamation Condition

17. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by 2.3), and Lots 508 and 1042 hereon are to be held in the same record of title.
18. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3) and Lot 1041 (created by Stage 2.4.1) held in same record of title must be cancelled.

STAGE 2.4.3**Road to Vest**

19. Lot 517 must be vested to the Council as public road. The Consent Holder must meet all costs associated with the vesting of the road.

Amalgamation Condition

20. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2) and Lot 1043 hereon are to be held in the same record of title.

21. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lots 508 and 1042 (created by Stage 2.4.2) held in same record of title must be cancelled.

STAGE 2.5

Amalgamation Condition

22. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), and Lots 501, 515 and 1050 hereon are to be held in the same record of title.
23. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2) and Lot 1043 (created by Stage 2.4.3) held in same record of title must be cancelled.

STAGE 2.6.1

Amalgamation Condition

24. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), Lots 501 and 515 (created by Stage 2.5) and Lot 1060 hereon are to be held in the same record of title.
25. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), and Lots 501, 515 and 1050 (created by Stage 2.5) held in same record of title must be cancelled.

STAGE 2.6.2

Amalgamation Condition

26. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), Lots 501 and 515 (created by Stage 2.5), and Lots 500, 516, 1061 and 1062 hereon are to be held in the same record of title.
27. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), Lots 501 and 515 (created by Stage 2.5) and Lot 1060 (created by Stage 2.6.1) held in same record of title must be cancelled.

STAGE 2.7 & STAGE 2.8

Amalgamation Condition

28. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), Lots 501 and 515 (created by Stage 2.5), and Lots 500, 516 and 1062 (created by Stage 2.6.2) and Lot 519 hereon are to be held in the same record of title.
29. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), Lots 501 and 515 (created by Stage 2.5), and Lots 500, 516, 1061 and 1062 (created by Stage 2.6.2) held in same record of title must be cancelled.

STAGE 2.9

Amalgamation Condition

Commented [B&A82]: Proposed inclusion by Kiwi to align with the most up to date scheme plan.

30. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), Lots 501 and 515 (created by Stage 2.5), Lots 500 and 516 (created by Stage 2.6.2), **Lot 519 (created by Stage 2.7)** and Lots 518 and 1090 hereon are to be held in the same record of title.
31. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), Lots 501 and 515 (created by Stage 2.5), Lots 500, 516 and 1062 (created by Stage 2.6.2) **and Lot 519 (created by Stage 2.7)** held in same record of title must be cancelled.

Commented [B&A83]: Proposed inclusion by Kiwi to align with the most up to date scheme plan.

Commented [B&A84]: Proposed inclusion by Kiwi to align with the most up to date scheme plan.

STAGE 2.10.1

Amalgamation Condition

33. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), Lots 501 and 515 (created by Stage 2.5), Lots 500 and 516 (created by Stage 2.6.2), **Lot 519 (created by Stage 2.7)**, Lot 518 (created by Stage 2.9) and Lot 1011 hereon are to be held in the same record of title.
34. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), Lots 501 and 515 (created by Stage 2.5), Lots 500 and 516 (created by Stage 2.6.2), **Lot 519 (created by Stage 2.7)** and Lots 518 and 1090 (created by Stage 2.9) held in same record of title must be cancelled.

Commented [B&A85]: Proposed inclusion by Kiwi to align with the most up to date scheme plan.

Commented [B&A86]: Proposed inclusion by Kiwi to align with the most up to date scheme plan.

STAGE 2.10.2

Amalgamation Condition

35. That Lots 502 and 514 (created by stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), Lots 501 and 515 (created by Stage 2.5), Lots 500 and 516 (created by Stage 2.6.2), **Lot 519 (created by Stage 2.7)** and Lot 518 (created by Stage 2.9) **hereon** are to be held in the same record of title.
36. That Lots 502 and 514 (created by Stage 2.2), Lot 503 (created by Stage 2.3), Lot 508 (created by Stage 2.4.2), Lots 501 and 515 (created by Stage 2.5), Lots 500 and 516 (created by Stage 2.6.2), **Lot 519 (created by Stage 2.7)** and Lots 518 and 1011 (created by Stage 2.10.1) held in same record of title must be cancelled.

Commented [B&A87]: Proposed inclusion by Kiwi to align with the most up to date scheme plan.

Commented [B&A88]: Proposed inclusion by Kiwi to align with the most up to date scheme plan.

Engineering Plan Approval

37. At Engineering Plan Approval (**EPA**) stage, the Consent Holder must submit detailed roading plans for approval by the Council. In particular, the plans and accompanying documentation must:
- (a) Incorporate the following features and alterations:
- Intersections which comply with the TDM's Urban and Rural Urban and Rural Roadway Design V1 part of the Engineering Code, Table 2/3, except where Auckland Transport has approved any departures;
 - Further traffic calming measures for Roads 3, 11 and 13, which may include raised table crossings where mid-block sections between the intersections are too long and where pedestrian links shown in the Integrated Transportation Assessment meet the local roads; and

- (iii) Reduced vehicle crossings for Lot A, B and D to provide for mountable kerbs only where the trucks track across and not in the area required for light vehicle tracking.
- (b) Be accompanied by the following:
 - (i) Sufficient detail to enable an assessment of potential safety effects on active mode users on new roads within the town centre.
 - (ii) A plan showing:
 - a. primary active mode connections through the open space overlaid on the roading network; and
 - b. the locations for crossing to the open space with reference to the roading network.
- (c) Include information regarding the following engineering works relating to roads and reserves:
 - (i) Detailed landscape planting plan and maintenance programmes for all street planting and landscaping on the proposed roads, and reserves (to be vested with the Council) in accordance with the conditions of the consent.

Consent Notice

38. Pursuant to section 221 of the RMA, the following consent notices must be registered against the Records of Title of Lots 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43:
- (a) Individual private stormwater management devices (e.g., catchpits with a sump volume and submerged outlet, raingardens, rainwater harvesting and storage tanks, or other suitable stormwater management device) must be established to serve each Lot in accordance with the approved Stormwater Management Plan (in accordance with Condition 8 Stormwater diversion and discharge permit [DIS60447516](#)^{insert reference}). The owner must operate, monitor and maintain private stormwater management systems in accordance with the conditions below, and must not modify or remove the stormwater mitigation system without express written permission of the Auckland Council.
 - (b) Operation and maintenance in accordance with the requirements of the Operation and Management Plan (in accordance with Conditions 14 – 15 of the Stormwater diversion and discharge permit [DIS60447516](#)^{insert reference}), supplied to the Auckland Council for the stormwater device and any other relevant consents.
 - (c) Auckland Council may at any time upon prior written notice by its officers, employees, agents or contractors enter the property to inspect or test the stormwater management system and to inspect the owner's records in relation to the operation, monitoring and maintenance of the system.
 - (d) Auckland Council may, by notice in writing, instruct the owner to carry out any actions or works in relation to the operation, monitoring and maintenance of the

Commented [B&A89]: Recommend changes by Auckland Council accepted by Kiwi Property.

Commented [B&A90]: Highlighted by the Panel.

Commented [B&A91]: Recommend changes by Auckland Council accepted by Kiwi Property.

Commented [B&A92]: Highlighted by the Panel.

detention system. If the owner fails to carry out those actions or works within 7 working days of receiving Auckland Council's Notice, Auckland Council may carry out said work itself and enter the property to execute the work. Auckland Council may recover all costs of carrying out said work from the owner.

39. Pursuant to section 221 of the RMA, the following consent notice must be registered against the Records of Title of Lots 600 and 609 (Hingaia Reserve) and Lots 601, 602, 603 and 604 (Valley Park):

- (a) The private ownership of these publicly accessible open spaces must be maintained by the owner in accordance with the landscape maintenance plan and/or report certified in Condition 26(h) of LUC60447511 ~~insert reference~~ in perpetuity where the land is used for public open space purposes.

Commented [B&A93]: Recommend changes by Auckland Council accepted by Kiwi Property.

Commented [B&A94]: Highlighted by the Panel.

Streetscape Planting Plan

40. A Streetscape Planting Plan for street tree planting on the proposed roads to be vested must be provided to the Council for approval in conjunction with the Engineering Plan Approval. The Streetscape Planting Plan must:

- (a) Clearly differentiate between street trees provided for amenity planting or any other function;
- (b) Include final species and planting sizes;
- (c) Include details of tree pits;
- (d) Including planting methodology; and
- (e) Include the maintenance programmes of the street planting.

The Streetscape Planting Plan approved by the Council under this condition must thereafter be implemented by the Consent Holder.

STAGE 2.1

Streetscape Planting - Maintenance Bond

41. Prior to the issue of the section 224(c) RMA certificate, and in accordance with section 108(2)(b) of the RMA, the Consent Holder must enter into a maintenance bond with the Council to ensure compliance with the condition relating to the maintenance of street trees within the roads to be vested as part of this consent. A completed valuation schedule of land and assets to be vested in the Council must be submitted with the lodgement of the application for a certificate pursuant to section 224(c) of the RMA.

The maintenance bond will be held for a period of two years for streetscape landscaping from the date that the section 224(c) RMA certificate is issued and must be paid in cash or in way of bank bond at the time of the issue of the section 224(c) RMA certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance of the street trees and must be agreed in consultation with the Manager Parks Planning Team Leader.

Commented [B&A95]: Recommend changes by Auckland Council accepted by Kiwi Property.

Infrastructure and Servicing

42. The Consent Holder must design and construct connections to the public stormwater

reticulation network to serve Lot 38 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) of the RMA.

43. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lot 38 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
44. The Consent Holder must design and construct connections to the public water supply network to serve Lot 38 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
45. The Consent Holder must make provision for telecommunications and electricity supply to Lot 38 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

46. The Consent Holder must demonstrate that Conditions 41 - 45 have been met at the time it applies for section 224(c) RMA certificate.
47. The application for a certificate under section 224(c) of the RMA for Lot 38 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.2

Infrastructure and Servicing

48. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lot 32 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works

have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

49. The Consent Holder must design and construct connections to the public water supply network to serve Lot 32 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
50. The Consent Holder must make provision for telecommunications and electricity supply to Lot 32 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

51. The Consent Holder must demonstrate that Conditions 48 - 50 have been met at the time it applies for section 224(c) RMA certificate.
52. The application for a certificate under section 224(c) of the RMA for Lot 32 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.3

Streetscape Planting - Maintenance Bond

53. Prior to the issue of the section 224(c) RMA certificate, and in accordance with section 108(2)(b) of the RMA, the Consent Holder must enter into a maintenance bond with Council to ensure compliance with the condition relating to the maintenance of street trees within the roads to be vested as part of this consent. A completed valuation schedule of land and assets to be vested in the Council must be submitted with the lodgement of the application for a certificate pursuant to section 224(c) of the RMA.

The maintenance bond will be held for a period of two years for streetscape landscaping from the date that the section 224(c) RMA certificate is issued and must be paid in cash or in way of bank bond at the time of the issue of the section 224(c) RMA certificate. The amount of the bond will be 1.5 x the contracted rate for

maintenance of the street trees and must be agreed in consultation with the [Manager](#) Parks Planning [Team Leader](#).

Commented [B&A96]: Recommend changes by Auckland Council accepted by Kiwi Property.

Esplanade Reserve

Esplanade Reserve - Weed Control Programme

54. Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the Consent Holder must submit a Weed Control Programme for Lot 610 to the satisfaction of the [Manager](#) Parks Planning [Team Leader](#). The programme must include:

Commented [B&A97]: Recommend changes by Auckland Council accepted by Kiwi Property.

- (a) An inventory of the weed species to be removed;
- (b) Removal techniques to be utilised and weed disposal methods;
- (c) Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as riparian margins);
- (d) Any re-vegetation programme required to prevent re infestation of weeds;
- (e) An assessment of any ecological issues around the removal of vegetation; and
- (f) Methods for addressing stability and erosion and sediment control methods.

Esplanade Reserve - Planting and Landscape Plan

55. Prior to the issue of a section 224(c) RMA certificate and the implementation of works, the Consent Holder must submit a Planting and Landscape Plan for Lot 610 to the satisfaction of the [Manager](#) Parks Planning [Team Leader](#). The Plan must include:

Commented [B&A98]: Recommend changes by Auckland Council accepted by Kiwi Property.

- (a) Be in general accordance with the Landscape Design Report prepared by Boffa Miskell dated March 2025;
- (b) Be prepared by suitably qualified and experienced landscape architects;
- (c) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established;
- (d) Include specifications for plant condition and a written specification detailing the planting methodologies to be used;
- (e) Identify the existing species to be retained;
- (f) Include the location and specifications for a shared pathway (pedestrian and cycle) at a minimum of 3-3.5 metres in width; and
- (g) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Green Assets and Landscaping.

Advice Note:

Any additional assets and hard fixtures, i.e., tables, chairs, litter bins etc are subject to Local Board Approval during the Engineering Plan Approval Stage. Pedestrian trails and walkways do not require Local Board approval.

Esplanade Reserve - Maintenance Plan

56. Prior to the issue of the section 224(c) RMA certificate, the Consent Holder must provide for the approval of the Manager Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping within the esplanade reserve (Lot 610) to vest. The Maintenance Plan must include:

Commented [B&A99]: Recommend changes by Auckland Council accepted by Kiwi Property.

- (a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;
- (b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and
- (c) Vandalism eradication policies.

57. The Consent Holder must undertake maintenance of the Esplanade Reserve (Lot 610) in accordance with the approved Maintenance Plan for a five-year period commencing on the date that the section 224(c) RMA certificate is issued or at the completion of the landscape works, whichever is the later. Any maintenance deemed unsuitable by the Manager Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.

Commented [B&A100]: Recommend changes by Auckland Council accepted by Kiwi Property.

58. If any damage/theft to the planting occurs within the maintenance period, the Consent Holder must replace damaged/stolen plants with the same species and height and must be maintained for a period of five years respectively following the replacement planting, to the satisfaction of the Manager Parks Planning Team Leader.

Commented [B&A101]: Recommend changes by Auckland Council accepted by Kiwi Property.

Infrastructure and Servicing

59. The Consent Holder must design and construct connections to the public stormwater reticulation network to serve Lot 31 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) of the RMA.

- 59A. The Consent Holder must design and construct the privately owned stormwater assets (Wetland 2-2) identified within Area A on Lot 600 in accordance with the requirements of the Council and Healthy Waters. 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.

Commented [B&A102]: New condition proposed by Kiwi to address paragraph 20b) of Minute 12.

60. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lot 31 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

61. The Consent Holder must design and construct connections to the public water supply network to serve Lot 31 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

62. The Consent Holder must make provision for telecommunications and electricity

supply to Lot 31 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

63. The Consent Holder must demonstrate that Conditions 53 – 62 have been met at the time it applies for section 224(c) RMA certificate.
64. The application for a certificate under section 224(c) of the RMA for Lot 31 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.4.1

Streetscape Planting - Maintenance Bond

65. Prior to the issue of the section 224(c) RMA certificate, and in accordance with section 108(2)(b) of the RMA, the Consent Holder must enter into a maintenance bond with Council to ensure compliance with the condition relating to the maintenance of street trees within the roads to be vested as part of this consent. A completed valuation schedule of land and assets to be vested in the Council must be submitted with the lodgement of the application for a certificate pursuant to section 224(c) of the RMA.

The maintenance bond will be held for a period of two years for streetscape landscaping from the date that the section 224(c) RMA certificate is issued and must be paid in cash or in way of bank bond at the time of the issue of the section 224(c) RMA certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance of the street trees and must be agreed in consultation with the [Manager](#) Parks Planning [Team Leader](#).

Commented [B&A103]: Recommend changes by Auckland Council accepted by Kiwi Property.

Infrastructure and Servicing

66. The Consent Holder must design and construct connections to the public stormwater reticulation network to serve Lot 41 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) of the RMA.

67. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lot 41 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
68. The Consent Holder must design and construct connections to the public water supply network to serve Lot 41 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
69. The Consent Holder must make provision for telecommunications and electricity supply to Lot 41 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

70. The Consent Holder must demonstrate that Conditions 65 – 69 have been met at the time it applies for section 224(c) RMA certificate.
71. The application for a certificate under section 224(c) of the RMA for Lot 41 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.4.2

Streetscape Planting - Maintenance Bond

72. Prior to the issue of the section 224(c) RMA certificate, and in accordance with section 108(2)(b) of the RMA, the Consent Holder must enter into a maintenance bond with Council to ensure compliance with the condition relating to the maintenance of street trees within the roads to be vested as part of this consent. A completed valuation schedule of land and assets to be vested in the Council must be submitted with the lodgement of the application for a certificate pursuant to section 224(c) of the RMA.

The maintenance bond will be held for a period of two years for streetscape landscaping from the date that the section 224(c) RMA certificate is issued and must be paid in cash or in way of bank bond at the time of the issue of the section 224(c) RMA certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance of the street trees and must be agreed in consultation with the [Manager](#) Parks Planning [Team Leader](#).

Commented [B&A104]: Recommend changes by Auckland Council accepted by Kiwi Property.

Infrastructure and Servicing

73. The Consent Holder must design and construct connections to the public stormwater reticulation network to serve Lot 42 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) of the RMA.
74. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lot 42 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
75. The Consent Holder must design and construct connections to the public water supply network to serve Lot 42 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
76. The Consent Holder must make provision for telecommunications and electricity supply to Lot 42 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

77. The Consent Holder must demonstrate that Conditions 74 – 78 have been met at the time it applies for section 224(c) RMA certificate.
78. The application for a certificate under section 224(c) of the RMA for Lot 42 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and

- (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.4.3

Streetscape Planting - Maintenance Bond

79. Prior to the issue of the section 224(c) RMA certificate, and in accordance with section 108(2)(b) of the RMA, the Consent Holder must enter into a maintenance bond with Council to ensure compliance with the condition relating to the maintenance of street trees within the roads to be vested as part of this consent. A completed valuation schedule of land and assets to be vested in the Council must be submitted with the lodgement of the application for a certificate pursuant to section 224(c) of the RMA.

The maintenance bond will be held for a period of two years for streetscape landscaping from the date that the section 224(c) RMA certificate is issued and must be paid in cash or in way of bank bond at the time of the issue of the section 224(c) RMA certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance of the street trees and must be agreed in consultation with the [Manager](#) Parks Planning [Team Leader](#).

Commented [B&A105]: Recommend changes by Auckland Council accepted by Kiwi Property.

Infrastructure and Servicing

80. The Consent Holder must design and construct connections to the public stormwater reticulation network to serve Lot 43 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) of the RMA.
81. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lot 43 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
82. The Consent Holder must design and construct connections to the public water supply network to serve Lot 43 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
83. The Consent Holder must make provision for telecommunications and electricity supply to Lot 43 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

84. The Consent Holder must demonstrate that Conditions 79 – 83 have been met at the time it applies for section 224(c) RMA certificate.
85. The application for a certificate under section 224(c) of the RMA for Lot 43 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.5

Infrastructure and Servicing

86. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lot 34 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
87. The Consent Holder must design and construct connections to the public water supply network to serve Lot 34 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
88. The Consent Holder must make provision for telecommunications and electricity supply Lot 34 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

89. The Consent Holder must demonstrate that Conditions 86 - 88 have been met at the time it applies for section 224(c) RMA certificate.
90. The application for a certificate under section 224(c) of the RMA for Lot 34 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
- (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
- (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.6.1

Infrastructure and Servicing

91. The Consent Holder must design and construct the privately owned stormwater assets (Wetland 2-1) within Lot 603 and the private communal raingarden on Lot 605 in accordance with the requirements of the Council and Healthy Waters. 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.

Commented [B&A106]: Highlighting added by the Panel. Amendments made by Kiwi to address paragraph 20a) of Minute 12.

Commented [B&A107]: Recommended changes by Auckland Council accepted by Kiwi Property.

Section 224(c) Compliance Conditions

92. The Consent Holder must demonstrate that Condition 90 has been met at the time it applies for section 224(c) RMA certificate.
93. The application for a certificate under section 224(c) of the RMA for Lot 603 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.6.2

Infrastructure and Servicing

93. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lot 36 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
94. The Consent Holder must design and construct connections to the public water supply network to serve Lot 36 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
95. The Consent Holder must make provision for telecommunications and electricity supply to Lot 36 in accordance with the requirements of the respective utility

operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

96. The Consent Holder must demonstrate that Conditions 93 – 95 have been met at the time it applies for section 224(c) RMA certificate.
97. The application for a certificate under section 224(c) of the RMA for Lot 36 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.7 & STAGE 2.8

Infrastructure and Servicing

98. The Consent Holder must design and construct connections to the public stormwater reticulation network to serve Lot 33 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) of the RMA.
99. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lot 33 and Lot 35 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
100. The Consent Holder must design and construct connections to the public water supply network to serve Lot 33 and Lot 35 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
101. The Consent Holder must make provision for telecommunications and electricity supply to Lot 33 and Lot 35 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

102. The Consent Holder must demonstrate that Conditions 98 – 101 have been met at the time it applies for section 224(c) RMA certificate.
103. The application for a certificate under section 224(c) of the RMA for Lot 33 and Lot 35 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.9

Infrastructure and Servicing

104. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lot 37 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
105. The Consent Holder must design and construct connections to the public water supply network to serve Lot 37 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
106. The Consent Holder must make provision for telecommunications and electricity supply to Lot 37 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

107. The Consent Holder must demonstrate that Conditions 104 – 106 have been met at the time it applies for section 224(c) RMA certificate.
108. The application for a certificate under section 224(c) of the RMA for Lot 37 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.10.1

Infrastructure and Servicing

109. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lot 39 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
110. The Consent Holder must design and construct connections to the public water supply network to serve Lot 39 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
111. The Consent Holder must make provision for telecommunications and electricity supply to Lot 39 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

112. The Consent Holder must demonstrate that Conditions 109 – 111 have been met at the time it applies for section 224(c) RMA certificate.
113. The application for a certificate under section 224(c) of the RMA for Lot 39 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- (a) a completion certificate has been issued in relation to any conditions to which

section 222 applies;

- (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
- (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

STAGE 2.10.2

Infrastructure and Servicing

- 114. The Consent Holder must design and construct connections to the public stormwater reticulation network to serve Lot 40 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) of the RMA.
- 115. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lot 40 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 116. The Consent Holder must design and construct connections to the public water supply network to serve Lot 40 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
- 117. The Consent Holder must make provision for telecommunications and electricity supply to Lot 40 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

- 118. The Consent Holder must demonstrate that Conditions 114 - 117 have been met at the time it applies for section 224(c) RMA certificate.
- 119. The application for a certificate under section 224(c) of the RMA for Lot 40 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section

221 applies; and

- (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 1 Subdivision

Note, deletion here of Transport Infrastructure Upgrades – consequential to the change to Condition 85 of the LUC referred to above, but subject to comment.

Transport Infrastructure Upgrades

120. Prior the release of section 224(c) RMA certificates for the vacant lots approved in the Stage 1 area, the following transport infrastructure upgrades listed in Column 2 must be constructed and operational relative to the specified levels of subdivision or development for the dwellings listed in Column 1. The Consent Holder must provide appropriate evidence to the Council confirming the infrastructure upgrades listed in Column 2 below are constructed and operational.

Column 1 Activities, development or subdivision approved in this consent	Column 2 Transport infrastructure required to enable activities, development or subdivision in Column 1
(a) Up to a maximum of: (i) 5,000m ² retail GFA	No upgrades required
(b) Greater than 5,000m ² and up to a maximum of 32,000m ² retail GFA	(a) Ultimate Waihoehoe Road upgrade between Fitzgerald Road and Great South Road in accordance with Appendix 1 of I450.11 of I450 Drury Centre Precinct, including: (i) Two general traffic lanes and two bus lanes, footpaths and cycleways on both sides, and a new six-lane bridge over the railway corridor; and (ii) Signalisation and increased capacity at the Great South Road/Waihoehoe Road intersection (as per NZTA/RoRS Design), including fully separated active mode facilities. (b) Drury Central Rail Station including pedestrian connection to Waihoehoe Road.
(c) Greater than 32,000m ² retail	(c) State Highway 1 widening to six

Commented [B&A108]: Highlighted by the Panel. This is addressed by Kiwi in a separate memorandum.

Commented [B&A109]: Kiwi Property remains of the view that this condition can and should be deleted. Kiwi Property has reflected on the comments from Auckland Council and while it considers it unnecessary, is prepared to accept a condition requiring imposition of consent notices on residential titles to address Council's concern. This condition has been included below.

and/or 50 dwellings, up to a maximum of: (i) 45,000m ² retail GFA	lanes between the Papakura interchange and Drury Interchange.
(d) Greater than 45,000m ² retail GFA, up to a maximum of: (i) 71,000m ² retail GFA; (ii) 400 dwellings.	(d) Full (Plan Change design) Waihoehoe Road Ultimate Upgrade
(e) Greater than 71,000m ² retail and/or 400 dwellings up to a maximum of: (iv) 78,500m ² retail GFA; (v) 6,000m ² commercial GFA and; (vi) 600m ² community GFA.	(e) Mill Road southern connection (or another form of southern connection) between Fitzgerald Road and State Highway 1, including a new SH1 Interchange at Drury South the "Drury South interchange"; and (f) Direct southbound connection from State Highway 1 to the Drury Centre via a single lane slip lane from SH1 interchange to Creek Road. Creek Road is within the Drury Centre Precinct and is shown on Precinct Plan 2 of I450 Drury Centre Precinct.
(f) Greater than (i) 78,500m ² retail GFA and/or 6,000m ² commercial GFA and/or and 600m ² community GFA, up to a maximum of: (iv) 97,000m ² retail GFA; (v) 47,000m ² commercial GFA; (vi) 10,216m ² community GFA	(g) Mill Road northern connection (or another form of northern connection) between Fitzgerald Road and Papakura, including ultimate upgrade of Waihoehoe Road East from Fitzgerald Road to Mill Road; and (h) Ultimate Opāheke Northern connection, providing four lanes including bus lanes and active mode facilities between Waihoehoe Road and Opāheke Road in Papakura.

Advice Note 1:

This application is approved based on the following activities, subdivision and development assessed against Standard I450.6.2(1) and Table I450.6.2.1 of the Drury Centre Precinct:

Project Name and Applicant	Activities, Subdivision and Development
"Drury Centre Precinct" by Kiwi Property No.2 Limited – Stage 1 (BUN60414877)	24,000m ² retail GFA
"Drury East Stage 1" by Fulton Hogan Land Development Limited	235 dwellings
"Waihoehoe Precinct" by Oyster Capital Limited	357 dwellings
Drury Centre Precinct – Additional Retail Activities (LUC60419150)	8,000m ²
Drury Centre Precinct Stage 2 and Stage 1 vacant residential lots	63,547m ² retail GFA 33,048m ² commercial GFA 10,216m ² community GFA 102 dwellings 292 residential lots

Advice Note 2:

For the purposes of Condition 85 'Operational' and 'occupied' is as defined in Standard I450.6.2(3) of the Drury Centre Precinct provisions.

Advice Note 3:

Works within the road require AT's Corridor Access Requests (CAR). Information in relation to CAR is available: <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/>

Survey Plan Approval (section 223) Conditions**Survey Plan**

120. The Consent Holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan titled 'Drury Centre Project – Stage 1 – Subdivision of Lots 10 to 22 created by SUB60414913' prepared by Woods, Revision 4.2 and dated 20 February 2025 09 July 2025. The survey plan must show all lots to vest to the Council (including roads and reserves), all easements and amalgamation conditions, required by this subdivision consent.

Commented [B&A110]: Amend to refer to most recent revision.

Amalgamation Conditions

121. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 500 (access lot) being held by Lots 1001 – 1014 must be shown on the survey plan. Lot 500 is to be held as 14 undivided one-fourteenth shares by the owners of Lots 1001 - 1014 as tenants in common in those shares and that individual Records of Title are issued accordingly.
122. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 501 (access lot) being held by Lots 1101 – 1134 must be shown on the survey plan. Lot 501 is to be held as 34 undivided one-thirty-fourth shares by the owners of Lots 1101 - 1034 as tenants in common in those shares and that individual Records of Title are issued accordingly.

123. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 502 (access lot) being held by Lots 1200 – 1217 must be shown on the survey plan. Lot 502 is to be held as 18 undivided one-eighteenth shares by the owners of Lots 1200 – 1217 as tenants in common in those shares and that individual Records of Title are issued accordingly.
124. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 503 (access lot) being held by Lots 1301 – 1321 must be shown on the survey plan. Lot 503 is to be held as 21 undivided one-twenty-first shares by the owners of Lots 1301 – 1321 as tenants in common in those shares and that individual Records of Title are issued accordingly.
125. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 504 (access lot) being held by Lots 1401 – 1422 must be shown on the survey plan. Lot 504 is to be held as 22 undivided one-twenty-second shares by the owners of Lots 1401 – 1422 as tenants in common in those shares and that individual Records of Title are issued accordingly.
126. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 505 (access lot) being held by Lots 1501 – 1524 must be shown on the survey plan. Lot 505 is to be held as 24 undivided one-twenty-fourth shares by the owners of Lots 1501 – 1524 as tenants in common in those shares and that individual Records of Title are issued accordingly.
127. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 506 (access lot) being held by Lots 1601 – 1620 must be shown on the survey plan. Lot 506 is to be held as 20 undivided one-twentieth shares by the owners of Lots 1601 – 1620 as tenants in common in those shares and that individual Records of Title are issued accordingly.
128. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 507 (access lot) being held by Lots 1701 – 1720 must be shown on the survey plan. Lot 507 is to be held as 20 undivided one-twentieth shares by the owners of Lots 1701 – 1720 as tenants in common in those shares and that individual Records of Title are issued accordingly.
129. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 508 (access lot) being held by Lots 1801 – 1823 must be shown on the survey plan. Lot 508 is to be held as 23 undivided one-twenty-third shares by the owners of Lots 1801 – 1823 as tenants in common in those shares and that individual Records of Title are issued accordingly.
130. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 509 (access lot) being held by Lots 1901 – 1929 must be shown on the survey plan. Lot 509 is to be held as 29 undivided one-twenty-ninth shares by the owners of Lots 1901 – 1929 as tenants in common in those shares and that individual Records of Title are issued accordingly.
131. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 510 (access lot) being held by Lots 2001 – 2009 must be shown on the survey plan. Lot 510 is to be held as 9 undivided one-ninth shares by the owners of Lots

2001 – 2009 as tenants in common in those shares and that individual Records of Title are issued accordingly.

132. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 511 (access lot) being held by Lots 2101 – 2130 must be shown on the survey plan. Lot 511 is to be held as 30 undivided one-thirtieth shares by the owners of Lots 2101 – 2130 as tenants in common in those shares and that individual Records of Title are issued accordingly.
133. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for Lot 512 (access lot) being held by Lots 2201 – 2228 must be shown on the survey plan. Lot 512 is to be held as 28 undivided one-twenty-eight shares by the owners of Lots 2201 – 2228 as tenants in common in those shares and that individual Records of Title are issued accordingly.

Consent Notices

134. Pursuant to section 221 of the RMA, the following consent notices must be registered against the Record of Title of Lots 1114-1118, 1506-1513, 1808-1814, 1907-1919 and 2205-2217:

- (a) Vehicular access must be obtained from the proposed jointly owned access lot or roads created by SUB60414913. For avoidance of doubt, direct vehicular access onto Fitzgerald Road and Brookfield Road is prohibited.

135. Pursuant to section 221 of the RMA, the following consent notices must be registered against the Record of Titles of Lots 1001 – 1014, 1101 – 1134, 1200 – 1217, 1301 – 1321, 1401 – 1422, 1501 – 1524, 1601 – 1620, 1701 – 1720, 1801 – 1823, 1901 – 1929, 2001 – 2009, 2101 – 2130 and 2201 – 2228:

- (a) The required hydrological mitigation and water quality for stormwater runoff from residential development within the Stage-1 Superlots is provided at-source, in accordance with the conditions of the existing diversion and discharge consent for Stage 1.

- 135A. Pursuant to section 221 of the RMA, the following consent notices must be registered against the Record of Titles of Lots 1001 – 1014, 1101 – 1134, 1200 – 1217, 1301 – 1321, 1401 – 1422, 1501 – 1524, 1601 – 1620, 1701 – 1720, 1801 – 1823, 1901 – 1929, 2001 – 2009, 2101 – 2130 and 2201 – 2228:

- (a) No new residential dwelling(s) may be occupied on this lot until such time the upgrade as required under condition 85 of the land use consent referenced by Council as LUC60447511 is constructed and operational.

Section 224(c) compliance conditions

Infrastructure and Servicing

136. The Consent Holder must design and construct connections to the public stormwater reticulation network to serve Lots 1001 – 1014, 1101 – 1134, 1200 – 1217, 1301 – 1321, 1401 – 1422, 1501 – 1524, 1601 – 1620, 1701 – 1720, 1801 – 1823, 1901 – 1929, 2001 – 2009, 2101 – 2130 and 2201 – 2228 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

Commented [B&A111]: Kiwi Property has reflected on the comments from Auckland Council and while it considers it unnecessary, is prepared to accept a condition requiring imposition of consent notices on residential titles to address the Council's concern. Two edits have been made to the Council's proposed wording: "must be constructed" has been replaced with "may be occupied" and "has been implemented" has been replaced by "is constructed and operational". Both changes have been made for consistency with the wording of the precinct provisions and other consents within Drury East.

applying for a certificate under section 224(c) of the RMA.

137. The Consent Holder must design and construct connections to the public wastewater reticulation network to serve Lots 1001 – 1014, 1101 – 1134, 1200 – 1217, 1301 – 1321, 1401 – 1422, 1501 – 1524, 1601 – 1620, 1701 – 1720, 1801 – 1823, 1901 – 1929, 2001 – 2009, 2101 – 2130 and 2201 – 2228 in accordance with the requirements of the wastewater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
138. The Consent Holder must design and construct connections to the public water supply network to serve Lots 1001 – 1014, 1101 – 1134, 1200 – 1217, 1301 – 1321, 1401 – 1422, 1501 – 1524, 1601 – 1620, 1701 – 1720, 1801 – 1823, 1901 – 1929, 2001 – 2009, 2101 – 2130 and 2201 – 2228 in accordance with the requirements of the water supply utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
139. The Consent Holder must make provision for telecommunications and electricity supply to Lots 1001 – 1014, 1101 – 1134, 1200 – 1217, 1301 – 1321, 1401 – 1422, 1501 – 1524, 1601 – 1620, 1701 – 1720, 1801 – 1823, 1901 – 1929, 2001 – 2009, 2101 – 2130 and 2201 – 2228 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 and no proof is required at time of applying for a section 224(c) RMA certificate. Any gas lines are required to be installed underground.

Section 224(c) Compliance Conditions

140. The Consent Holder must demonstrate that Conditions 121 – 139 have been met at the time it applies for section 224(c) RMA certificate.
141. The application for a certificate under section 224(c) of the RMA for Lots 1001 – 1014, 1101 – 1134, 1200 – 1217, 1301 – 1321, 1401 – 1422, 1501 – 1524, 1601 – 1620, 1701 – 1720, 1801 – 1823, 1901 – 1929, 2001 – 2009, 2101 – 2130 and 2201 – 2228 must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
 - (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

ADVICE NOTES

1. Any reference to number of days within this decision refers to working days as defined in section 2 of the RMA.
2. Please note that a fee is payable upon lodgement of an application for the issue of a certificate pursuant to section 224(c) of the RMA relating to this application. Please contact the Council for the current fee.
3. Please attach copies of any Code Compliance Certificate(s) for the drainage work(s) or copies of the Auckland Council Inspections Officer's sign off and drainlayer's signed "As Built" drainage plans with the application for the issue of a certificate pursuant to section 224(c) of the RMA relating to this application.
4. New water supply connection for new lots must be to the Watercare supply main and must be designed in accordance with Watercare Services Ltd's (WSL) "Standards" and be made by a WSL-approved contractor. For details, please contact WSL.
5. WSL advises that at the time of application for a water and/or wastewater connection (or application for demand increase), completed in conjunction with a building consent, an Infrastructure Growth Charge will apply. Details of this charge are available on the website www.watercare.co.nz.
6. A separate application must be lodged with WSL (developments@water.co.nz) for any existing water meter(s) required to be removed or relocated. Only authorised WSL-approved contractors are permitted to remove or relocate any existing water meters on site.
7. The approval of WSL is required prior to connecting the proposed units to the public water and/or wastewater network. This application is generally made at the same time as the building consent application. Contact WSL at connections@water.co.nz to arrange for a Connections Approval.
8. A Corridor Access Request (CAR) is required from Auckland Transport for all works undertaken within the 'road corridor'. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/#applycar> for more information.
9. Any provision being made for telecommunications, power or gas to this subdivision are to be underground and are to be to the requirements of the respective utility services.
10. The Consent Holder is liable for the payment of development contributions applicable to the development. For more information regarding the payment of development contributions, please email through to Central - Development Contributions on ACE-ContributionTeam@aucklandcouncil.govt.nz.
11. The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004. 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.

12. The following requires resolution approval from Auckland Transport:

- (a) Proposed No Stopping At All Times line markings (NSAAT) on public roads; and
- (b) Proposed bus stop markings on public roads.

A copy of the Resolution from the Traffic Control Committee must be submitted to the Council prior to the commencement of the activity provided for by this consent approval.

13. Vehicle Crossing Approval

The Consent Holder must obtain vehicle crossing approval from Auckland Transport for the proposed vehicle crossings on public roads. Please visit <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application> for more information.

14. All native lizards are totally protected under the Wildlife Act 1953 under which it is an offence to disturb, harm, or remove them without [approval under the Act a permit from the Minister of Conservation](#). For further information on lizards that are protected under the Wildlife Act and determination of a suitable new habitat please contact the Council's Biodiversity team (Team Leader [South] Biodiversity, [add name and email address or](#) on biodiversity@aucklandcouncil.govt.nz).

15. The Consent Holder is advised that the project may require a freshwater fisheries approval under the Freshwater Fisheries Regulations 1983. The Consent Holder is responsible for obtaining any necessary freshwater fisheries approval from the Department of Conservation prior to the relevant works occurring.

Commented [B&A112]: Recommended changes by Department of Conservation accepted by Kiwi Property.

Commented [B&A113]: Highlighted by the Panel.

ATTACHMENT 1: TABLE OF REPORTS

Report title and reference	Author	Rev	Dated
Drury Metropolitan Centre Stage 2 Urban Design Assessment	Barker & Associates	-	26 February 2025
Drury Centre Stage 2 Integrated Transportation Assessment Report	CKL	1	14 March 2025
Drury Centre Stage 2 Staff Travel Plan	CKL	0	19 March 2025
Drury Centre Stage 2 Infrastructure Report	Woods	V5	25 March 2025
Drury Centre Stage 2 Stormwater Assessment Report	Woods	V4 V5	22 August 2025 21 March 2025
Drury Centre Stage 2 Addendum Geotechnical Investigation Report	CMW Geosciences	3	21 March 2025
Drury Centre Project Detailed Site Investigation	Aurecon	1	2 March 2021
Drury Metropolitan Centre Stage 1 Contamination Summary	ENGEO	-	20 March 2025
Drury – Stage 2 Remedial Action Plan	ENGEO	-	20 March 2025
Drury Metropolitan Centre – Stage 2 Landscape Design Report	Boffa Miskell Ltd	AB	March- October 2025
Drury Metropolitan Centre Stage 2 Ecological Impact Assessment	Tonkin + Taylor	2.1	26 March 2025
Stage 1 and 2 Drury Centre Precinct Assessment of Noise Effects	Styles Group	3	27 February 2025
Proposed Drury Centre Development Fast Track Stage 2: Archaeological Assessment	Clough and Associates	-	March 2025
Drury Centre Precinct Stage 2 Fast Track Act Economic Impacts	Property Economics	-	February 2025
Drury Town Centre Construction Management Plan	Ross Reid Contractors	0	

Drury Centre Wetland 2-1 Operations and Maintenance Manual	Woods	V0	14/03/2025
Drury Town Centre Chemical Treatment Management Plan	Southern Skies Environmental	03	5 October 2022
Drury Town Centre Adaptive Management Plan	Ross Reid Contractors	3	30/10/2024
Drury Centre – Stage 2 Sediment Control Management Plan	Woods	V5	13/03/2025
Drury Centre – Stage 2 Draft Streamworks Methodology Plan	Woods	V0	14/03/2025
Drury Metropolitan Centre: Stage 2 Ecological Management Plan – Final Draft	Tonkin + Taylor	2.1	26 March 2025
Stage 2 Drury Centre Precinct Draft Construction Noise and Vibration Management Plan	Styles Group	1	18 March 2025
Drury Development Stage 2 Site Management Plan	ENGEO	03	03/04/2024
Drury Central Stage 2 Draft Construction Traffic Management Plan	CKL	0	25 March 2025

ATTACHMENT 2: DRAWINGS

Plan title and reference	Author	Rev	Dated
Drawings – Architecture			
00-1001 DRURY TOWN CENTRE STAGE 1 & STAGE 2	Ignite	-	7/03/2025
00-1101 DRURY TOWN CENTRE – EDGE TREATMENT & KEY CONNECTIONS	Ignite	B	27/08/2025
00-1201 DRURY TOWN CENTRE – BUILDING FOOTPRINT	Ignite	C	18/09/2025
00-1202 DRURY TOWN CENTRE – BUILDING FOOTPRINT – UPPER LEVEL	Ignite	C	18/09/2025
00-1211 OVERALL ELEVATIONS	Ignite	-	24/02/2025
00-1251 SITE PERSPECTIVE – SHEET 01	Ignite	-	24/02/2025
00-1252 SITE PERSPECTIVE – SHEET 02	Ignite	-	24/02/2025
00-1253 SITE PERSPECTIVE – SHEET 03	Ignite	-	24/02/2025
00-1254 SITE PERSPECTIVE – SHEET 04	Ignite	-	24/02/2025
00-5000 DRURY TOWN CENTRE – AREA SCHEDULE (NLA)	Ignite	A	19/08/2025
00-5001 DRURY TOWN CENTRE – AREA MATRIX	Ignite	-	24/02/2025
00-7401 RETAIL SIGNAGE	Ignite	-	03/02/2025
00-7402 RETAIL SIGNAGE	Ignite	-	03/02/2025
00-7403 RETAIL SIGNAGE	Ignite	-	07/02/2025
00-7404 RETAIL SIGNAGE	Ignite	-	03/02/2025
A -0010 LOT A – 3D PERSPECTIVE 01	Ignite	-	24/02/2025

Commented [B&A114]: The following plans have all now been updated to reflect the amendments to conditions agreed through expert conferencing (as per the conditions submitted by Kiwi on 13 October 2025).

A -0011 LOT A – 3D PERSPECTIVE 02	Ignite	-	24/02/2025
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A -1301 LOT A – LEVEL 00 – FLOOR PLAN	Ignite	CA	18/09/202502/09/2025
A -1302 LOT A – LEVEL 01 – FLOOR PLAN	Ignite	A	24/07/202502/09/2025
A -1303 LOT A – LEVEL 02 – FLOOR PLAN	Ignite	-	24/02/2025
A -2101 LOT A – ELEVATIONS	Ignite	-	24/02/2025
A -2102 LOT A – ELEVATIONS	Ignite	-	24/02/2025
A -7410 LOT A – RETAIL SIGNAGE PLAN	Ignite	-	24/02/2025
B – 1301 LOT B – 00 – FLOOR PLAN	Ignite	A	24/07/202502/09/2025
B – 1302 LOT B – 01 – FLOOR PLAN	Ignite	A	24/07/202502/09/2025
B – 2101 LOT B – ELEVATIONS	Ignite	-	24/02/2025
B – 2102 LOT B – ELEVATIONS	Ignite	-	24/02/2025
B – 7410 LOT B – RETAIL SIGNAGE PLAN	Ignite	-	24/02/2025
C -1301 LOT C – LEVEL 00 – FLOOR PLAN	Ignite	C	24/07/202518/09/2025
C -2101 LOT C – ELEVATIONS	Ignite	-	24/02/2025
C -2102 LOT C – ELEVATIONS	Ignite	-	24/02/2025
C -7410 LOT C – RETAIL SIGNAGE PLAN	Ignite	-	24/02/2025
D -1301 LOT D – LEVEL 00 – REFERENCE FLOOR PLAN	Ignite	A	24/07/202502/09/2025
D -1302 LOT D – LEVEL CARPARK MEZZANINE – REFERENCE PLAN	Ignite	A	24/07/202502/09/2025

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D -1303 LOT D – LEVEL 01 – REFERENCE PLAN	Ignite	A-	24/07/2025 02/09/2025
D -1304 LOT D – LEVEL 02 – REFERENCE PLAN	Ignite	-	24/02/2025
D -2101 LOT D – OVERALL ELEVATIONS	Ignite	-	24/02/2025
D -2102 LOT D – OVERALL ELEVATIONS	Ignite	-	24/02/2025
D -7410 LOT D – RETAIL SIGNAGE PLAN	Ignite	-	24/02/2025
E - 1301 LOT E – LEVEL 00 – FLOOR PLAN	Ignite	A-	24/07/2025 02/09/2025
E - 1302 LOT E – LEVEL CARPARK MEZZANINE – FLOOR PLAN	Ignite	-	24/02/2025
E - 1303 LOT E – LEVEL 01 – FLOOR PLAN	Ignite	-	24/02/2025
E - 2101 LOT E – ELEVATIONS	Ignite	-	24/02/2025
E - 2102 LOT E – ELEVATIONS	Ignite	-	24/02/2025
E - 7410 LOT E – RETAIL SIGNAGE PLAN	Ignite	-	24/02/2025
F1-0010 LOT F1 – 3D PERSPECTIVE - 01	Ignite	-	14/02/2025
F1-1301 LOT 1 F1 – LEVEL B (-1) – FLOOR PLAN	Ignite	A-	24/07/2025 02/09/2025
F1-1302 LOT 1 F1 – LEVEL 00 – FLOOR PLAN	Ignite	A-	24/07/2025 02/09/2025
F1-1303 LOT 1 F1 – LEVEL 01 – FLOOR PLAN	Ignite	A-	24/07/2025 02/09/2025
F1-2101 LOT F1 - ELEVATIONS	Ignite	-	21/02/2025
F1-2102 LOT F1 - ELEVATIONS	Ignite	-	21/02/2025
F1-2601 LOT F1 – SECTIONS	Ignite	-	21/02/2025
F2-1301 LOT F2 – LEVEL 00 – FLOOR PLAN	Ignite	A-	24/07/2025

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F2-1302 LOT F2 – LEVEL 01 – FLOOR PLAN	Ignite	A-	02/09/202524/07/2025
F2-2101 LOT F2 – ELEVATIONS	Ignite	-	02/09/202521/02/2025
F2-2601 LOT F2- SECTIONS	Ignite	-	21/02/2025
G1-1301 LOT G1 – LEVEL 00 – FLOOR PLAN	Ignite	-	10/03/2025
G1-1302 LOT G1 – LEVEL 01 – FLOOR PLAN	Ignite	-	10/03/2025
G1-1303 LOT G1 – LEVEL 02 – FLOOR PLAN	Ignite	-	10/03/2025
G1-1304 LOT G1 – LEVEL 03 – FLOOR PLAN	Ignite	-	10/03/2025
G1-1305 LOT G1 – LEVEL 04 – FLOOR PLAN	Ignite	-	10/03/2025
G1-1306 LOT G1 – LEVEL 05 – FLOOR PLAN	Ignite	-	10/03/2025
G1-1310 LOT G1 – TYP. OUTLOOK PLAN	Ignite	-	10/03/2025
G1-2101 LOT G1 – ELEVATIONS	Ignite	-	21/02/2025
G1-2102 LOT G1 – ELEVATIONS	Ignite	-	21/02/2025
G1-2601 LOT G1 – SECTIONS	Ignite	-	21/02/2025
G2-1301 LOT G2 – LEVEL 00 – FLOOR PLAN	Ignite	-	24/02/2025
G2-1302 LOT G2 – LEVEL 01 – FLOOR PLAN	Ignite	-	24/02/2025
G2-1303 LOT G2 – LEVEL 02 – FLOOR PLAN	Ignite	-	24/02/2025
G2-1304 LOT G2 – LEVEL 03 – FLOOR PLAN	Ignite	-	24/02/2025
G2-1305 LOT G2 – LEVEL 04 – FLOOR PLAN	Ignite	-	24/02/2025

G2-1306 LOT G2 – LEVEL 05 – FLOOR PLAN	Ignite	-	24/02/2025
G2-1307 LOT G2 – LEVEL 06 – FLOOR PLAN	Ignite	-	24/02/2025
G2-1308 LOT G2 – LEVEL 07 – FLOOR PLAN	Ignite	-	24/02/2025
G2-2101 LOT G2 – ELEVATIONS	Ignite	-	24/02/2025
G2-2102 LOT G2 – ELEVATIONS	Ignite	-	24/02/2025
G2-2601 LOT G2 – SECTIONS	Ignite	-	24/02/2025
H1-0010 LOT H1 – 3D PERSPECTIVE - 01	Ignite	-	21/02/2025
H1-0011 LOT H1 – 3D PERSPECTIVE - 02	Ignite	-	21/02/2025
H1-0012 LOT H1 – 3D PERSPECTIVE - 03	Ignite	-	21/02/2025
H1-1301 LOT H1 – LEVEL B (-1) – FLOOR PLAN	Ignite	A	02/09/202524/07/2025
H1-1302 LOT H1 – LEVEL 00 – FLOOR PLAN	Ignite	A	02/09/202524/07/2025
H1-1303 LOT H1 – LEVEL 01 TO 04 – FLOOR PLAN	Ignite	A	02/09/202524/07/2025
H1-1310 LOT H1 – LEVEL 01 TO 04 – OUTLOOK PLAN	Ignite	-	07/03/2025
H1-2101 LOT H1 – ELEVATIONS	Ignite	-	21/02/2025
H1-2102 LOT H1 – ELEVATIONS	Ignite	-	21/02/2025
H2-0010 LOT H2 – 3D PERSPECTIVE - 01	Ignite	-	24/02/2025
H2-0011 LOT H2 – 3D PERSPECTIVE - 02	Ignite	-	14/02/2025
H2-1301 LOT H2 – LEVEL B (-1) – FLOOR PLAN	Ignite	A	02/09/202524/07/2025
H2-1302 LOT H2 – LEVEL 00 – FLOOR PLAN	Ignite	A	02/09/202524/07/2025

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H2-1303 LOT H2 – LEVEL 01 TO 05 – FLOOR PLAN	Ignite	A	02/09/202524/07/2025
H2-2101 LOT H2 – ELEVATIONS	Ignite	-	24/02/2025
H2-2102 LOT H2 – ELEVATIONS	Ignite	-	24/02/2025
J-0010 LOT J – 3D PERSPECTIVE - 01	Ignite	-	24/02/2025
J-0011 LOT J – 3D PERSPECTIVE - 02	Ignite	-	24/02/2025
J-1301 LOT J – LEVEL 00 – FLOOR PLAN	Ignite	-	07/03/2025
J-1302 LOT J – LEVEL 01 & 2 – FLOOR PLAN	Ignite	-	07/03/2025
J-1310 LOT J – LEVEL 00 – OUTLOOK PLAN	Ignite	-	07/03/2025
J-1311 LOT J – LEVEL 01 & 2 – OUTLOOK PLAN	Ignite	-	07/03/2025
J-2101 LOT J – ELEVATIONS	Ignite	-	24/02/2025
J-2102 LOT J – ELEVATIONS	Ignite	-	24/02/2025
J-2103 LOT J – SECTIONS	Ignite	-	24/02/2025
J-3601 LOT J – ENLARGED UNIT PLANS	Ignite	-	07/03/2025
K-0010 LOT K – 3D PERSPECTIVE - 01	Ignite	-	03/02/2025
K-0011 LOT K – 3D PERSPECTIVE - 02	Ignite	-	03/02/2025
K-1301 LOT K – LEVEL 0 – FLOOR PLAN (B1 TO B4)	Ignite	A	02/09/202524/02/2025
K-1301-1 LOT K – LEVEL 0 – FLOOR PLAN (B5 TO B9)	Ignite	-	24/02/2025
K-1302 LOT K – LEVEL 1 – FLOOR PLAN (B1 TO B4)	Ignite	-	24/02/2025
K-1302-1 LOT K – LEVEL 1 – FLOOR PLAN (B5 TO B9)	Ignite	-	24/02/2025

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K-1303 LOT K – LEVEL 2 – FLOOR PLAN (B1 TO B4)	Ignite	-	24/02/2025
K-1303-1 LOT K – LEVEL 2 – FLOOR PLAN (B5 TO B9)	Ignite	-	24/02/2025
K-1310 LOT K – LEVEL 0 – OUTLOOK PLAN	Ignite	-	24/02/2025
K-2001 LOT K – ELEVATIONS	Ignite	-	24/02/2025
K-2002 LOT K – BUILDING ELEVATIONS	Ignite	-	24/02/2025
K-2601 LOT K – SECTIONS	Ignite	-	24/02/2025
K-3601 LOT K – UNIT TYPE 01 – ENLARGED PLAN	Ignite	-	24/02/2025
K-3602 LOT K – UNIT TYPE 02 – ENLARGED PLAN	Ignite	-	24/02/2025

Plan title and reference	Author	Rev	Dated
Drawings – Civil			
P24-447-01-0000-GE – CONTENTS INDEX	Woods	10	16/08/2025 17/09/2025
P24-447-01-0010-GE – SITE FEATURES PLAN	Woods	10 11	17/09/2025 15/08/2025
P24-447-01-1100-EW STAGE 2 PROPOSED CONTOURS OVERALL PLAN	Woods	1110	17/09/2025 15/08/2025
P24-447-01-1101-EW – STAGE 2 PROPOSED CONTOURS SECTIONS	Woods	1110	17/09/2025 15/08/2025
P24-447-01-1102-EW – EARTHWORKS LONGSECTION A-A	Woods	1110	17/09/2025 15/08/2025
P24-447-01-1103-EW – EARTHWORKS CROSS SECTION	Woods	1110	17/09/2025 15/08/2025
P24-447-01-1104-EW – EARTHWORKS CROSS SECTION C-C	Woods	1110	17/09/2025 15/08/2025
P24-447-01-1105-EW – EARTHWORKS CROSS SECTION D-D	Woods	1110	17/09/2025 15/08/2025
P24-447-01-1106-EW – EARTHWORKS CROSS SECTION E-E	Woods	1110	17/09/2025 15/08/2025
P24-447-01-1107-EW – EARTHWORKS CROSS SECTION F-F	Woods	1110	17/09/2025 15/08/2025
P24-447-01-1120-EW – CONSENTED EARTHWORKS PLAN	Woods	1110	17/09/2025 15/08/2025
P24-447-01-1150-DR – STREAM WORKS OVERALL LAYOUT PLAN	Woods	1110	17/09/2025 15/08/2025
P24-447-01-1151-DR – STREAM WORKS LAYOUT PLAN	Woods	1110	17/09/2025 15/08/2025
P24-447-01-1160-DR – STREAM WORKS CROSS SECTION A-A & B-B	Woods	1110	17/09/2025 15/08/2025
P24-447-01-1161-DR – STREAM WORKS CROSS SECTION C-C	Woods	1110	17/09/2025 15/08/2025

Commented [B&A115]: The following plans have all now been updated to reflect the amendments to conditions agreed through expert conferencing (as per the conditions submitted by Kiwi on 13 October 2025).

P24-447-01-1200-EW - STAGE 2 CUT FILL PLAN	Woods	1140	17/09/202515/08/2025
P24-447-01-1400-EW - STAGE 2 PROPOSED RETAINING WALL RETAINING WALL	Woods	1140	17/09/202515/08/2025
P24-447-01-1850-EW - OVERALL EROSION & SEDIMENT CONTROL PLAN	Woods	1140	17/09/202515/08/2025
P24-447-01-1851-EW - EROSION & SEDIMENT CONTROL PLAN (SHEET 1 OF 6)	Woods	1140	17/09/202515/08/2025
P24-447-01-1852-EW - EROSION & SEDIMENT CONTROL PLAN (SHEET 2 OF 6)	Woods	1140	17/09/202515/08/2025
P24-447-01-1853-EW - EROSION & SEDIMENT CONTROL PLAN (SHEET 3 OF 6)	Woods	1140	17/09/202515/08/2025
P24-447-01-1854-EW - EROSION & SEDIMENT CONTROL PLAN (SHEET 4 OF 6)	Woods	1140	17/09/202515/08/2025
P24-447-01-1855-EW - EROSION & SEDIMENT CONTROL PLAN (SHEET 5 OF 6)	Woods	1140	17/09/202515/08/2025
P24-447-01-1856-EW - EROSION & SEDIMENT CONTROL PLAN FOR REALIGNING STREAM (SHEET 6 OF 6)	Woods	1140	17/09/202515/08/2025
P24-447-01-1857-EW - STAGE 2 BULK EARTHWORKS EROSION & SEDIMENT CONTROL TYPICAL DETAILS	Woods	1140	17/09/202515/08/2025
P24-447-01-1858-EW - STAGE 2 BULK EARTHWORKS EROSION & SEDIMENT CONTROL TYPICAL DETAILS	Woods	1140	17/09/202515/08/2025
P24-447-01-1859-EW - STAGE 2 BULK EARTHWORKS EROSION & SEDIMENT CONTROL TYPICAL DETAILS	Woods	1140	17/09/202515/08/2025
P24-447-01-1860-EW - STAGE 2 BULK EARTHWORKS EROSION & SEDIMENT CONTROL TYPICAL DETAILS	Woods	1140	17/09/202515/08/2025
P24-447-01-1861-EW - STAGE 2 BULK EARTHWORKS EROSION & SEDIMENT CONTROL TYPICAL DETAILS	Woods	1140	17/09/202515/08/2025

P24-447-01-1862-EW - STAGE 2 BULK EARTHWORKS EROSION & SEDIMENT CONTROL TYPICAL DETAILS	Woods	1140	17/09/2025 15/08/2025
P24-447-01-2000-RD - OVERALL ROADING LAYOUT PLAN	Woods	11	17/09/2025
P24-447-01-2001-DR - ROADING PLAN (SHEET 1 OF 4)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2002-DR - ROADING PLAN (SHEET 2 OF 4)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2003-DR - ROADING PLAN (SHEET 3 OF 4)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2004-DR - ROADING PLAN (SHEET 4 OF 4)	Woods	12	10/10/2025
P24-447-01-2030-RD - ROAD HIERARCHY PLAN	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2040-RD - TRANSPORT NETWORK PLAN	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2050-RD PROPOSED SIGNALISED T-INTERSECTION DETAIL	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2051-RD - PROPOSED T-INTERSECTION DETAIL	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2052-RD - PROPOSED SIGNALISED CROSS-INTERSECTION DETAIL	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2053-RD - PROPOSED ROAD 3 & FLANAGAN ROAD INTERSECTION DETAIL	Woods	11	17/09/2025 17/09/2025
P24-447-01-2200-RD - TYPICAL ROAD CROSS SECTION (SHEET 1 OF 5)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2201-RD - TYPICAL ROAD CROSS SECTION (SHEET 2 OF 5)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2202-RD - TYPICAL ROAD CROSS SECTION (SHEET 3 OF 5)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2203-RD - TYPICAL ROAD CROSS SECTION (SHEET 4 OF 5)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2204-RD - TYPICAL ROAD CROSS SECTION (SHEET 5 OF 5)	Woods	4011	17/09/2025 15/08/2025

P24-447-01-2500-RD - ROAD 25 - (CH0.0-CH160.0) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2501-RD - ROAD 25 - (CH150.0-CH310.0) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2502-RD - ROAD 25 - (CH300.0-CH460.0) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2503-RD - ROAD 25 - (CH450.0-CH END) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2504-RD - ROAD 13 - (CH0.00-CH 160.00) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2505-RD - ROAD 13 - (CH150.00-CH 310.00) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2506-RD - ROAD 13 - (CH300.00-CH 460.00) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2507-RD - ROAD 13 - (CH450.00-CH END) LONGITUDINAL SECTION	Woods	11	17/09/2025
P24-447-01-2508-RD - ROAD 13 - (CH0.00-CH 160.00) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2509-RD - ROAD 13 - (CH150.00-CH 310.00) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2510-RD - ROAD 13 - (CH300.00-CH END) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2511-RD - ROAD 06 - (CH0.00-CH 160.00) LONGITUDINAL SECTION	Woods	11	17/09/2025
P24-447-01-2512-RD - ROAD 06 - (CH150.00-CH END) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2513-RD - ROAD 11 - (CH0.00-CH 160.00) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2514-RD - ROAD 11 - (CH150.00-CH END) LONGITUDINAL SECTION	Woods	4011	17/09/2025 15/08/2025
P24-447-01-2810-RD - TYPICAL RAISED PEDESTRIAN CROSSING DETAIL	Woods	4011	17/09/2025 15/08/2025

P24-447-01-2830-RD - BUS BAY DETAIL	Woods	1011	17/09/202515/08/2025
P24-447-01-2850-RD - AT TDM - SPEED (SWEDISH) TABLE	Woods	1011	17/09/202515/08/2025
P24-447-01-2851-RD - AT TDM - COMPOUND CORNER	Woods	1011	17/09/202515/08/2025
P24-447-01-2852-RD - AT TDM - SEMI-RECESSED CATCH PIT	Woods	1011	17/09/202515/08/2025
P24-447-01-2853-RD - AT TDM - SUBSOIL DRAIN	Woods	1011	17/09/202515/08/2025
P24-447-01-2854-RD - AT TDM - KERB AND CHANNEL TYPE 3-8	Woods	1011	17/09/202515/08/2025
P24-447-01-2855-RD - AT TDM - KERB AND CHANNEL TYPE 9-15	Woods	1011	17/09/202515/08/2025
P24-447-01-2856-RD - AT TDM - COMMERCIAL VEHICLE CROSSING	Woods	1011	17/09/202515/08/2025
P24-447-01-2857-RD - AT TDM - KERB AND CHANNEL TYPE 16-18	Woods	1011	17/09/202515/08/2025
P23-315-01-2858-RD - AT TDM - KASSEL KERB AND CHANNEL TRANSITION (SHEET 1 OF 2)	Woods	1011	17/09/202515/08/2025
P23-315-01-2859-RD AT TDM - KASSEL KERB AND CHANNEL TRANSITION (SHEET 2 OF 2)	Woods	1011	17/09/202515/08/2025
P24-447-01-3000-DR - OVERALL STORMWATER LAYOUT PLAN	Woods	1213	07/10/202523/10/2025
P24-447-01-3001-DR - STORMWATER LAYOUT PLAN (SHEET 1 OF 4)	Woods	12	07/10/2025
P24-447-01-3002-DR - STORMWATER LAYOUT PLAN (SHEET 2 OF 4)	Woods	12	07/10/2025
P24-447-01-3003-DR - STORMWATER LAYOUT PLAN (SHEET 3 OF 4)	Woods	1213	07/10/202523/10/2025
P24-447-01-3004-DR - STORMWATER LAYOUT PLAN (SHEET 4 OF 4)	Woods	12	07/10/2025
P24-447-01-3102-DR - STORMWATER TREATMENT CATCHMENT PLAN	Woods	12	07/10/2025

Commented [B&A116]: Highlighted by the Panel. This drawing has now been updated to address paragraph 17 of Minute 12 (see revised drawing attached).

P24-447-01-3103-DR STORMWATER TREATMENT CATCHMENT PLAN	- Woods	12	07/10/2025
P24-447-01-3200-DR - PROPOSED OVERLAND FLOWPATH PLAN	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3500-DR STORMWATER LONGSECTION (SHEET 1 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3501-DR STORMWATER LONGSECTION (SHEET 2 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3502-DR STORMWATER LONGSECTION (SHEET 3 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3503-DR STORMWATER LONGSECTION (SHEET 4 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3504-DR STORMWATER LONGSECTION (SHEET 5 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3505-DR STORMWATER LONGSECTION (SHEET 6 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3506-DR STORMWATER LONGSECTION (SHEET 7 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3507-DR STORMWATER LONGSECTION (SHEET 8 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3508-DR STORMWATER LONGSECTION (SHEET 9 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3509-DR STORMWATER LONGSECTION (SHEET 10 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3510-DR STORMWATER LONGSECTION (SHEET 11 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3511-DR STORMWATER LONGSECTION (SHEET 12 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3512-DR STORMWATER LONGSECTION (SHEET 13 OF 19)	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3513-DR STORMWATER LONGSECTION (SHEET 14 OF 19)	Woods	1140	17/09/2025 15/08/2025

P24-447-01-3514-DR STORMWATER LONGSECTION (SHEET 15 OF 19)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3515-DR STORMWATER LONGSECTION (SHEET 16 OF 19)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3516-DR STORMWATER LONGSECTION (SHEET 17 OF 19)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3517-DR STORMWATER LONGSECTION (SHEET 18 OF 19)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3518-DR STORMWATER LONGSECTION (SHEET 19 OF 19)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3600-DR - OVERALL WETLANDS LAYOUT PLAN		Woods	4011	17/09/2025 15/08/2025
P24-447-01-3601-DR - WETLAND 2- 1 LAYOUT PLAN		Woods	4011	17/09/2025 15/08/2025
P24-447-01-3602-DR - WETLAND 2- 2 LAYOUT PLAN		Woods	4011	17/09/2025 15/08/2025
P24-447-01-3603-DR - WETLAND 2- 1 CROSS SECTION PLAN		Woods	4011	17/09/2025 15/08/2025
P24-447-01-3604-DR - WETLAND 2- 2 CROSS-SECTION PLAN		Woods	4011	17/09/2025 15/08/2025
P24-447-01-3605-DR RAINGARDEN 2-1 CROSS- SECTION-E	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-3606-DR RAINGARDEN 2-1 CROSS- SECTION-F & G	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-4000-DR - OVERALL WASTEWATER LAYOUT PLAN		Woods	4011	17/09/2025 15/08/2025
P24-447-01-4001-DR WASTEWATER LAYOUT PLAN (SHEET 1 OF 4)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-4002-DR WASTEWATER LAYOUT PLAN (SHEET 2 OF 4)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-4003-DR WASTEWATER LAYOUT PLAN (SHEET 3 OF 4)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-4004-DR WASTEWATER LAYOUT PLAN (SHEET 4 OF 4)	-	Woods	4011	17/09/2025 15/08/2025

P24-447-01-4500-DR WASTEWATER LONGSECTION (SHEET 1 OF 4)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-4501-DR WASTEWATER LONGSECTION (SHEET 2 OF 4)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-4502-DR WASTEWATER LONGSECTION (SHEET 3 OF 4)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-4503-DR WASTEWATER LONGSECTION (SHEET 4 OF 4)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-4700-DR - OVERALL WASTEWATER CATCHMENT LAYOUT PLAN	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-4701-DR WASTEWATER CATCHMENT PLAN (SHEET 1 OF 4)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-4702-DR WASTEWATER CATCHMENT PLAN (SHEET 2 OF 4)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-4703-DR WASTEWATER CATCHMENT PLAN (SHEET 3 OF 4)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-4704-DR WASTEWATER CATCHMENT PLAN (SHEET 4 OF 4)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-6000-WR - OVERALL WATER SUPPLY PLAN	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-6001-WR - WATER SUPPLY PLAN (SHEET 1 OF 6)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-6002-WR - WATER SUPPLY PLAN (SHEET 2 OF 6)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-6003-WR - WATER SUPPLY PLAN (SHEET 3 OF 6)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-6004-WR - WATER SUPPLY PLAN (SHEET 4 OF 6)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-6005-WR - WATER SUPPLY PLAN (SHEET 5 OF 6)	-	Woods	4011	17/09/2025 15/08/2025
P24-447-01-6006-WR - WATER SUPPLY PLAN (SHEET 6 OF 6)	-	Woods	4011	17/09/2025 15/08/2025

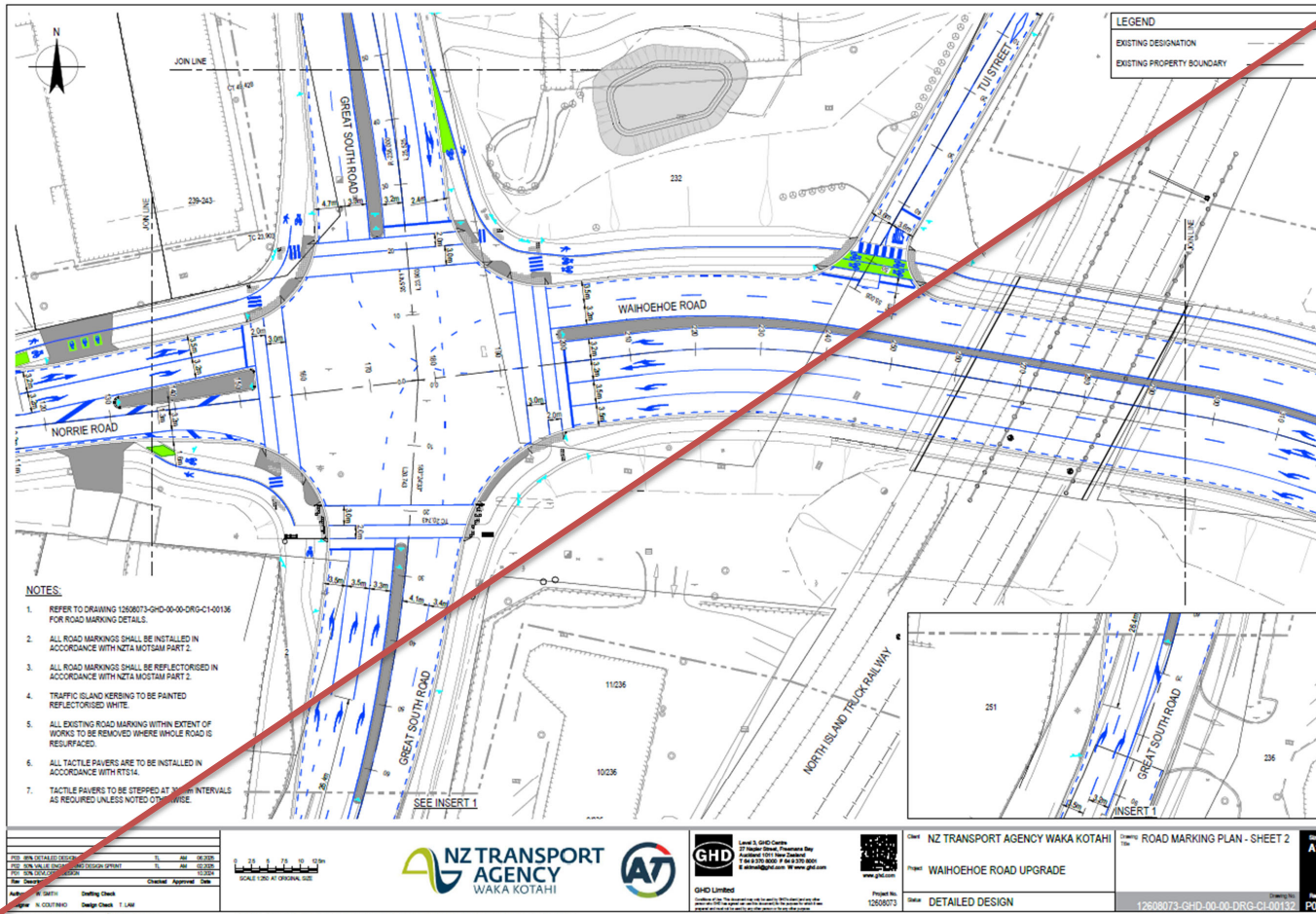
Plan title and reference	Author	Rev	Dated
Drawings – Drury Centre Superlots			
P24-646-01-2000 - OVERALL ROADING LAYOUT PLAN	Woods	4011	4517 /08/2025
P24-646-01-2001 - ROADING LAYOUT PLAN (SHEET 1 OF 4)	Woods	4011	4517 /08/2025
P24-646-01-2002 - ROADING LAYOUT PLAN (SHEET 2 OF 4)	Woods	4011	4517 /08/2025
P24-646-01-2003 - ROADING LAYOUT PLAN (SHEET 3 OF 4)	Woods	4011	4517 /08/2025
P24-646-01-2004 - ROADING LAYOUT PLAN (SHEET 4 OF 4)	Woods	4011	4517 /08/2025
P24-646-01-2200 - TYPICAL JOAL CROSS SECTION (SHEET 1 OF 3)	Woods	4011	17/09/2025 45/08/2025
P24-646-01-2201 - TYPICAL JOAL CROSS SECTION (SHEET 2 OF 3)	Woods	4011	17/09/2025 45/08/2025
P24-646-01-2202 - TYPICAL JOAL CROSS SECTION (SHEET 3 OF 3)	Woods	4011	17/09/2025 45/08/2025
P24-646-01-3000 - OVERALL STORMWATER LAYOUT PLAN	Woods	4011	17/09/2025 45/08/2025
P24-646-01-3001 - STORMWATER LAYOUT PLAN (SHEET 1 OF 4)	Woods	4011	17/09/2025 45/08/2025
P24-646-01-3002 - STORMWATER LAYOUT PLAN (SHEET 2 OF 4)	Woods	4011	17/09/2025 45/08/2025
P24-646-01-3003 - STORMWATER LAYOUT PLAN (SHEET 3 OF 4)	Woods	4011	17/09/2025 45/08/2025
P24-646-01-3004 - STORMWATER LAYOUT PLAN (SHEET 4 OF 4)	Woods	4011	17/09/2025 45/08/2025
P24-646-01-4000 - OVERALL WASTEWATER LAYOUT PLAN	Woods	4011	4517 /08/2025
P24-646-01-4001 - WASTEWATER LAYOUT PLAN (SHEET 1 OF 4)	Woods	4011	4517 /08/2025
P24-646-01-4002 - WASTEWATER LAYOUT PLAN (SHEET 2 OF 4)	Woods	4011	4517 /08/2025
P24-646-01-4003 - WASTEWATER LAYOUT PLAN (SHEET 3 OF 4)	Woods	4011	4517 /08/2025

P24-646-01-4004 - WASTEWATER LAYOUT PLAN (SHEET 4 OF 4)	Woods	1011	17/09/2025
P24-646-01-6000 - WATER RETICULATION LAYOUT PLAN	Woods	1011	17/09/2025
P24-646-01-6001 - WATER RETICULATION LAYOUT PLAN (SHEET 1 OF 4)	Woods	1011	17/09/2025
P24-646-01-6002 - WATER RETICULATION LAYOUT PLAN (SHEET 2 OF 4)	Woods	1011	17/09/2025
P24-646-01-6003 - WATER RETICULATION LAYOUT PLAN (SHEET 3 OF 4)	Woods	1011	17/09/2025
P24-646-01-6004 - WATER RETICULATION LAYOUT PLAN (SHEET 4 OF 4)	Woods	1011	17/09/2025

Plan title and reference	Author	Rev	Dated
Scheme Plan			
P24-447-02-0010-SC STAGE 2 - SCHEME PLAN STAGE ALL STAGES	Woods	1112	18/08/2025
P24-447-02-0011-SC STAGE 2 - SCHEME PLAN STAGE 2.1	Woods	1244	23/10/2025
P24-447-02-0012-SC STAGE 2 - SCHEME PLAN STAGE 2.2	Woods	1244	23/10/2025
P24-447-02-0013-SC STAGE 2 - SCHEME PLAN STAGE 2.3	Woods	1244	23/10/2025
P24-447-02-0014-SC STAGE 2 - SCHEME PLAN STAGES 2.4.1	Woods	1244	23/10/2025
P24-447-02-0024-SC STAGE 2 - SCHEME PLAN STAGE 2.4.2	Woods	1244	23/10/2025
P24-447-02-0034-SC STAGE 2 - SCHEME PLAN STAGE 2.4.3	Woods	1244	23/10/2025
P24-447-02-0015-SC STAGE 2 - SCHEME PLAN STAGE 2.5	Woods	1244	23/10/2025

P24-447-02-0016-SC STAGE 2 - SCHEME PLAN STAGE 2.6.1	Woods	1244	23/10/202518/08/2025
P24-447-02-0026-SC STAGE 2 - SCHEME PLAN STAGES 2.6.2	Woods	1244	23/10/202518/08/2025
P24-447-02-0017-SC STAGE 2 - SCHEME PLAN STAGE 2.7 AND 2.8	Woods	1244	23/10/202518/08/2025
P24-447-02-0019-SC STAGE 2 - SCHEME PLAN STAGE 2.9	Woods	1244	23/10/202518/08/2025
P24-447-02-0020-SC STAGE 2 - SCHEME PLAN STAGES 2.10.1	Woods	1244	23/10/202518/08/2025
P24-447-02-0021-SC STAGE 2 - SCHEME PLAN STAGES 2.10.2	Woods	1244	23/10/202518/08/2025
P24- 645646 -02-0001-SC SUBDIVISION OF LOTS 10 TO 22 CREATED BY SUB60414913	Woods	2	9/07/2025
P24- 645646 -02-0002-SC SUBDIVISION OF LOTS 10 TO 22 CREATED BY SUB60414913	Woods	2	9/07/2025
P24- 645646 -02-0003-SC SUBDIVISION OF LOTS 10 TO 22 CREATED BY SUB60414913	Woods	2	9/07/2025
P24- 645646 -02-0004-SC SUBDIVISION OF LOTS 10 TO 22 CREATED BY SUB60414913	Woods	2	9/07/2025
P24- 645646 -02-0005-SC SUBDIVISION OF LOTS 10 TO 22 CREATED BY SUB60414913	Woods	2	9/07/2025
P24- 645646 -02-0006-SC SUBDIVISION OF LOTS 10 TO 22 CREATED BY SUB60414913	Woods	2	9/07/2025





ATTACHMENT 4 - Full (Plan Change design) Waihoehoe Road Ultimate Upgrade

