

Decision on application for resource consent under the Resource Management Act 1991



Decision One

Non-Complying activity Landuse (s9)

Application numbers: [REDACTED] (Council Reference)
[REDACTED] (s9 land use consent)

Applicant's name: Fulton Hogan Land Development Limited

Site address: 21 Karapapa Road, Milldale

Legal description: Lot 9001 DP 581219

Proposal:

To carry out earthworks associated with roading, drainage and trenching. This will involve approximately 1,899m³ of earthworks over an area of 1.02ha including approximately 905m³ of cut and 994m³ of fill.

It is also proposed for blanket land use consents relating to the future construction and use on parts of super-lot 5100 and balance lots 9100, 9101 and 9102 of subdivision consent referenced by council as [REDACTED] that are located partially within the Open Space Conservation zone that would otherwise result in breaches to the Open Space Conservation Zone standards.

Resource consent is required for the following reasons:

Landuse consents (s9) [REDACTED]

Auckland Unitary Plan (Operative in Part)

District land use – section 9(3)

E26 Infrastructure

- Pursuant to E26.5.3.1(A97) the proposal involves earthworks that are greater than 2,500m² in area. The application proposes to undertake earthworks overall an area of 1.02ha for the establishment of the new road. This requires consent as a restricted discretionary activity.

Blanket consents

Residential: Terrace Housing and Apartment Building and Open Space Conservation zone:

- Blanket land use consent to enable building and development in accordance with Rule I544.10.1 Wainui Precinct Plan 1 on Lots 5100, 9100, 9101 and 9102. This requires consent as a restricted discretionary activity under rule I544.10.1(A2).
- Blanket land use consent to exclusively apply Terraced housing and Apartment zone standards on those parts of Lots 5100, 9100, 9101 and 9102 that are located within the Open Space Conservation zone. This requires consent as a discretionary activity pursuant to rule C1.7(1).

- Blanket land use consent to enable residential activities including new residential buildings on Lots 5100, 9100, 9101 and 9102 located in the Open Space – Conservation zone. This requires consent as a non-complying activity under rule H7.9.1(A1).
- Blanket land use consent to enable new buildings that do not comply with one or more standards located in the Open Space – Conservation zone on Lots 5100, 9100, 9101 and 9102. This requires consent as a discretionary activity under rule H7.9.1(A39).
- Blanket land use consent to enable fences on the front boundary less than 50% transparent located in the Open Space – Conservation zone on Lots 5100, 9100, 9101 and 9102. This requires consent as a restricted discretionary activity under rule H7.9.1(A43).
- Blanket land use consent to enable the construction of vehicle access and parking areas in the located Open Space – Conservation zone on Lots 5100, 9100, 9101 and 9102. This requires consent as a discretionary activity under rule H7.9.1(A50).
- Blanket land use consent to enable buildings over the permitted maximum 4m height limit located in the Open Space – Conservation zone on Lot 5100, 9100 and 9101. This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.1.
- Blanket land use consent is sought to exceed the permitted minimum front, side and rear yard setbacks located in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102. This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.3.
- Blanket land use consent to exceed the permitted screening standard under standard H7.11.4 located in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102 This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.4.
- Blanket land use consent to enable buildings that exceed the maximum permitted gross floor area threshold of 50m² located in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102. This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.5.
- Blanket land use consent to enable buildings that exceed the maximum permitted site coverage of 1% in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102 This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.6.
- Blanket land use consent to enable buildings that exceed the maximum impervious area threshold of the lesser of 10% or 5000m² in the Open Space – Conservation zone on Lot 5100, 9100, 9101 and 9102. This requires consents as a restricted discretionary activity under rule C1.2(2) and H7.11.7.

Decision

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104 and 104D the applications are **GRANTED**.

1. Reasons

The reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. Whilst future residential development is proposed on land zoned as the Open Space Zone, broad zoning has been applied to the precinct plan and the full width of the green corridor (Open Space Conservation zone) is not required for the proposed green street. In this context, any adverse effects as result of the change from open space to residential uses of such land, onto the wider environment is appropriately mitigated.
 - b. The utilisation of the relevant standards as they relate to the Residential: Terrace Housing and Apartment Building one for Super-lot 5100 and balance Lots 9100 and 9101 is appropriate, taking into account the site context and that the above residential lots and super lots sit within a wider Residential Terrace Housing and Apartment Building zone context.
 - c. The earthworks will alter the existing landform resulting in some short term adverse visual effects that will be appropriately mitigated in the long term by future proposed road and landscaping of the site.
 - d. The duration of proposed earthwork activity over a relatively short time will mean any adverse nuisance effects including dust and noise will be minimised. Noise and effects can be appropriately managed on site. Subject to the proposed mitigation measures (dust and noise) which are included as part of the application will ensure that any adverse noise and dust effects will be appropriately managed and mitigated.
 - e. The earthworks are necessary to facilitate the residential subdivision and associated roading and is of a scale that is appropriate to the development and location which is undergoing some transformation.
 - f. Erosion and Sediment Control measures are proposed to ensure adverse sediment run-off effects are appropriately managed and mitigated during the earthworks stage of the development.
 - g. The proposed stormwater management strategy for the road broadly aligns with the Wainui East Stormwater Management Plan and any adverse stormwater related effects have been demonstrated to be appropriately mitigated.
 - h. The proposal will have less than minor adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
 - i. In terms of positive effects, the proposed activities will enable the sequential delivery of subdivision and future development of the sites for residential use contributing to future housing that is in short supply across the Auckland region.
 - j. With reference to s104(1)(ab), there are no specific offsetting or

environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.

2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the objectives and policies contained in Chapters I544 (Wainui Precinct Precinct), H6 (Residential – Terrace Housing and Apartment Building zone), H7 (Open Space); E9 (Stormwater Quality) E26 (Infrastructure), and E27 (Transportation) of the Auckland Unitary Plan (Operative in part). In addition to the reasons outlined within the above ss104(1)(a) and (ab) assessments and in summary:
 - a. The risks of stability effects and the risk of natural hazards will be avoided. Earthworks will be carried out in accordance with geotechnical information provided and will be supervised by a qualified engineering professional with certification to be provided at completion of earthworks. This will ensure the site is suitable for the intended urban use and will not cause instability on or off-site.
 - b. The proposed land disturbance is necessary to enable the roading (infrastructure) with the design of the earthworks that will be undertaken in a manner that ensures the safety of people and stability and safety of surrounding land, buildings, and structures.
 - c. The installation of appropriate erosion and sediment controls will ensure sediment is appropriately managed and that sediment discharge is minimised. The land disturbance activity will be temporary in nature therefore limiting the duration of effects; will be carried out during daylight hours with dust measures to be implemented should extensive dust arise as a result of the earthworks activity.
 - d. The proposal reinforces a safe and connected road pattern.
 - e. Whilst future residential development is proposed on land zoned as the Open Space Zone, broad zoning has been applied to the precinct plan and the full width of the green corridor (Open Space Conservation zone) is not required for the proposed green street. In this context any adverse effects as result of the change from open space to residential uses of such land, onto the wider environment is appropriately mitigated. An appropriate balance between residential and open space is achieved and the reduction of the area available for the reserve still maintains, and does not compromise the general location, scale and functionality of the planned green corridor/ green street as envisaged by the Precinct Plan.
 - f. The proposal will maintain an appropriate level of amenity and which can be appropriately serviced by public infrastructure.
 - g. The proposal can be serviced with infrastructure that is compatible and integrated with the proposed network.

Overall, the proposal overall is consistent with the relevant objectives and policies of the Auckland Unitary Plan (Operative in part) and relevant statutory documents.

3. There are no other matters that are relevant under s104(1)(c).
4. There is no prohibition under s104D of the RMA on granting this non-complying activity. This is because the proposal is not contrary to the objectives and policies of

the relevant plan and, will have adverse effects on the environment that are no more than minor.

5. In the context of this proposal for a non-complying activity land use consent s, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall, the proposal will generate adverse effects on the environment that are acceptable, and on balance is consistent with the relevant statutory documents and meets the purpose of the RMA as defined within Part 2 of the Act, and consent is granted subject to the conditions outlined below.

Conditions

Under sections 108 and 108AA, of the RMA, this consent is subject to the following conditions:

1. The proposal must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number [REDACTED].
 - Application Form, and Assessment of Environmental Effects prepared by Woods dated 26 May 2023.

Report title and reference	Author	Rev	Dated
Architects Design Statement	Stevens Lawson Architect		Not dated
MILLDALE STAGE 4C-1 Transportation Assessment	Stantec	2	15 May 2023
Infrastructure Report Milldale Stage 4C-1	Woods	1	3 May 2023
Geotechnical letter STAGE 4C-1 Earthworks Consent Ref: [REDACTED]	CWM Geosciences	1	12 May 2023

Drawing title and reference	Author	Rev	Dated
P22-289-4C-1-0000-GE - COVER	WOODS	2	Sep 23
P22-289-4C-1-0001-GE - INDEX	WOODS	2	Sep 23
P22-289-4C-1-0010-SU - SCHEME PLAN	WOODS	2	Aug 23
P22-289-4C-1-0104A-GE - ZONING PLAN	WOODS	2	Sep 23
P22-289-4C-1-0104B-GE - ZONING PLAN WITH PRECINCT PLAN OVERLAID	WOODS	2	Sep 23
P22-289-4C-1-0104C-GE - ZONING PLAN -	WOODS	2	Sep 23

STAGE 4C-1 FOCUS PLAN			
P22-289-4C-1-0105-GE - EXISTING EARTHWORKS CONSENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-0106-GE - EXISTING SUBDIVISION CONSENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-0110-GE - DEVELOPMENT CONTROL - OVERALL PLAN	WOODS	3	Sep 23
P22-289-4C-1-1000-EW - DESIGN CONTOUR - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-1200-EW - CUT FILL - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-1800-EW - EROSION AND SEDIMENT CONTROL - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-2000-RD - ROADING LAYOUT PLAN - OVERALL PLAN	WOODS	3	Sep 23
P22-289-4C-1-2001-RD - ROADING LAYOUT PLAN	WOODS	2	Jul 23
P22-289-4C-1-2002-RD - ROADING LAYOUT PLAN	WOODS	3	Sep 23
P22-289-4C-1-2003-RD - ROADING LAYOUT PLAN	WOODS	2	Jul 23
P22-289-4C-1-2200-RD - ROADING TYPOLOGY PLAN	WOODS	2	Sep 23
P22-289-4C-1-2201-RD - TYPICAL ROAD CROSS SECTIONS & KERB DETAILS - GREEN STREET	WOODS	2	Jul 23
P22-289-4C-1-2202-RD - TYPICAL ROAD CROSS SECTIONS & KERB DETAILS - SUBURBAN STREETS	WOODS	1	May 23
P22-289-4C-1-2400-RD - ROADING LONGSECTION PLAN	WOODS	1	Jul 23
P22-289-4C-1-2750-RD - ROADING SIGHT DISTANCE PLAN	WOODS	2	Sep 23
P22-289-4C-1-2800-RD - ROADING VEHICLE TURNING MOVEMENTS - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-2801-RD - ROADING VEHICLE TURNING MOVEMENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-2802-RD - ROADING VEHICLE TURNING MOVEMENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-2900-RD -ROADING CYCLE NETWORK PLAN	WOODS	2	Sep 23
P22-289-4C-1-3000-DR - STORMWATER DRAINAGE LAYOUT	WOODS	2	Sep 23
P22-289-4C-1-3200-DR - STORMWATER	WOODS	2	Sep 23

CATCHMENT - OVERALL PLAN			
P22-289-4C-1-3310-DR - OVERLAND FLOW PATH - OVERALL	WOODS	1	Sep 23
P22-289-4C-1-3311-DR - OVERLAND FLOW SECTION PLAN	WOODS	1	Sep 23
P22-289-4C-1-4000-DR - WASTEWATER DRAINAGE LAYOUT	WOODS	3	Sep 23
P22-289-4C-1-6000-WR - WATER RETICULATION OVERALL PLAN	WOODS	2	Sep 23
Landscape Plan - Cover	Bespoke Landscape Architects		August 2023
Landscape Plan 01	Bespoke Landscape Architects		28 August 2023
Detail Plan 02	Bespoke Landscape Architects		28 August 2023
Planting Plan 03	Bespoke Landscape Architects		28 August 2023
Planting Palette and Schedule 04	Bespoke Landscape Architects		28 August 2023
Rain Garden Planting Layout 05	Bespoke Landscape Architects		28 August 2023
Additional Information			
S92 Response and Table with attachments (as referenced above)	Woods		26 July 2023
S92 Traffic Response	Stantec		21 July 2023
S92 Landscape response	Bespoke Landscape Architects		19 July 2023
S92 Architectural Response	Stevens Lawson)		26 July 2023
S92 Response (ii) and Table with attachments (as referenced above)	Woods		5 September 2023
S92 Overland Flowpath Response (iii)	Woods		12 September 2023

2. The consent holder must pay the council an initial consent compliance monitoring charge of \$1,166 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring charge 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 consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Consent Lapse

3. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
- An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Pre-commencement Meeting

4. Prior to the commencement of the construction and earthworks activity, the consent holder must hold a pre-start meeting that:
- is located on the subject site;
 - is scheduled not less than 5 days before the anticipated commencement of construction and earthworks;
 - includes Monitoring Inspector officer[s], Development Engineer, consent holder and consent holder's Engineer; and
 - includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions].

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;
- Erosion and Sediment Control Plan;
- Construction Traffic Management Plan; and,
- Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site.

Advice Note

To arrange the pre-start meeting please contact the Team Leader Compliance Monitoring South to arrange this meeting or email monitoring@aucklandcouncil.govt.nz . The

conditions of consent should be discussed at this meeting. All information required by the council and listed in that condition should be provided 2 days prior to the meeting.

Construction Traffic Management Plan

5. Prior to the commencement of any earthworks activity on the site, the consent holder must submit to and have approved by the Council, a Construction Traffic Management Plan (CTMP). This must be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and must address the surrounding environment including pedestrian and bicycle traffic. The approved CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council.

Advice Note:

The Traffic Management Plan should contain sufficient detail to address the following matters: measures to ensure the safe and efficient movement of the travelling public (pedestrians, vehicle occupants, local residents etc.)

It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.

General sediment control conditions

6. All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment, or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately and the discharge must be mitigated and/or rectified to the satisfaction of Council.

Sediment/erosion control in accordance with plan to be provided

7. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Management Plan (ESCP) must be prepared in accordance with the application documents referenced under condition 1 and in accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05), and submitted to the Council for written certification. No earthworks activity on the subject site shall commence until the Council has certified that the ESCP satisfactorily meets the requirements of GD05.

The Erosion and Sediment Control Plan must contain sufficient detail to address the following matters:

- specific erosion and sediment control works (location, dimensions, capacity);
- supporting calculations and design drawings;
- catchment boundaries and contour information;
- details of construction methods;
- timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);
- details relating to the management of exposed areas (e.g. grassing, mulching); and

- monitoring and maintenance requirements.

Advice note:

Please note that the diversion of stormwater and/or groundwater may require a consent in accordance with the Auckland Unitary Plan (Operative in Part).

Prevent sediment-laden water in stormwater/ waterways from roads.

8. Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpits or environpods*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with Council who may be able to provide further guidance on the most appropriate approach to take. Please contact Council on monitoring@aucklandcouncil.govt.nz for more details. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05).

Ensure stability of the site/neighbouring sites.

9. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.

Ensure supervision and certification of geotechnical works.

10. The construction of building foundations and the placement & 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 "Geotechnical memo prepared by CMW, ref: [REDACTED] dated: 12 May 2023".

Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in accordance with condition "Geotechnical memo prepared by CMW, ref: AKL2019-0161DJ, Rev 1, dated: 12 May 2023" 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 hours

11. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and earthworks activities on the subject site, must be restricted to between the following hours:
 - a. Weekdays (Monday to Friday): 7:00am – 6:00pm;
 - b. Saturday: 7:00am – 6:00pm with the exception of any works within 100m of any dwelling for which the hours must be restricted to 8:00am to 1:00pm;
 - c. Sundays or Public Holidays: no works.

Advice Note:

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

Dust and odour

12. There must be no dust and odour beyond the subject sites as a result of the activities that in the opinion of the Council, is noxious, offensive, or objectionable. All necessary measures must be taken to prevent a dust and odour nuisance to neighbouring properties and public roads, including, but not limited to:
 - The staging of areas of the works;
 - The retention of any existing vegetation;
 - Watering of all access roads, manoeuvring areas, and stockpile during dry periods;
 - Top-soiling and grassing stockpiles (or other similar techniques) if they are not worked for more than 1 month; and
 - Suspension of all operations if necessitated by the prevailing conditions.

Construction Park and Loading

13. All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.
14. All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.

Ensure construction and earthworks activities do not obstruct access.

15. There must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity. All materials and equipment must be stored within the subject site's boundaries.

Development on Super Lot 5100 and Balance Lots 9100, 9101 and 9102:

16. All future dwellings and associated buildings constructed on Super Lot 5100 and Balance Lots 9100, 9102 and 9101 must be designed to adopt the standards of the Residential - Terrace Housing and Apartment Building (THAB) Zone that are listed under Standard H6.6 of the Auckland Unitary Plan (Operative in Part) or seek resource consent to infringe

the aforementioned THAB zone standard(s).

Advice Note:

For clarification purposes, the above blanket land use consents apply to development on the future lots approved under subdivision consent referenced by council as SUB60419152. The applicable future lots as it correlates to each of the infringed standards are listed under the above reasons of consent.

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.
4. If you disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.

Accidental Discovery Rule

5. Should earthworks on the site result in the identification of any previously unknown archaeological site, the land disturbance – Regional Accidental Discovery rule [E12.6.1] set out in the Auckland Unitary Plan Operative in part (November 2016) shall be applied.

Delegated decision maker:

Name: Masato Nakamura

Title: Principal Project Lead, Premium Resource Consents

Signed:



Date: 02 October 2023

Decision on an application for resource consents under the Resource Management Act 1991



Decision two – Discretionary activity for a subdivision consent

Application numbers: [REDACTED] (Council Reference)
[REDACTED] (s11 Subdivision consent)

Applicant's name: Fulton Hogan Land Development Limited

Site address: 21 Karapapa Road, Milldale

Legal description: Lot 9001 DP 581219

Proposal:

To subdivide the sites to create one super lot (Lot 5001), 3 balance lots (9100, 9101 and 9102), one road to vest (Lot 8100) and one accessway to vest (Lot 7500). Associated infrastructure and services are proposed to service the subdivision.

The resource consents are:

Subdivision consents (s11) [REDACTED]

Auckland Unitary Plan (Operative in Part)

- Pursuant to E38.4.1(A7) the proposal involves the subdivision of land with two or more zones (Residential – Terrace Housing and Apartment Building zone and Open Space – Conservation zone. This requires consent as a restricted discretionary activity.
- Pursuant to E38.4.2(A18) vacant lot subdivision involving parent sites greater than 1ha that comply with standard E38.8.3.1 requires consent as a discretionary activity.
- The proposal involves vacant sites subdivision complying with Standard E38.9.2.3 as a restricted discretionary activity pursuant to Rule Activity Table E38.4.2 (A35).
- The proposed subdivision involves the subdivision of land for residential lots in the open space recreation zone. Pursuant to E38.4.4 (A43) any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.4 requires consent as discretionary activity.
- Pursuant to I544.4.1(A3) Subdivision, building and development not in accordance with I544.10.1 Wainui: Precinct plan 1 requires consent as a discretionary activity. A pedestrian accessway is proposed in the location of the indicative west-east road which is not in accordance with the Wainui Precinct Plan 1

Decision

Under sections 104 and 104B, and part 2 the applications are **GRANTED**.

Reasons

The reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. The subdivision has a layout that is in general accordance with the roading layout anticipated within the Wainui Precinct. The layout of the subdivision development will be suitable for the future activities anticipated by the underlying zone.
 - b. The proposal will provide the road layout for this part of the Wainui precinct in a staged manner. The proposal is considered to provide a clear and legible road layout and road hierarchy in a manner that is sought by I544.10.1 Wainui: Precinct plan 1.
 - c. The connections within the subdivision enable good vehicle and pedestrian connections. The block sizes and road layout generally offer a reasonable level of permeability through the neighbourhood when combined with pedestrian/cycle linkages.
 - d. The concerns raised by the urban design expert is noted and has been considered in this assessment. On the matter of the alignment and design of the Green Road, this generally follows the underlying zone and the Precinct Plan. Contrary to the expert position, any additional meandering from that anticipated in the Precinct Plan and underlying zone does not generate adverse effects that would be considered significant or unacceptable. Further, any consideration around future development and their interface to this road sits outside of the scope of Council's assessment.
 - e. The primary concern on the east-west link between lots 9100 and 9102 was the length of the block, and the potential adverse effects that this could create. The concerns on this matter are both accepted and noted. The difference in views provided on this application relate fundamentally to the difference in outcomes between a pedestrian accessway and a public road. In this regard, noting the specific outcomes that are being proposed in relation to this connection, the difference with a public road does not equate to, or generate, an adverse effect that would warrant the withholding of a consent.
 - f. The location of the indicative west-east road as identified on the Wainui Precinct Plan is not proposed, and that a west-east pedestrian link from the proposed green street to Papakiri Road is proposed. This will align with the existing shared pathway / accessway located within Stage 4B to the west. This will provide an appropriate shared pathway linkage and will enable appropriate interface with future residential dwelling.
 - g. The proposed west-east shared pathway will provide an appropriate shared pathway connection to the wider Milldale area that achieves a level of amenity for future users with adjacent super-lots and provides an appropriate level of interaction and passive surveillance of the proposed shared pathway. The proposed / offered design conditions as well as further landscape details of the shared pathway will ensure that any adverse effects on the amenity of the surrounding environment (and users of the pathway) are appropriately mitigated.

- h. Whilst there is residential development proposed on land zoned as the Open Space (Conservation) Zone, this area has been identified as being surplus to the requirements of Auckland Council Parks for reserve purposes and the extent of land that is required to accommodate the Green Street. In this context any adverse effects as result of the residential subdivision on such land, onto the wider environment is appropriately mitigated.
- i. Whilst it is acknowledged that the subdivision and future residential development will bring about a change to the character and amenity of the immediate area, the resulting urban character and associated adverse effects of the subdivision are concluded to be anticipated via the Wainui Precinct and the underlying urban zoning of the land.
- j. The design of the development is designed to appropriately manage stormwater and to safely maintain the conveyance function of overland flow paths. Whilst the proposed measures for stormwater management are not best practice, this remains broadly consistent with the Stormwater management Plan approved for the Wainui Precinct.
- k. The proposal incorporates a series of pedestrian connections within the green street and proposed west-east pedestrian shared pathway to create additional permeability within the block structure and to create direct connections to the wider Milldale area. These will contribute to the safety and amenity for future residents.
- l. The proposed road layout and design and traffic matters have been assessed by Auckland Transport who have confirmed their broad support of the road layout and design, including the west-east shared pathway, road typology and the overall stormwater management approach within the road network.
- m. The proposed subdivision can be appropriately serviced, and that infrastructure has capacity to accommodate all lots.

Overall, the adverse effects generated by the subdivision activity will be appropriately mitigated and acceptable.

- n. In terms of positive effects the subdivision development will provide the sequential delivery super-lots and balance lots for future residential purposes contributing to future housing across the Auckland Region with the delivery of adequate infrastructure and services to service the subdivision.
 - o. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, having considered the relevant objectives and policies as they relate to the I544 (Wainui Precinct Precinct), H6 (Residential – Terrace Housing and Apartment Building zone), H7 (Open Space), E27 (Transportation) and E38 (Urban Subdivision). The proposal is broadly consistent with the relevant objectives, policies, and assessment criteria for the following reasons:
- a. The subdivision will enable the practical and sequential delivery of the anticipated block pattern.
 - b. The subdivision has a layout which is safe, efficient, convenient, and accessible

and will not increase the risks of adverse effects to people, property, infrastructure, and the environment from natural hazards and maintains the function of overland flow paths to safely convey flood waters.

- c. The layout of the subdivision development will facilitate the future activities anticipated by the underlying zone of the site.
- d. The proposed layout of the subdivision and block arrangement will provide a street layout, and the block configuration that are considered appropriate for the location. The proposal will enable the road layout and wider connectivity are provided in broad accordance with the I544.10.1 Wainui: Precinct plan 1.
- e. The proposed west-east shared pathway will provide an appropriate shared pathway connection to the wider Milldale area and an appropriate level of amenity for future users with adjacent super-lots and will provide an appropriate level of interaction and passive surveillance of the shared pathway. While not as positive as an outcome relative to a full public road as sought for in the Precinct, the difference does not equate to the proposal being inconsistent with the Precinct provisions. The proposal is generally consistent with the relevant provisions of the I544 Wainui Precinct by providing for key roading infrastructure while also providing alternative methods of public access and pedestrian connectivity and permeability.
- f. The applicant has demonstrated that the proposed super-lot is of a size, shape and orientation that will appropriately enable future residential development in a manner that is sought for this location.
- g. The proposal will enable the future delivery of the overall Wainui Precinct plan (I544.10.1 Wainui: Precinct plan 1.) and will facilitate the future road layout and block pattern, and this will assist with creating a walkable and well-connected neighbourhood.
- h. Whilst future residential development is proposed on land zoned as the Open Space Zone, broad zoning has been applied to the precinct plan and the full width of the green corridor (Open Space Conservation zone) is not required for the proposed green street. In this context any adverse effects as result of the change from open space to residential uses of such land, onto the wider environment is appropriately mitigated. An appropriate balance between residential and open space is achieved and the reduction of the area available for the reserve still maintains, and does not compromise the general location, scale and functionality of the planned green corridor/ green street as envisaged by the Precinct Plan.
- i. The creation of a new road network with footpaths and shared paths will provide cycle and pedestrian connections that connect to the site and the wider reserve and road network.
- j. The subdivision provides a safe and connect road pattern and the design details can be addressed as part of the EPA process.
- k. The proposed subdivision is acceptable in the context the residential character of the receiving environment, and the scale and nature of proposed subdivision will enable future development to be in keeping with the amenity of the existing and anticipated surrounding residential environment.
- l. All sites are capable of being serviced with infrastructure that is compatible and

integrated with the proposed network.

3. In accordance with an assessment under s104(1)(c) of the RMA no other matters are considered relevant.
4. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, Council is able to grant this subdivision consent subject to the conditions below.
5. The objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall, the proposal will generate adverse effects on the environment that are acceptable, is consistent with the relevant statutory documents and meets the purpose of the RMA as defined within Part 2 of the Act, and consent is granted subject to the conditions outlined below.
7. Overall, the proposal meets the provision set out in section 104 and 106 of the RMA and is acceptable.

Conditions

All conditions contained in this decision must be complied with at time of s224(c). 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 RMA, the consent is subject to the following conditions:

General Conditions

1. This Stage 4C subdivision of Milldale, comprising of 1 super lot, 3 balance lots, a road and public accessway to vest with associated infrastructure and site works must be as described in the application form and assessment of environmental effects prepared by Woods dated 26 May 2023 and must be carried out in accordance with the plans and information detailed below, and all referenced by the council as consent SUB60419152.

Report title and reference	Author	Rev	Dated
Architects Design Statement	Stevens Lawson Architect		Not dated
MILLDALE STAGE 4C-1 Transportation Assessment	Stantec	2	15 May 2023
Infrastructure Report Milldale Stage 4C-1	Woods	1	3 May 2023
Geotechnical letter STAGE 4C-1 Earthworks Consent Ref: [REDACTED]	CWM Geosciences	1	12 May 2023

Drawing title and reference	Author	Rev	Dated
P22-289-4C-1-0000-GE - COVER	WOODS	2	Sep 23
P22-289-4C-1-0001-GE - INDEX	WOODS	2	Sep 23
P22-289-4C-1-0010-SU - SCHEME PLAN	WOODS	2	Aug 23
P22-289-4C-1-0104A-GE - ZONING PLAN	WOODS	2	Sep 23
P22-289-4C-1-0104B-GE - ZONING PLAN WITH PRECINCT PLAN OVERLAID	WOODS	2	Sep 23
P22-289-4C-1-0104C-GE - ZONING PLAN - STAGE 4C-1 FOCUS PLAN	WOODS	2	Sep 23
P22-289-4C-1-0105-GE - EXISTING EARTHWORKS CONSENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-0106-GE - EXISTING SUBDIVISION CONSENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-0110-GE - DEVELOPMENT CONTROL - OVERALL PLAN	WOODS	3	Sep 23

P22-289-4C-1-1000-EW - DESIGN CONTOUR - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-1200-EW - CUT FILL - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-1800-EW - EROSION AND SEDIMENT CONTROL - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-2000-RD - ROADING LAYOUT PLAN - OVERALL PLAN	WOODS	3	Sep 23
P22-289-4C-1-2001-RD - ROADING LAYOUT PLAN	WOODS	2	Jul 23
P22-289-4C-1-2002-RD - ROADING LAYOUT PLAN	WOODS	3	Sep 23
P22-289-4C-1-2003-RD - ROADING LAYOUT PLAN	WOODS	2	Jul 23
P22-289-4C-1-2200-RD - ROADING TYPOLOGY PLAN	WOODS	2	Sep 23
P22-289-4C-1-2201-RD - TYPICAL ROAD CROSS SECTIONS & KERB DETAILS - GREEN STREET	WOODS	2	Jul 23
P22-289-4C-1-2202-RD - TYPICAL ROAD CROSS SECTIONS & KERB DETAILS - SUBURBAN STREETS	WOODS	1	May 23
P22-289-4C-1-2400-RD - ROADING LONGSECTION PLAN	WOODS	1	Jul 23
P22-289-4C-1-2750-RD - ROADING SIGHT DISTANCE PLAN	WOODS	2	Sep 23
P22-289-4C-1-2800-RD - ROADING VEHICLE TURNING MOVEMENTS - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-2801-RD - ROADING VEHICLE TURNING MOVEMENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-2802-RD - ROADING VEHICLE TURNING MOVEMENTS PLAN	WOODS	2	Sep 23
P22-289-4C-1-2900-RD -ROADING CYCLE NETWORK PLAN	WOODS	2	Sep 23
P22-289-4C-1-3000-DR - STORMWATER DRAINAGE LAYOUT	WOODS	2	Sep 23
P22-289-4C-1-3200-DR - STORMWATER CATCHMENT - OVERALL PLAN	WOODS	2	Sep 23
P22-289-4C-1-3310-DR - OVERLAND FLOW PATH - OVERALL	WOODS	1	Sep 23
P22-289-4C-1-3311-DR - OVERLAND FLOW SECTION PLAN	WOODS	1	Sep 23
P22-289-4C-1-4000-DR - WASTEWATER DRAINAGE LAYOUT	WOODS	3	Sep 23

P22-289-4C-1-6000-WR - WATER RETICULATION OVERALL PLAN	WOODS	2	Sep 23
Landscape Plan - Cover	Bespoke Landscape Architects		August 2023
Landscape Plan 01	Bespoke Landscape Architects		28 August 2023
Detail Plan 02	Bespoke Landscape Architects		28 August 2023
Planting Plan 03	Bespoke Landscape Architects		28 August 2023
Planting Palette and Schedule 04	Bespoke Landscape Architects		28 August 2023
Rain Garden Planting Layout 05	Bespoke Landscape Architects		28 August 2023
Additional Information			
S92 Response and Table with attachments (as referenced above)	Woods		26 July 2023
S92 Traffic Response	Stantec		21 July 023
S92 Landscape response	Bespoke Landscape Architects		19 July 2023
S92 Architectural Response	Stevens Lawson)		26 July 2023
S92 Response (ii) and Table with attachments (as referenced above)	Woods		5 September 2023
S92 Overland Flowpath Response (iii)	Woods		12 September 2023

Advice Notes:

- *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*
- *Details and specifications for the provision of infrastructure (e.g. public/private drainage, location, and types of connections) and access (including drainage of accessways, construction standards etc) are subject to a*

separate EPA and/or Building Consent approval process.

- *Should it become apparent during the EPA and/or Building Consent process that a component of the granted resource consent cannot be implemented (e.g. detailed tests for soakage fail to achieve sufficient soakage rates, or sufficient gradients for drainage cannot be achieved in accordance with engineering standards/ bylaws etc), changes to the proposal will be required. This may require either a variation to this subdivision consent or a new consent.*
 - *Similarly, should the detailed design stage demonstrate that additional reasons for consent under the AUP are triggered (e.g. after detailed survey the access gradient increases to now infringe or increase an approved infringement to a standard in the plan), a new or varied resource consent is required.*
 - *It is the responsibility of the consent holder to ensure that all information submitted and assessed as part of the subdivision consent is correct and can be implemented as per the subdivision consent (without requiring additional reasons for consent). Any subsequent approval processes (such as the EPA) do not override the necessity to comply with the conditions of this resource consent.*
2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
- a. A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - b. An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Survey plan approval (s223) conditions

Survey Plan

3. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision plan as follows:

Plan title and reference	Author	Rev	Dated
Survey Scheme Plan 0010-SU	Woods	2	August 2023

Easements to be created

4. Any drainage and services easements must be included in a memorandum and/or schedule of easements endorsed on the survey plan and must be duly granted or reserved. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (certificates of title).

Land to Vest in Council

5. The proposed road shown as Lot 8100 on the approved plan "Survey Scheme Plan 0010-SU" prepared by Wood , Rev 2, dated: August 2023" must be vest in the

Council as public road. The consent holder must meet all costs associated with the vesting of the road.

6. The proposed Accessway to vest shown as Lot 7500 on the submitted scheme plan must be vest in the Council as an Accessway and become part of the road corridor. The consent holder must meet all costs associated with the vesting of the Accessway.

Advice note:

- a) *The document must be prepared by Council's Solicitor at the applicant's cost.*

Section 224(c) compliance conditions

Advice Note:

A certificate pursuant to section 224(c) of the Resource Management Act will not be issued until all conditions in the decision have been met to the satisfaction of the Council and at the consent holder's expense.

7. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent SUB60419152 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
 - a. a consent notice has been issued in relation to any conditions to which section 221 applies.

General Geotechnical

8. The consent holder must place & compact material in accordance with the recommendations of the "Geotech Report prepared by CMW, ref: [REDACTED] dated: 9 February 2023" to ensure the site is stable and suitable for development. The consent holder must provide a Geotechnical Completion Report from a suitably qualified engineering professional to confirm that all Lots are stable and suitable for development when applying for a certificate under section 224(c) of the RMA.

Utilities

9. The consent holder must make provision for telecommunications and electricity to all Lots in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

The consent holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.

Infrastructure and Services

Wastewater Reticulation

Connection to Public Network

10. The consent holder must design and construct connections to the public wastewater reticulation network to serve all Lots in accordance with the requirements of the wastewater utility 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.

Advice Note:

- *The requirements of 'Watercare approval application number - RC185176 dated 19 June 2023' must be met*
- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*

Water Reticulation

Connection to Public Network

11. The consent holder must design and construct connections to the public water reticulation network (including firefighting supply) to serve all Lots in accordance with the requirements of the water utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under the section 224(c) of the RMA.

Advice Note:

- *The requirements of 'Watercare Application Number: RC185176 dated 19 June 2023' must be met*
- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/ Veolia as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*

Stormwater Reticulation

Connection to Public Network

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

Advice Note:

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

Operation and Maintenance Plan

13. An Operation and Maintenance Plan must be provided to Council 5 days prior to the post-construction meeting required by this consent. The Operation and Maintenance Plan must set out how the stormwater management system (i.e. Rain Gardens) are 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 organisational structure which will support this process;
 - b. a programme for regular maintenance and inspection of the stormwater management system;
 - c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - d. a programme for post storm inspection and maintenance;
 - e. a programme for inspection and maintenance of the outfall;
 - f. general inspection checklists for all aspects of the stormwater management system, including visual checks; and
 - g. a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.

Public Roads

14. The consent holder must design and construct new public roads (Lots 8100) in accordance with the requirements of Auckland Transport. Certification from Auckland Council that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *Acceptable forms of evidence include Engineering Approval Completion*

Certificates.

- *Construction of public roading requires an Engineering Plan Approval. Departure from Standards may be required where designs do not comply with AT standards.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.*

Pavement Design

15. All new roads intending to be vested to Auckland Council must be designed in accordance with the AT's engineering design code for pavement design.

Advice Note:

Appropriate pavement design will be reviewed at the Engineering Approval stage.

Footpaths

16. All footpaths must be designed and formed to Auckland Transport's Standard. This must be undertaken at the consent holder's expense and to the satisfaction of the Council.

Parks requirements – streetscape and Accessway

Streetscape and Accessway Landscaping

17. The consent holder must submit a detailed streetscape landscaping plan(s) for rain gardens, street trees, and accessways for road Lot 8100, and Accessway Lot 7500 for approval by the Parks Planning Team Leader. In particular, the plans must:
 - a) Be prepared by a suitably qualified landscape architect.
 - b) Be in general accordance with the submitted scheme plan titled 'Milldale Local Centre Scheme Plan' prepared by Woods, revision 2, drawing no P22-289-4C-1-01010-SU dated August 2023 and landscape plans prepared by Bespoke dated 28 August 2023.
 - c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.
 - d) Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice.

- e) Comply with Council's latest specifications or relevant Code of Practice for green assets and landscaping. Contact the Parks Planning Team Leader for the most up to date information.
- f) Include hard landscaping details for the accessway.
- g) Include planting methodology.
- h) Include all lighting details within the proposed street. and accessway

Advice note:

Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.

Implementation of streetscape and accessway landscape works

18. Prior to issue of section 224(c) certification, all street and accessway landscaping for road Lot 8100, and Accessway Lot 7500 must be implemented in accordance with the approved streetscape plans to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Code of Practice for green assets and landscaping (contact the Parks Planning Team Leader for the most up to date information), and in particular:
 - a) The street must be cleared of any construction material, rubbish, and surplus soil, and must be maintained in a neat and tidy condition;
 - b) Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Advisor; and
 - c) Grassing must only be undertaken when the weather is suitable i.e., mild, dull, and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

Advice note:

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

Maintenance – Streetscape and Accessways

19. Prior to the issue of the section 224(c) certificate the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established in the streetscape, and accessways for road Lot 8100, and Accessway Lot 7500. The Maintenance Plan must include:
 - a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies;
 - b) Details of watering, weeding, trimming, cultivation, pest, and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and
 - c) Vandalism eradication policies.

20. The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
21. If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

As-built plans

22. The consent holder must provide to the Development Engineer and Parks Planning Team Leader as built plans for landscape works (hard and soft) within the proposed accessway and street in CAD (NZTM 2000) and pdf form in accordance with the Development Engineering As-built requirements v1.3, including the following details:
- i. Asset names;
 - ii. All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting, species, and number of plants;
 - iii. All underground services, irrigation, and drainage; and
 - iv. All paint colours, graffiti coatings, pavers, and concrete types with names of products to be included on the assets schedule.

Uncompleted works bond

23. An uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in accordance with the approved plans at the Council's discretion. The bond amount must be 1.5 x the contracted rate of any outstanding works and must be agreed in consultation with the Parks Planning Team Leader prior to lodging the bond. The liability of the consent holder must not be limited to the amount of the bond.

Maintenance Bonds - Streetscape and Accessway Landscaping

24. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issue of the certificate under s224(c) for road Lot 8100, and Accessway Lot 7500. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader.

CONSENT NOTICES

Building Restrictions

25. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for all Lots. The consent notice must record that the following condition is to be complied with on a continuing basis:

"Any buildings erected on the building sites identified on the "Milldale Stage 4C-1 Survey Scheme Plan prepared by Woods, dwg no [REDACTED]"

dated: May 2023" shall be subject to the requirements of the "Geotechnical memo prepared by CMW, ref: [REDACTED] dated: 12 May 2023" and any subsequent reports. Copies of the said plan and report(s) will be held at the offices of the Council, Centreway Road, Orewa."

26. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for all Lots. The consent notice must record that the following condition is to be complied with on a continuing basis:

"(Building restrictions - stormwater control) All stormwater from buildings and paved areas on all Lots within the development must be collected and disposed of in accordance with the requirements of the 'Wainui Stormwater Management Plan, Ref: Job No.31720, dated: 07-09-2016' and 'Auckland Council GD01'. The collection and disposal system must be installed in conjunction with the erection of any buildings and must thereafter be maintained to the specified capacity and standard in perpetuity."

Blanket consents

Open Space zone

27. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Super Lot 5100 and Balance Lots 9100, 9102 and 9101. The consent notice must record that the following condition is to be complied with on a continuing basis:

"A blanket land use consent has been approved for Super Lot 5100 and Balance Lots 9100, 9102 and 9101 and enables infringements to the following development standards within those portions of the site that are zoned Open Space:

- H7.11.1 Building height;*
- H7.11.2 Height in relation to boundary;*
- H7.11.3 Yards;*
- H7.11.4 Screening;*
- H7.11.5 Gross floor threshold;*
- H7.11.6 Maximum site coverage; and*
- H7.11.7 Maximum impervious area.*

All future development on these lots shall be designed to adopt the Residential: Terrace Housing and Apartment Building (THAB) zone activity table and standards or seek resource consent to infringe the applicable THAB zone standards.

28. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 9100 & 9102. The consent notice/s must record that the following requirements are to be complied with on a continuing basis.

- a. *"The dwellings must be designed in a manner that overlooks the pedestrian accessway to satisfy principles of crime prevention through environmental design.*

- b. *Any fencing, hedging, or planting along boundaries or within 2m of boundaries of Lot 7500 must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). Landscape planting must be maintained to ensure 50% visual permeability. The Council is exempt from sharing costs.*
 - c. *Detailed landscape plans must be provided with future resource consent application(s) to ensure that the selected planting between Lot 7500 and the boundaries of balance lots 9100 and 9102 will not obscure sightlines from the dwellings overlooking the pedestrian accessway."*
29. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 5100, 9100 & 9102. The consent notice/s must record that fencing requirements are to be complied with on a continuing basis.

"For Lots 5100, 9100 and 9102, no subdivision or development shall create a vehicle crossing directly over the shared path to the Green Street (Lot 8100 road to vest) without prior written approval from Auckland Council."

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *The consent holder is advised that the national Addressing Standard (AS/NZS 4819:2011) requires that all new public roads and extensions to existing roads and any private roads (rights of way or common access lots) that serve more than five allotments and are created through a subdivision consent will require a **road name**. All road names must be approved by Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name prior to applying for a section 223 certificate. For more details refer to*

Advice that engineering approval required

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

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

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

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

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

Delegated decision maker:

Name: Masato Nakamura

Title: Principal Project Lead, Premium Resource Consents

Signed:



Date: 02 October 2023

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to work starting on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
--	--------------

Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.



[Redacted]

Approved Resource Consent Plan

02/10/2023

MIL

Connect

MIL
STATION

CONSENT
SEPTEMBER

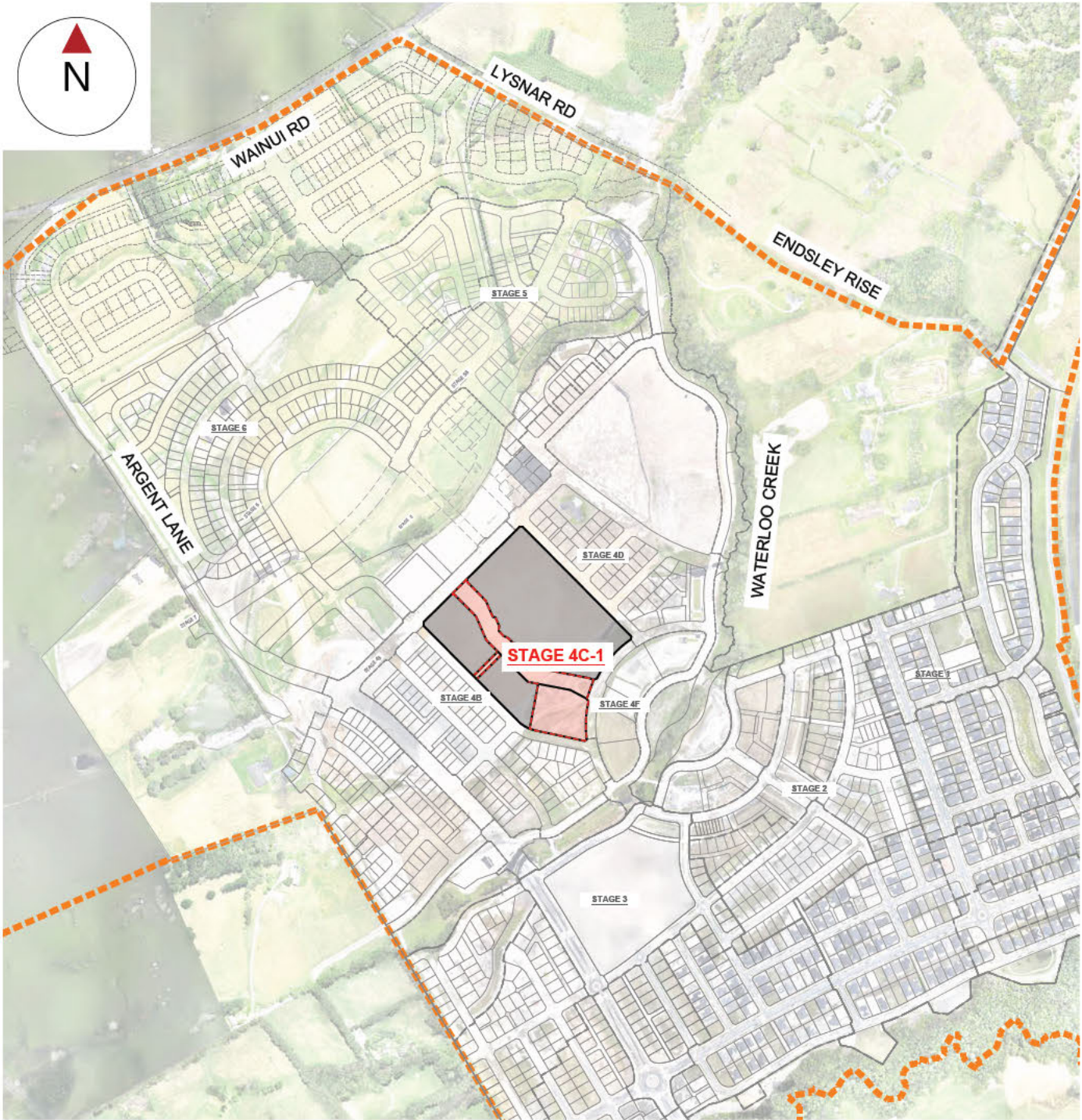
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Col
Te Kaunihera o

MILLDALE - STAGE 4C-I

CONSENT DRAWINGS

DRAWINGS INDEX

DRAWING NUMBER	REV	DRAWING TITLE
P22-289-4C-1-0000-GE	2	COVER
P22-289-4C-1-0001-GE	2	INDEX
P22-289-4C-1-0010-SU	2	SCHEME PLAN
P22-289-4C-1-0104A-GE	2	ZONING PLAN
P22-289-4C-1-0104B-GE	2	ZONING PLAN WITH PRECINCT PLAN OVERLAID
P22-289-4C-1-0104C-GE	2	ZONING PLAN - STAGE 4C-1 FOCUS PLAN
P22-289-4C-1-0105-GE	2	EXISTING EARTHWORKS CONSENTS PLAN
P22-289-4C-1-0106-GE	2	EXISTING SUBDIVISION CONSENTS PLAN
P22-289-4C-1-0110-GE	3	DEVELOPMENT CONTROL - OVERALL PLAN
P22-289-4C-1-1000-EW	2	DESIGN CONTOUR - OVERALL PLAN
P22-289-4C-1-1200-EW	2	CUT FILL - OVERALL PLAN
P22-289-4C-1-1800-EW	2	EROSION AND SEDIMENT CONTROL - OVERALL PLAN
P22-289-4C-1-2000-RD	3	ROADING LAYOUT PLAN - OVERALL PLAN
P22-289-4C-1-2001-RD	2	ROADING LAYOUT PLAN
P22-289-4C-1-2002-RD	3	ROADING LAYOUT PLAN
P22-289-4C-1-2003-RD	2	ROADING LAYOUT PLAN
P22-289-4C-1-2200-RD	2	ROADING TYPOLOGY PLAN
P22-289-4C-1-2201-RD	2	TYPICAL ROAD CROSS SECTIONS & KERB DETAILS - GREEN STREET
P22-289-4C-1-2202-RD	1	TYPICAL ROAD CROSS SECTIONS & KERB DETAILS - SUBURBAN STREETS
P22-289-4C-1-2400-RD	1	ROADING LONGSECTION PLAN
P22-289-4C-1-2750-RD	2	ROADING SIGHT DISTANCE PLAN
P22-289-4C-1-2800-RD	2	ROADING VEHICLE TURNING MOVEMENTS - OVERALL PLAN
P22-289-4C-1-2801-RD	2	ROADING VEHICLE TURNING MOVEMENTS PLAN
P22-289-4C-1-2802-RD	2	ROADING VEHICLE TURNING MOVEMENTS PLAN
P22-289-4C-1-2900-RD	2	ROADING CYCLE NETWORK PLAN
P22-289-4C-1-3000-DR	2	STORMWATER DRAINAGE LAYOUT
P22-289-4C-1-3200-DR	2	STORMWATER CATCHMENT - OVERALL PLAN
P22-289-4C-1-3310-DR	1	OVERLAND FLOW PATH - OVERALL
P22-289-4C-1-3311-DR	1	OVERLAND FLOW SECTION PLAN
P22-289-4C-1-4000-DR	3	WASTEWATER DRAINAGE LAYOUT
P22-289-4C-1-6000-WR	2	WATER RETICULATION OVERALL PLAN





Underlying Land Information		
Current Appellation	RT	Area (Ha)
Lot 9001 DP 586972	N/A	N/A
Subject to Part IVA Conservation Act 1987		

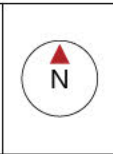
- NOTES:
- ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
 - STREAM LOCATIONS AS SURVEYED AT 2019
 - SCHEME PLAN IS SUBJECT TO COUNCIL APPROVAL
 - ALL ROADS TO VEST IN AUCKLAND COUNCIL
 - ALL ACCESSWAYS TO VEST IN AUCKLAND COUNCIL

REVISION DETAILS	INT	DATE	SURVEYED	WOODS
1 ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS
2 ISSUE FOR RFI	NN	AUG 2023	DRAWN	NN
			CHECKED	KR
			APPROVED	JW

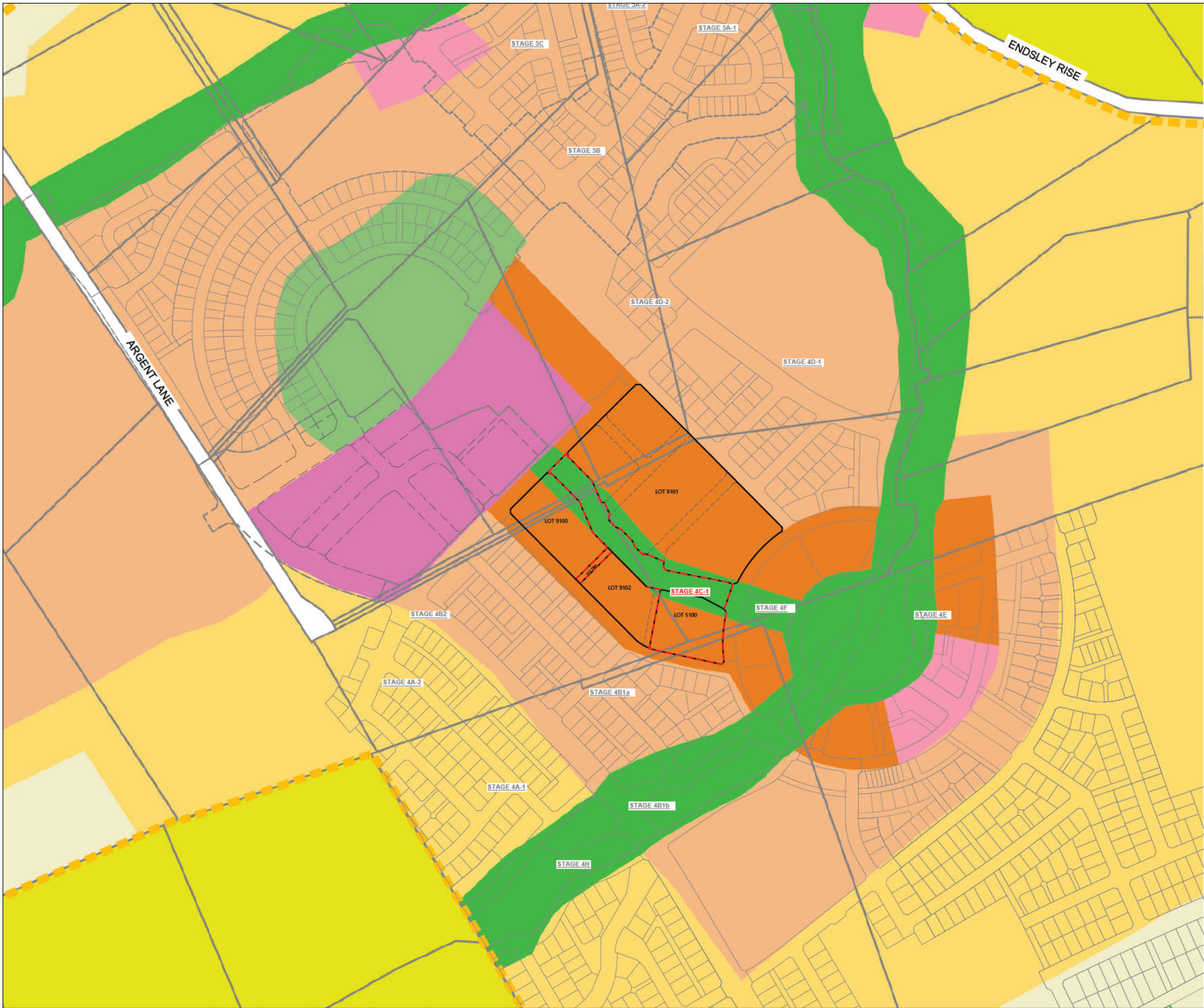
SIDWELL ROAD MILLDALE AUCKLAND
WOODS.CO.NZ



MILLDALE STAGE 4C-1
SURVEY SCHEME PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1500 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-0010-SU	



LEGEND:

WAINUI PRECINCT BOUNDARY	
STAGE 4C EXTENTS	
WEITI RIVER CORRIDOR	
FUTURE BOUNDARIES	
BOUNDARIES	

Residential

	Residential - Large Lot Zone
	Residential - Rural and Coastal Settlement Zone
	Residential - Single House Zone
	Residential - Mixed Housing Suburban Zone
	Residential - Mixed Housing Urban Zone
	Residential - Terrace Housing and Apartment Buildings Zone

Business

	Business - City Centre Zone
	Business - Metropolitan Centre Zone
	Business - Town Centre Zone
	Business - Local Centre Zone
	Business - Neighbourhood Centre Zone
	Business - Mixed Use Zone
	Business - General Business Zone
	Business - Business Park Zone
	Business - Heavy Industry Zone
	Business - Light Industry Zone

Open space

	Open Space - Conservation Zone
	Open Space - Informal Recreation Zone
	Open Space - Sport and Active Recreation Zone
	Open Space - Civic Spaces Zone
	Open Space - Community Zone

SCALEBAR (m) 0 50 100 250
SCALE | 1:5000 @A3 | 1:2500 @A1 |

REVISION DETAILS	INT	DATE	SURVEYED	WOODS	SIDWELL ROAD MILLDALE AUCKLAND
1 ISSUED FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS	
2 ISSUED FOR RFI	NN	SEP 23	DRAWN	FA	
			CHECKED	JW	
			APPROVED	JW	WOODS.CO.NZ

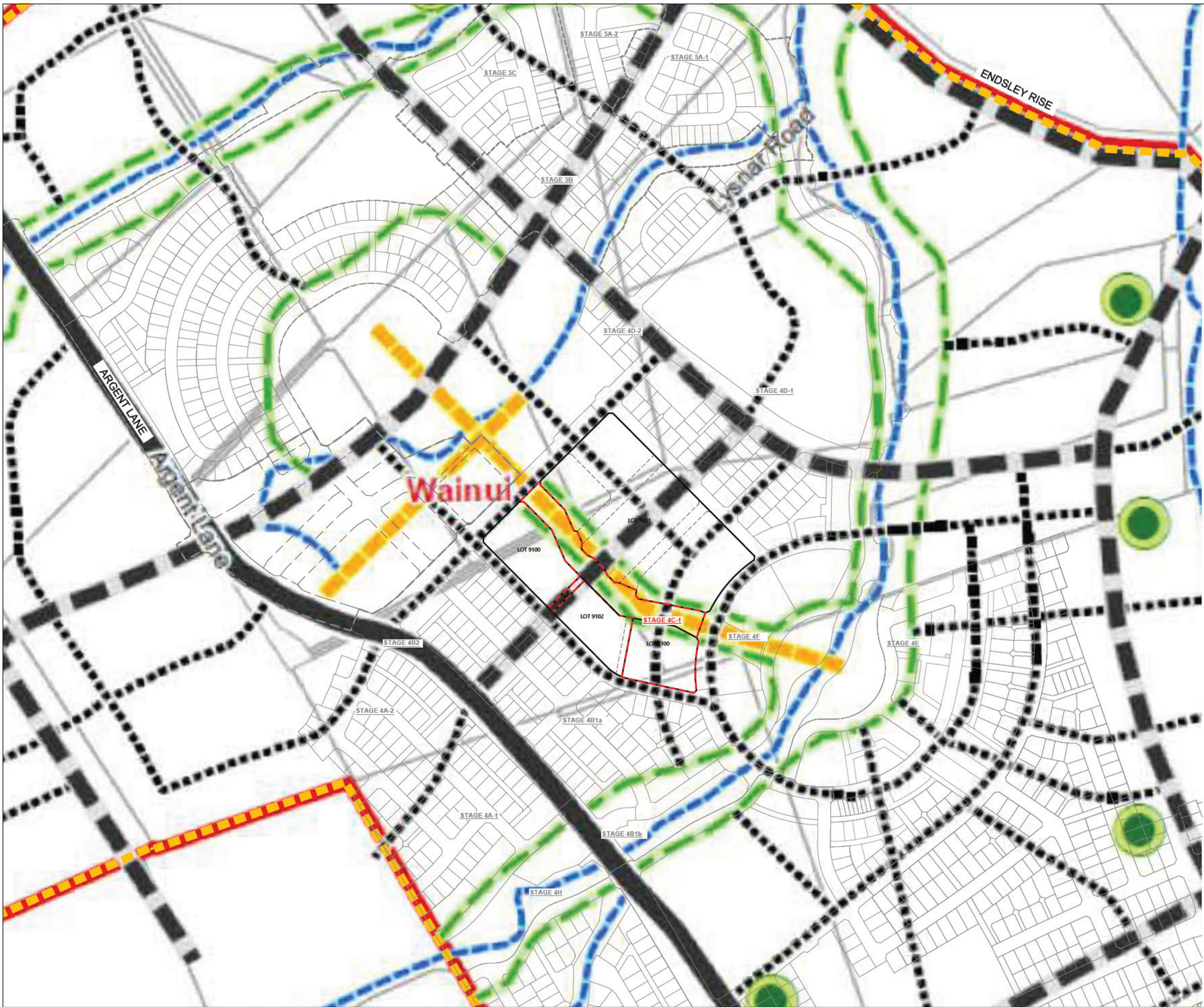


MILLDALE STAGE 4C-1
ZONING PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:5000 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-0104A-GE	





LEGEND:

- WAINUI PRECINCT BOUNDARY ————
STAGE 4C EXTENTS ————
WEITI RIVER CORRIDOR ————
FUTURE BOUNDARIES ————
BOUNDARIES ————

Residential

- Residential - Large Lot Zone
Residential - Rural and Coastal Settlement Zone
Residential - Single House Zone
Residential - Mixed Housing Suburban Zone
Residential - Mixed Housing Urban Zone
Residential - Terrace Housing and Apartment Buildings Zone

Business

- Business - City Centre Zone
Business - Metropolitan Centre Zone
Business - Town Centre Zone
Business - Local Centre Zone
Business - Neighbourhood Centre Zone
Business - Mixed Use Zone
Business - General Business Zone
Business - Business Park Zone
Business - Heavy Industry Zone
Business - Light Industry Zone

Open space

- Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Open Space - Sport and Active Recreation Zone
Open Space - Civic Spaces Zone
Open Space - Community Zone

- Possible Neighbourhood Parks
Indicative District Arterial
Indicative Collector Road
Indicative Key Local Road
Indicative Key Pedestrian Links
Indicative Reserve Edge Road
Indicative Streams
Precinct boundary
Parcel boundaries

SCALEBAR (m) 0 50 100 250
SCALE | 1:5000 @A3 | 1:2500 @A1 |

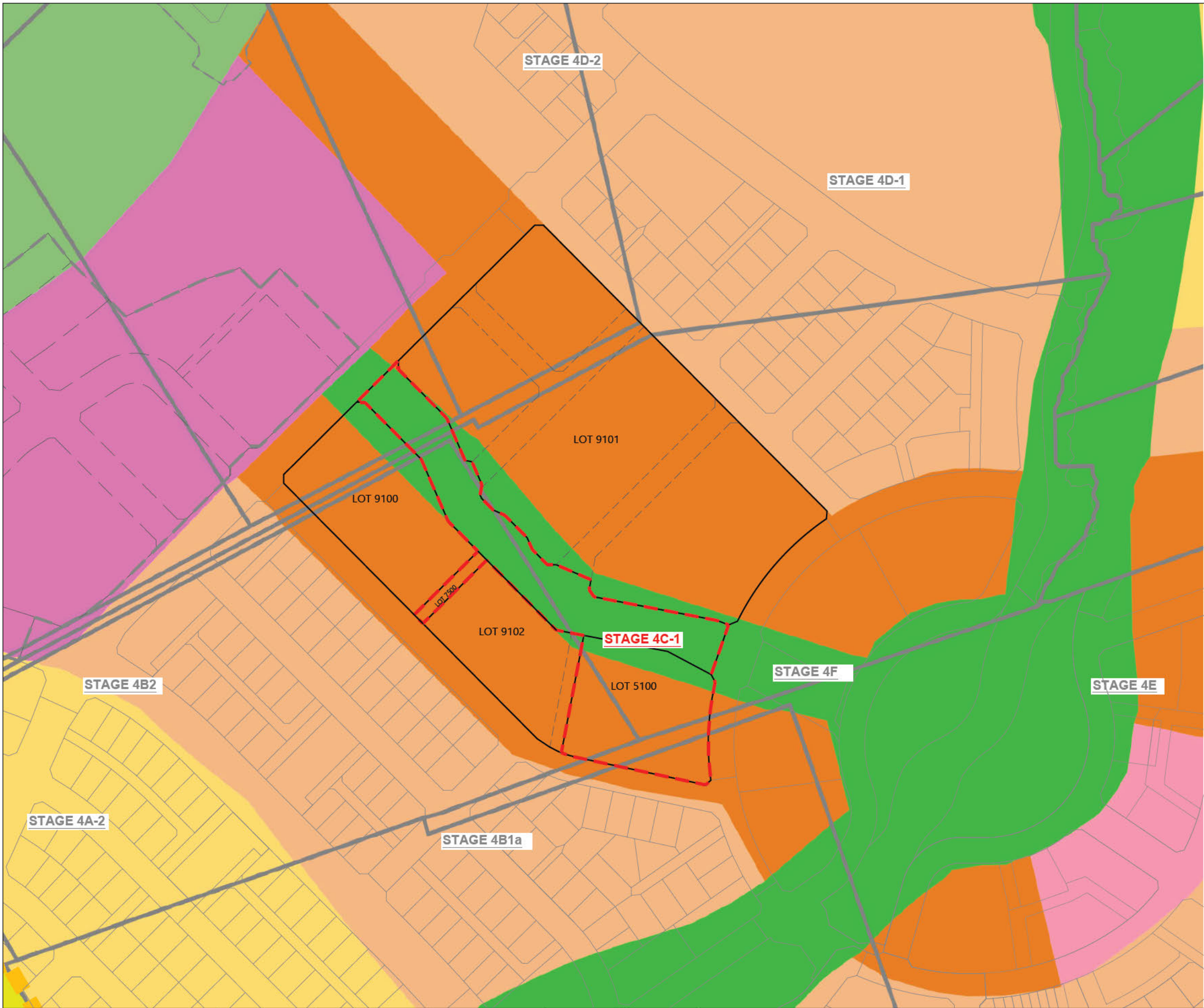
REVISION DETAILS		INT	DATE	SURVEYED	WOODS	SIDWELL ROAD MILLDALE AUCKLAND WOODS.CO.NZ
1	ISSUED FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS	
2	ISSUED FOR RFI	NN	SEP 23	DRAWN	FA	
				CHECKED	JW	
				APPROVED	JW	



MILLDALE STAGE 4C-1
ZONING PLAN WITH PRECINCT PLAN OVERLAID



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:5000 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-0104B-GE	



LEGEND:

WAINUI PRECINCT BOUNDARY	
STAGE 4C EXTENTS	
WEITI RIVER CORRIDOR	
FUTURE BOUNDARIES	
BOUNDARIES	



Residential

	Residential - Large Lot Zone
	Residential - Rural and Coastal Settlement Zone
	Residential - Single House Zone
	Residential - Mixed Housing Suburban Zone
	Residential - Mixed Housing Urban Zone
	Residential - Terrace Housing and Apartment Buildings Zone

Business

	Business - City Centre Zone
	Business - Metropolitan Centre Zone
	Business - Town Centre Zone
	Business - Local Centre Zone
	Business - Neighbourhood Centre Zone
	Business - Mixed Use Zone
	Business - General Business Zone
	Business - Business Park Zone
	Business - Heavy Industry Zone
	Business - Light Industry Zone

Open space

	Open Space - Conservation Zone
	Open Space - Informal Recreation Zone
	Open Space - Sport and Active Recreation Zone
	Open Space - Civic Spaces Zone
	Open Space - Community Zone

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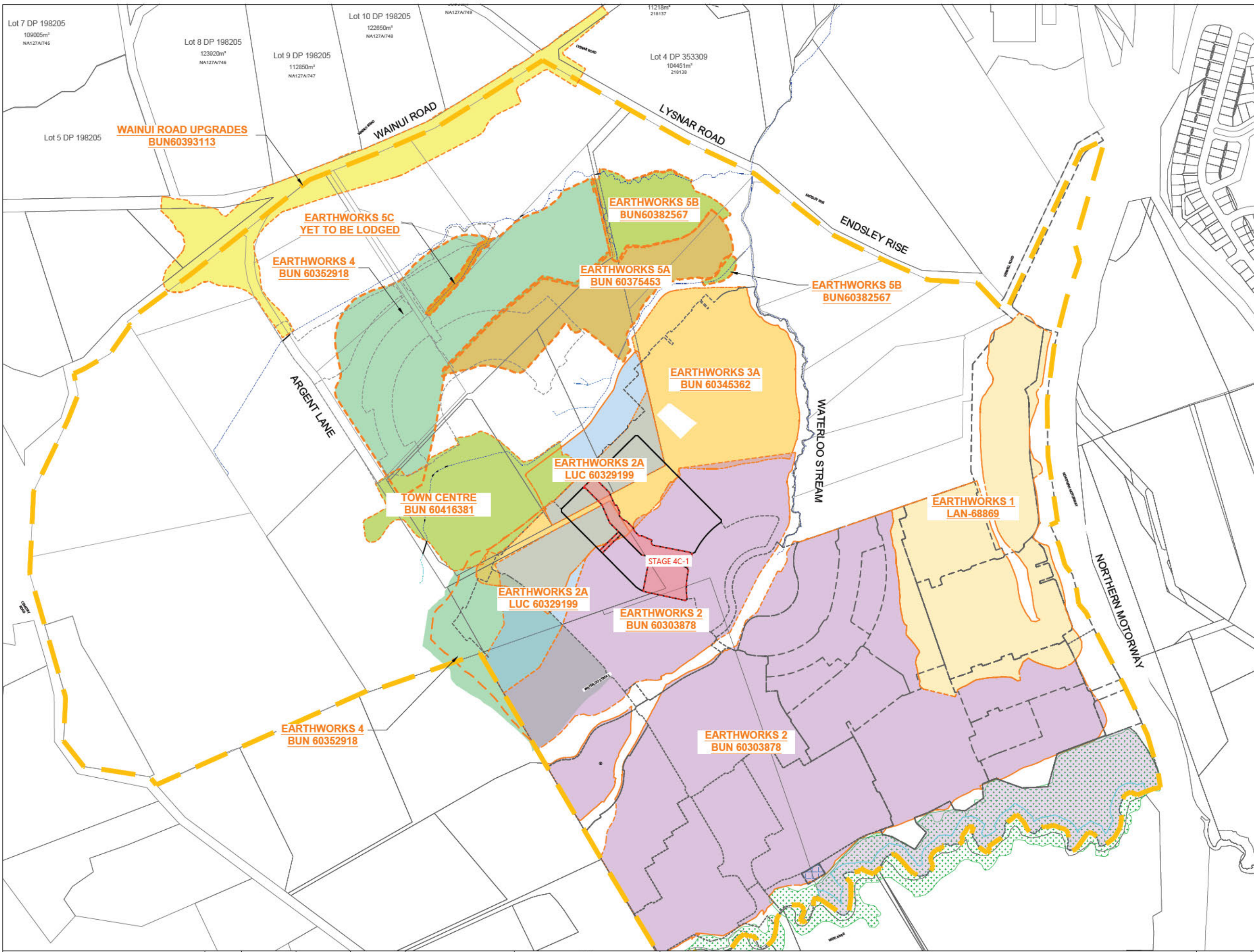
REVISION DETAILS	INT	DATE	SURVEYED	WOODS	SIDWELL ROAD MILLDALE AUCKLAND
1 ISSUED FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS	
2 ISSUED FOR RFI	NN	SEP 23	DRAWN	FA	
			CHECKED	JW	
			APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 4C-1
ZONING PLAN - STAGE 4C-1 FOCUS PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:2500 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-0104C-GE	



- LEGEND:**
- STAGE 4C BOUNDARIES
 - WAINUI PRECINCT BOUNDARY
 - PREVIOUS STAGE BOUNDARY
 - SIGNIFICANT ECOLOGICAL AREA
 - QEII BUSH COVENANT
 - STAGE 4C AREA
- EXISTING CONSENTS:**
- EARTHWORKS 1A LAN-68869
 - EARTHWORKS 2A BUN 60303878
 - EARTHWORKS 3A BUN 60345362
 - EARTHWORKS 4A LUC 60329199
 - EARTHWORKS 5A BUN 60375453
 - EARTHWORKS 5B BUN60382567
 - EARTHWORKS 5C YET TO BE LODGED
 - WAINUI ROAD UPGRADES BUN60393113
 - TOWN CENTRE PROJECT YET TO BE LODGED



REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR CONSENT	NN	MAY 2023	DESIGNED	NN
2	ISSUED FOR RFI	NN	SEP 23	DRAWN	NN
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				APPROVED	JW

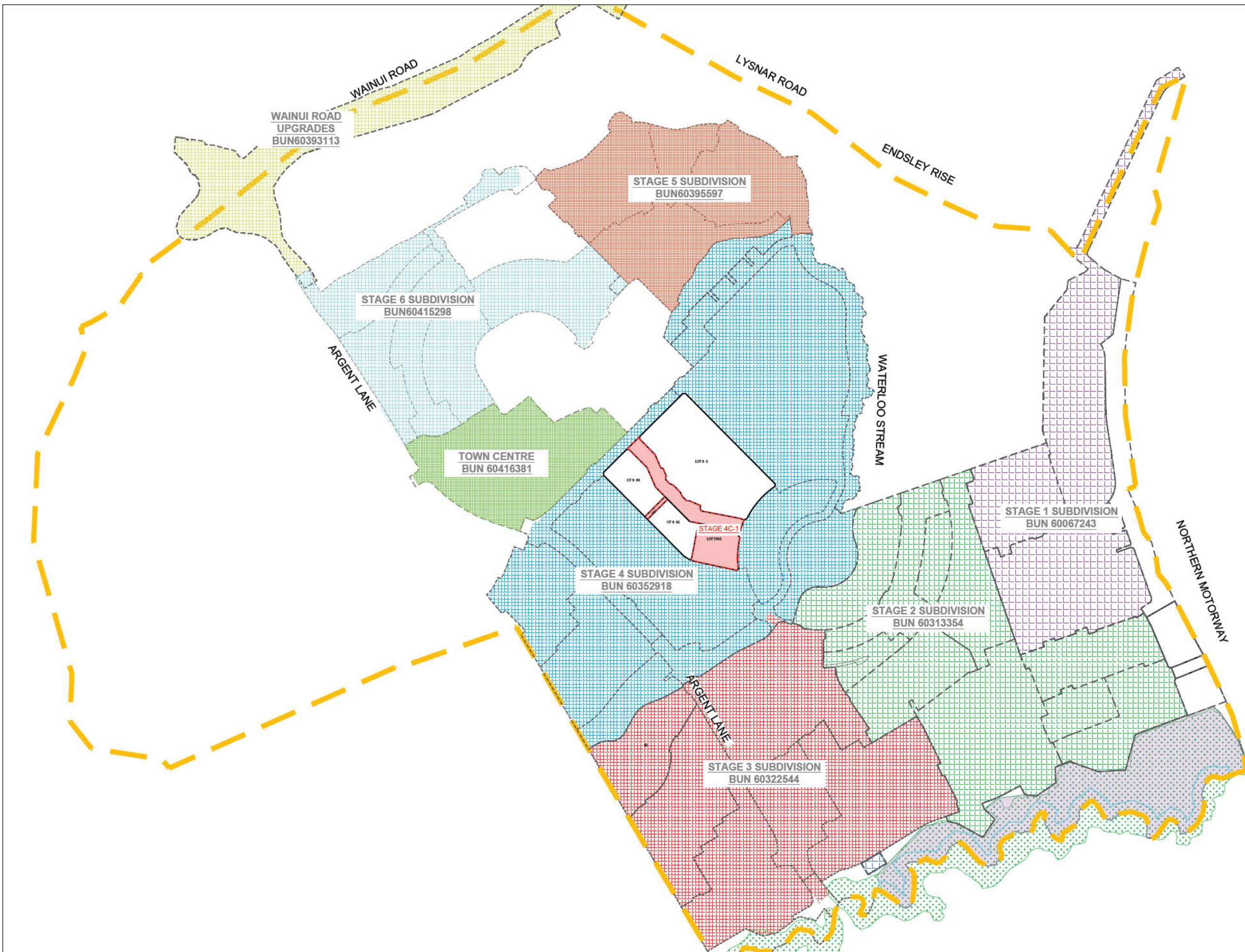


MILLDALE STAGE 4C-1

EXISTING EARTHWORKS CONSENTS PLAN

STATUS	ISSUED FOR CONSENT	REV
SCALE	1:8000 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-0105-GE	

Plot Date: 21:23:33 pm, 20 September 2023, NIKAUN
File: C:\1205\ENERGY\DATA\WP-PEN-APP-01\P22-289 - MILLDALE STAGE 4C-1\0105-GE EXISTING EARTHWORK CONSENTS PLAN.DWG



LEGEND:

- STAGE 4C BOUNDARIES: Red dashed line
- WAINUI PRECINCT BOUNDARY: Yellow dashed line
- PREVIOUS STAGE BOUNDARY: Black dashed line
- SIGNIFICANT ECOLOGICAL AREA: Green cross-hatch pattern
- QEII BUSH COVENANT: Purple solid fill

EXISTING CONSENTS:

- STAGE 4 SUBDIVISION BUN 60352918: Blue cross-hatch pattern
- STAGE 1 SUBDIVISION BUN 60067243: Purple cross-hatch pattern
- STAGE 2 SUBDIVISION BUN 60313354: Green cross-hatch pattern
- STAGE 3 SUBDIVISION BUN 60322544: Red cross-hatch pattern
- STAGE 5 SUBDIVISION BUN 60395597: Orange cross-hatch pattern
- STAGE 6 SUBDIVISION BUN 60415298: Light blue cross-hatch pattern
- WAINUI ROAD UPGRADES BUN 60393113: Yellow cross-hatch pattern
- TOWN CENTRE PROJECT YET TO BE LODGED: Green cross-hatch pattern



REVISION DETAILS					INT	DATE	SURVEYED	WOODS	SIDWELL ROAD MILLDALE AUCKLAND
1	ISSUED FOR CONSENT				NN	MAY 2023	DESIGNED	NN	
2	ISSUED OFR RFI				NN	SEP 23	DRAWN	FA	
							CHECKED	JW	
							APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 4C-1

EXISTING SUBDIVISION CONSENTS PLAN

STATUS	ISSUED FOR CONSENT	REV
SCALE	1:7500 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-0106-GE	



LEGEND

STAGE 4C BOUNDARY	
PROPOSED BOUNDARIES	
INDICATIVE FUTURE BOUNDARIES	
SUPERLOTS	

MILLDALE STAGE 4C-1 LOT YIELD

SUPERLOTS	1
SUPERLOT DWELLINGS*	33
TOTAL DWELLINGS	33

* SUPERLOT YIELD BASED ON SLA CONCEPT DESIGN PROPOSAL



REVISION DETAILS	INT	DATE	SURVEYED	WOODS	
1 ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	NN	SIDWELL ROAD MILLDALE AUCKLAND
2 ISSUE FOR RFI	NN	JUL 2023	DRAWN	NN	
3 ISSUE FOR RFI	NN	SEP 23	CHECKED	JW	
			APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 4C-1
DEVELOPMENT CONTROL - OVERALL PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1500 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-0110-GE	



- STAGE BOUNDARY
- EXTENTS OF STAGE 4C-1 EARTHWORKS
- FINAL MAJOR CONTOURS (1.0m INTERVALS)
- FINAL MINOR CONTOURS (0.25m INTERVALS)

REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR CONSENT	NN	MAY 2023	DESIGNED	NN
2	ISSUE FOR RFI	NN	SEP 23	DRAWN	NN
				CHECKED	JW
				APPROVED	JW

SIDWELL ROAD MILLDALE AUCKLAND
WOODS.CO.NZ



MILLDALE STAGE 4C-1

DESIGN CONTOUR

	STATUS	ISSUED FOR CONSENT	REV 2
	SCALE	1:1500 @A3	
	COUNCIL	AUCKLAND COUNCIL	
	DWG NO	P22-289-4C-1-1000-EW	



LEGEND

- STAGE BOUNDARY
- 0.25 CUT CONTOUR (0.25m INTERVAL)
- 0.25 FILL CONTOUR (0.25m INTERVAL)
- 0.00 ZERO CONTOUR
- CUT HATCH (<1m)
- FILL HATCH (<1m)

RAW VOLUME CALCULATION:
SOLID MEASURED FROM THE EXISTING EARTHWORK DESIGN SURFACE TO STAGE 4C-1 FINISHED DESIGN SURFACE.

STAGE 4C-1 EXTENT

CUT = 1019m³
FILL = 497m³
BAL = -522m³ (CUT)
AREA = 1.13ha



REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR CONSENT	NN	MAY 2023	DESIGNED	NN
2	ISSUE FOR RFI	NN	SEP 23	DRAWN	NN
				CHECKED	JW
				APPROVED	JW



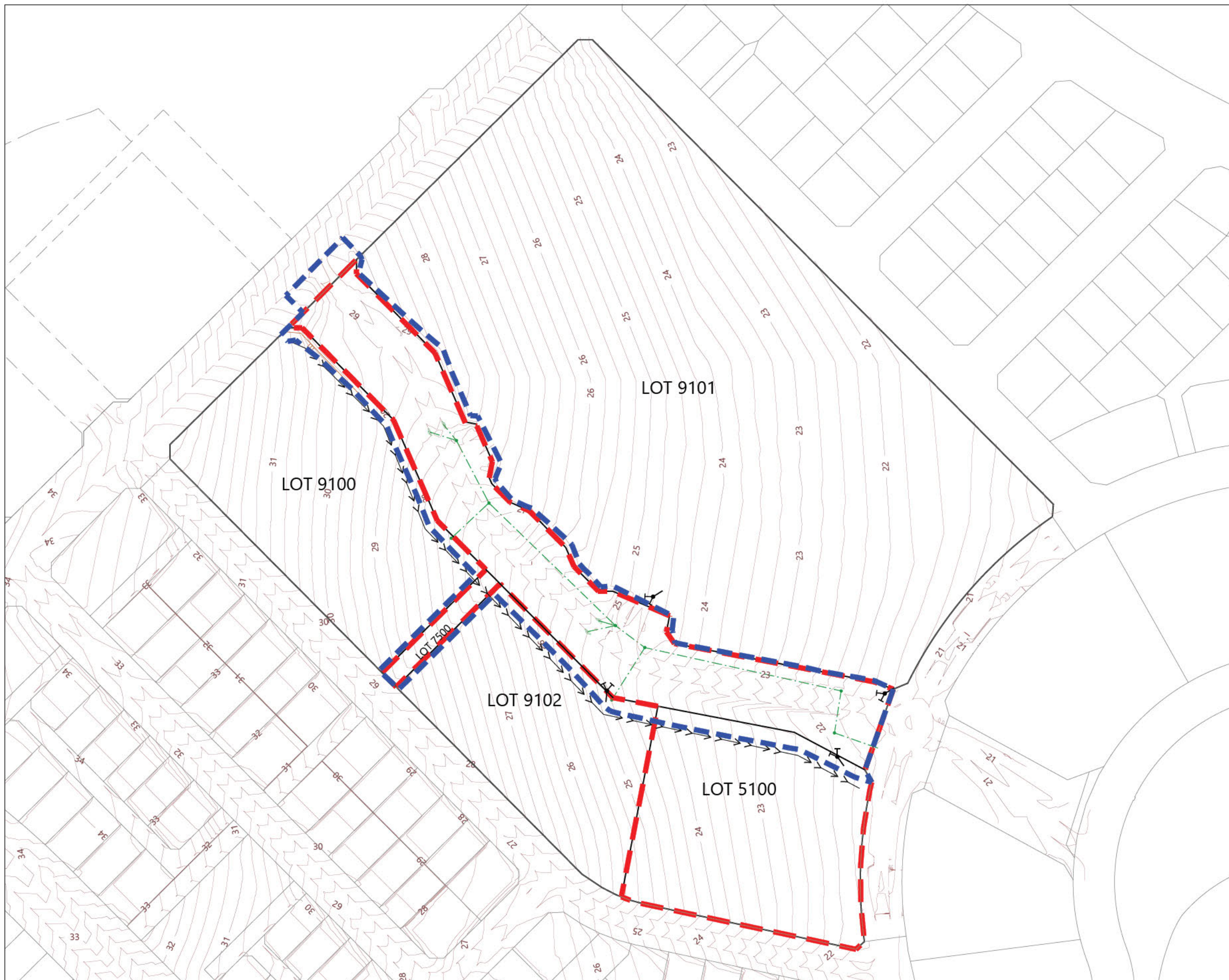
MILLDALE
Geospatial Solutions

SIDWELL ROAD
MILLDALE
AUCKLAND

WOODS.CO.NZ

MILLDALE STAGE 4C-1
EARTHWORKS CUT FILL PLAN

	STATUS	ISSUED FOR CONSENT	2
	SCALE	1:1500 @A3	
	COUNCIL	AUCKLAND COUNCIL	
	DWG NO	P22-289-4C-1-1200-EW	



LEGEND

- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE AUCKLAND COUNCIL NATURAL RESOURCE'S (FORMER AUCKLAND REGIONAL COUNCIL) TECHNICAL PUBLICATION NO. 90 MARCH 1999 AND THE LATEST GUIDELINE: EROSION AND SEDIMENT CONTROL GUIDE FOR LAND DISTURBING ACTIVITIES IN THE AUCKLAND REGION GUIDELINE DOCUMENT 2016/005 JUNE 2016.
- BEFORE COMMENCING WORKS THE CONTRACTOR SHALL ENSURE THAT HE HAS A COPY OF THE RESOURCE CONSENT - LAND USE : SEDIMENT CONTROL FROM THE ENGINEER.
- ANY MODIFICATIONS TO THE CONSENTED EROSION & SEDIMENT CONTROL DRAWING MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- THE EXTENT OF AREAS TO BE WORKED ARE TO BE CLEARLY IDENTIFIED PRIOR TO STRIPPING AND ALL EROSION & SEDIMENT CONTROL MEASURES IN PLACE AND APPROVED BEFORE EARTHWORKS COMMENCE.

LEGEND

- STAGE BOUNDARY
- DESIGN MAJOR CONTOURS (1m INTERVAL)
- DESIGN MINOR CONTOURS (0.25m INTERVAL)
- EXTENT OF EARTHWORKS
- DECANT EARTH BUND OUTLET
- CLEAN WATER DIVERSION DRAIN
- EARTH BUND

SCALEBAR (m) 0 30 60 150

SCALE | 1:3000 @A3 | 1:1500 @A1 |

REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR CONSENT	NN	MAY 2023	DESIGNED	NN
2	ISSUE FOR RFI	NN	SEP 23	DRAWN	NN
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				APPROVED	JW



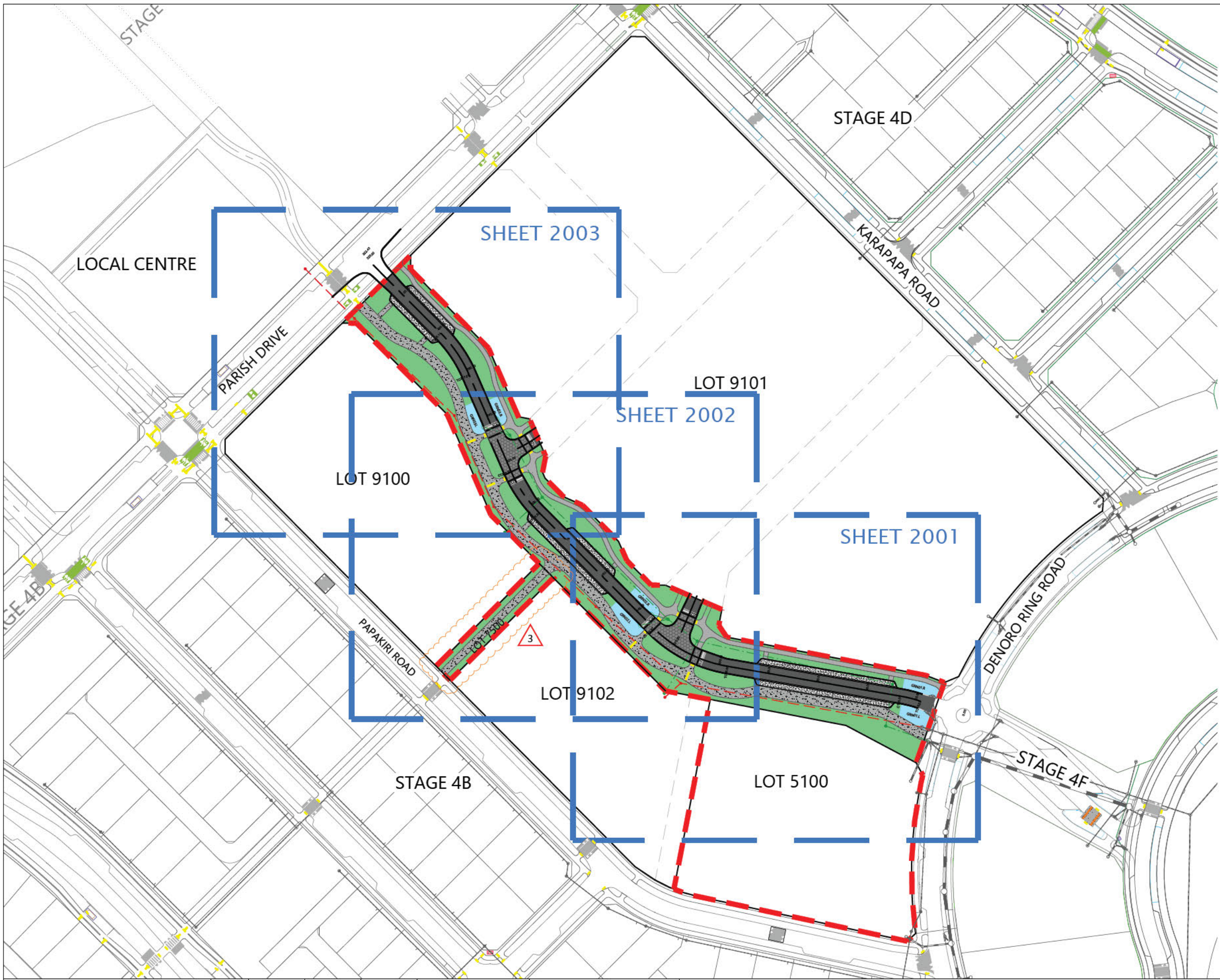
SIDWELL ROAD
MILLDALE
AUCKLAND
WOODS.CO.NZ

MILLDALE STAGE 4C-1

SEDIMENT AND EROSION CONTROL - OVERALL PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:3000 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-1800-EW	



LEGEND

- STAGE BOUNDARY
- PROPOSED CARRIAGEWAY
- FOOTPATH
- AT K&C/RAMP
- EXPOSED AGGREGATE
- RAISED INTERSECTION
- BERM
- RAINGARDEN
- HOLLAND 80 SET PAVERS
- WW MANHOLE
- SW MANHOLE
- SW CATCHPIT
- TACTILE GROUND SURFACE

1. ALL WORK AND MATERIALS TO COMPLY WITH AUCKLAND COUNCIL STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND COUNCIL STANDARDS TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION.
2. KERB & CHANNEL AND KERB A& NIB ARE TO BE SLIPFORM VERTICAL.
3. ALL CATCHPITS TO BE RECESSED 800X500 1.2m LINTEL UNLESS SPECIFIED OTHERWISE.
4. FOOTPATHS TO BE CONSTRUCTED AS PER DETAILS ON TYPICAL CROSS SECTION DRAWINGS.
5. PRAM CROSSINGS TO BE CONSTRUCTED AS PER AUCKLAND COUNCIL STANDARD.
6. VEHICLE CROSSINGS ARE TO BE CONSTRUCTED AS PER THE DETAILS IN ACCORDANCE WITH AUCKLAND COUNCIL STANDARD WITH ONE LAYER OF 665 MESH CENTRALLY PLACED IN ALL CASES OR UNLESS DETAILED OTHERWISE. THE VEHICLE CROSSINGS ARE SHOWN AS FOR PLANNING PURPOSES ONLY AND WILL NOT BE CONSTRUCTED UNLESS OTHERWISE SHOWN.
7. ALL LANE MARKING AND ROAD SIGNAGE IS TO BE CONSTRUCTED AS PER NEW ZEALAND TRANSPORT AGENCY MANUAL OF SIGNS AND MARKINGS.

REVISION DETAILS	INT	DATE	SURVEYED	WOODS	SIDWELL ROAD MILLDALE AUCKLAND
1 ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS	
2 ISSUE FOR RFI	NN	JUL 23	DRAWN	NN	
3 ISSUE FOR RFI - LOT 7500	NN	SEP 23	CHECKED	JW	
			APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 4C-1

ROADING LAYOUT - OVERALL PLAN

N	STATUS	ISSUED FOR CONSENT	REV
	SCALE	1:1500 @ A3	3
	COUNCIL	AUCKLAND COUNCIL	
	DWG NO	P22-289-4C-1-2000-RD	

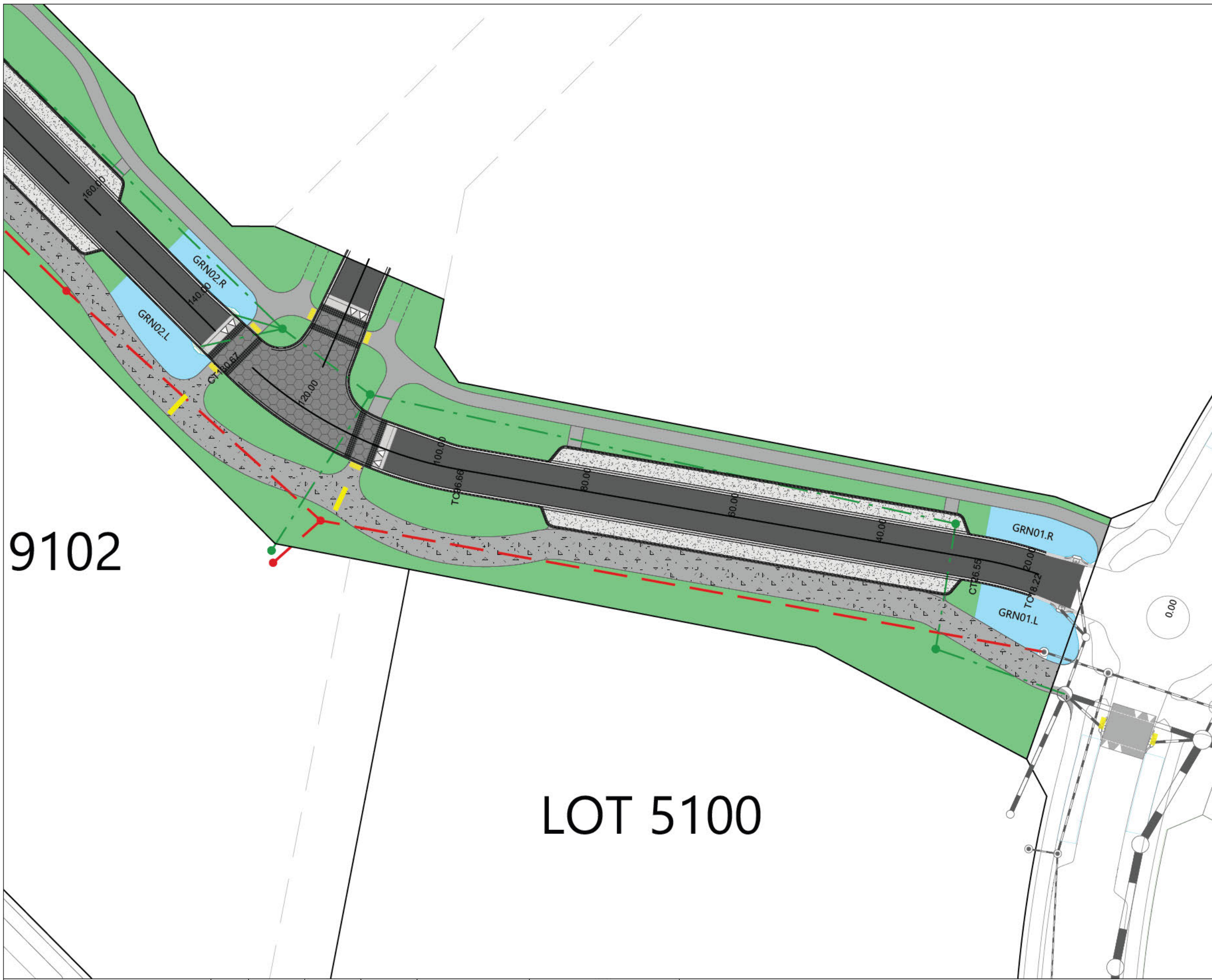


LOCALITY PLAN
SCALE: 10000 (A3)

LEGEND

STAGE BOUNDARY	
PROPOSED CARRIAGEWAY	
FOOTPATH	
AT K&C/RAMP	
EXPOSED AGGREGATE	
RAISED INTERSECTION	
BERM	
RAINGARDEN	
HOLLAND 80 SET PAVERS	
WW MANHOLE	
SW MANHOLE	
SW CATCHPIT	
TACTILE GROUND SURFACE	

1. ALL WORK AND MATERIALS TO COMPLY WITH AUCKLAND COUNCIL STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND COUNCIL STANDARDS TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION.
2. KERB & CHANNEL AND KERB A& NIB ARE TO BE SLIPFORM VERTICAL.
3. ALL CATCHPITS TO BE RECESSED 800X500 1.2m LINTEL UNLESS SPECIFIED OTHERWISE.
4. FOOTPATHS TO BE CONSTRUCTED AS PER DETAILS ON TYPICAL CROSS SECTION DRAWINGS.
5. PRAM CROSSINGS TO BE CONSTRUCTED AS PER AUCKLAND COUNCIL STANDARD.
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REVISION DETAILS	INT	DATE	SURVEYED	WOODS	SIDWELL ROAD MILLDALE AUCKLAND
1 ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS	
2 ISSUE FOR RFI	NN	JUL 23	DRAWN	NN	
			CHECKED	JW	
			APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 4C-1
ROADING LAYOUT - SHEET 1

	STATUS	ISSUED FOR CONSENT	REV
	SCALE	1:500 @ A3	2
	COUNCIL	AUCKLAND COUNCIL	
	DWG NO	P22-289-4C-1-2001-RD	

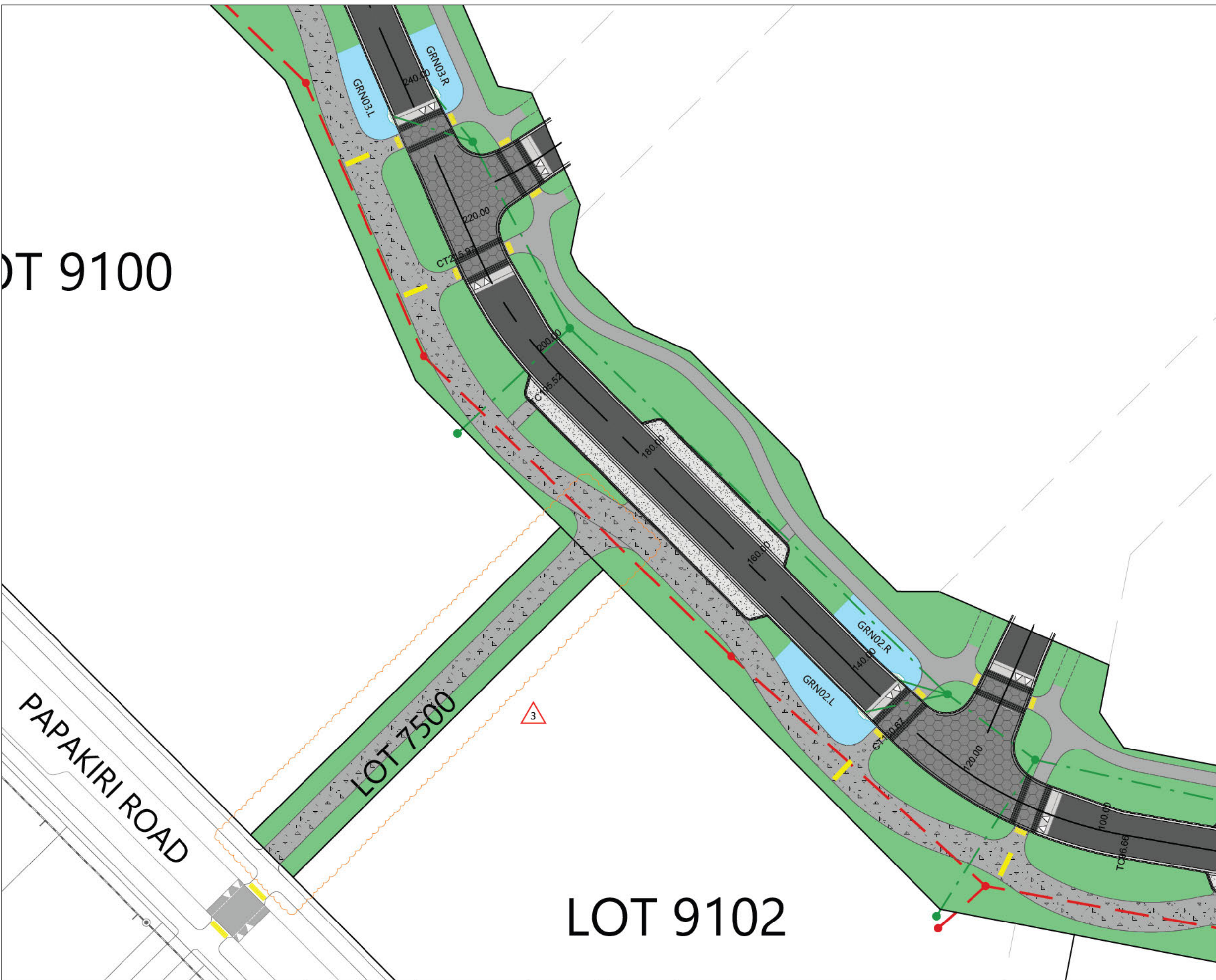


LOCALITY PLAN
SCALE: 10000 (A3)

LEGEND

- STAGE BOUNDARY
- PROPOSED CARRIAGEWAY
- FOOTPATH
- AT K&C/RAMP
- EXPOSED AGGREGATE
- RAISED INTERSECTION
- BERM
- RAINGARDEN
- HOLLAND 80 SET PAVERS
- WW MANHOLE
- SW MANHOLE
- SW CATCHPIT
- TACTILE GROUND SURFACE

1. ALL WORK AND MATERIALS TO COMPLY WITH AUCKLAND COUNCIL STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND COUNCIL STANDARDS TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION.
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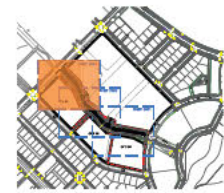
REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS
2	ISSUE FOR RFI	NN	JUL 23	DRAWN	NN
3	ISSUE FOR RFI - LOT 7500	NN	SEP 23	CHECKED	JW
				APPROVED	JW

SIDWELL ROAD MILLDALE AUCKLAND
WOODS.CO.NZ



MILLDALE STAGE 4C-1
ROADING LAYOUT - SHEET 2

	STATUS	ISSUED FOR CONSENT	REV 3
	SCALE	1:500 @ A3	
	COUNCIL	AUCKLAND COUNCIL	
	DWG NO	P22-289-4C-1-2002-RD	

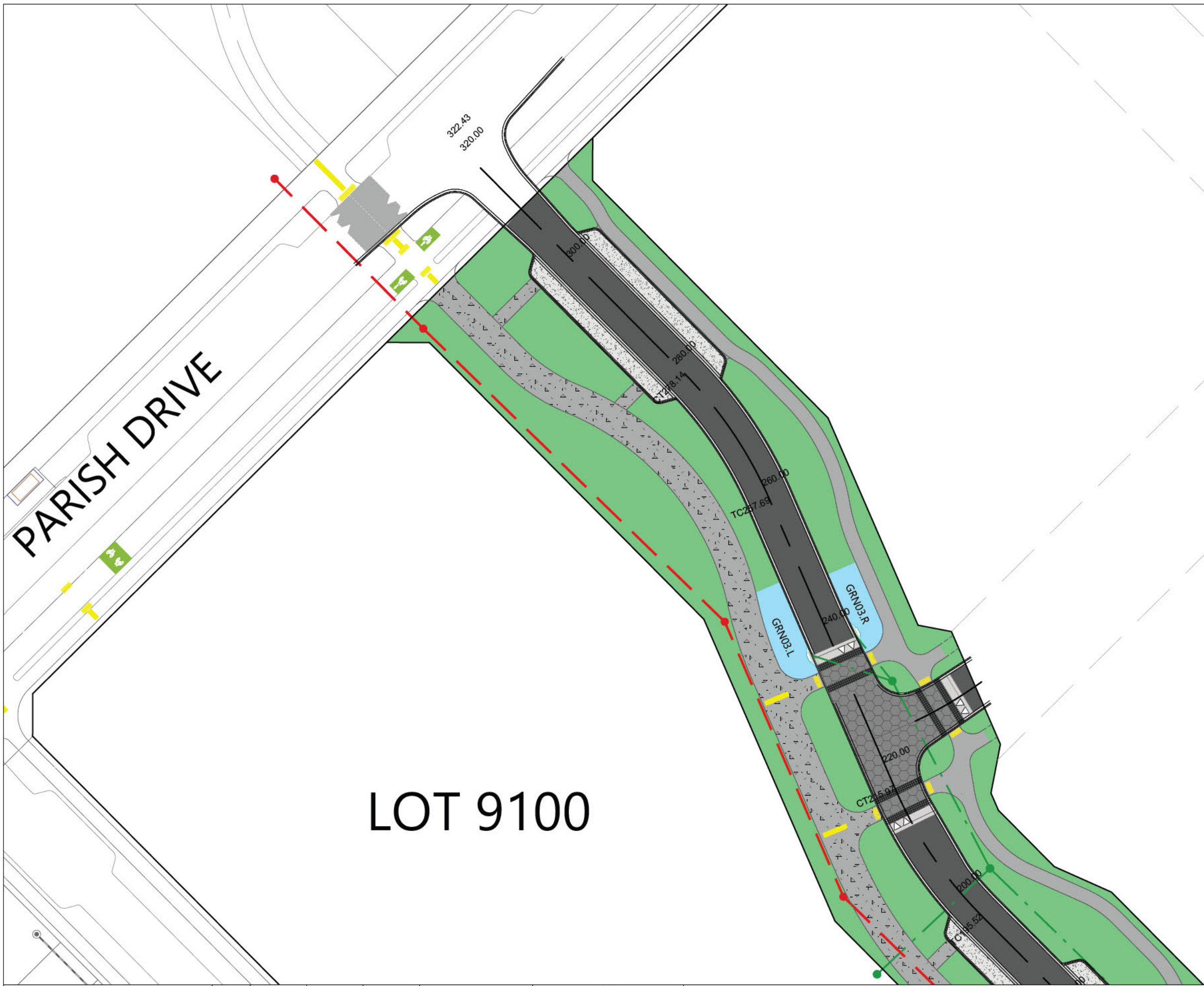


LOCALITY PLAN
SCALE: 10000 (A3)

LEGEND

- STAGE BOUNDARY ---
- PROPOSED CARRIAGEWAY
- FOOTPATH
- AT K&C/RAMP
- EXPOSED AGGREGATE
- RAISED INTERSECTION
- BERM
- RAINGARDEN
- HOLLAND 80 SET PAVERS
- WW MANHOLE ●
- SW MANHOLE ●
- SW CATCHPIT ■
- TACTILE GROUND SURFACE

1. ALL WORK AND MATERIALS TO COMPLY WITH AUCKLAND COUNCIL STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND COUNCIL STANDARDS TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION.
2. KERB & CHANNEL AND KERB A& NIB ARE TO BE SLIPFORM VERTICAL.
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REVISION DETAILS		INT	DATE	SURVEYED	WOODS	SIDWELL ROAD MILLDALE AUCKLAND
1	ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS	
2	ISSUE FOR RFI	NN	JUL 23	DRAWN	NN	
				CHECKED	JW	
				APPROVED	JW	



MILLDALE STAGE 4C-1
ROADING LAYOUT - SHEET 3

N	STATUS	ISSUED FOR CONSENT	REV 2
	SCALE	1:500 @ A3	
	COUNCIL	AUCKLAND COUNCIL	
	DWG NO	P22-289-4C-1-2003-RD	



LEGEND:

- STAGES 4C BOUNDARIES
- GREEN STREET
- FUTURE SUBURBAN STREET
- FUTURE INDICATIVE JOALS
- FUTURE INDICATIVE PEDESTRIAN WALKWAY
- PEDESTRIAN WALKWAY

NOTE:

- ALL WORKS AND MATERIALS ARE TO COMPLY WITH AUCKLAND TRANSPORT STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND COUNCIL STANDARDS ARE TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION.
- PRAM CROSSINGS ARE TO BE CONSTRUCTED AS PER AUCKLAND TRANSPORT STANDARDS.
- VEHICLE CROSSINGS TO BE CONSTRUCTED IN ACCORDANCE AUCKLAND COUNCIL STANDARD WITH ONE LAYER OF 665 MESH CENTRALLY PLACED IN ALL CASES.
- ALL LANE MARKING AND ROAD SIGNAGE IS TO BE CONSTRUCTED AS PER THE NEW ZEALAND TRANSPORT AGENCY (NZTA) MANUAL OF TRAFFIC SIGNS AND MARKINGS.
- NO PRIVATE VEHICLE CROSSINGS ONTO GREEN STREET.

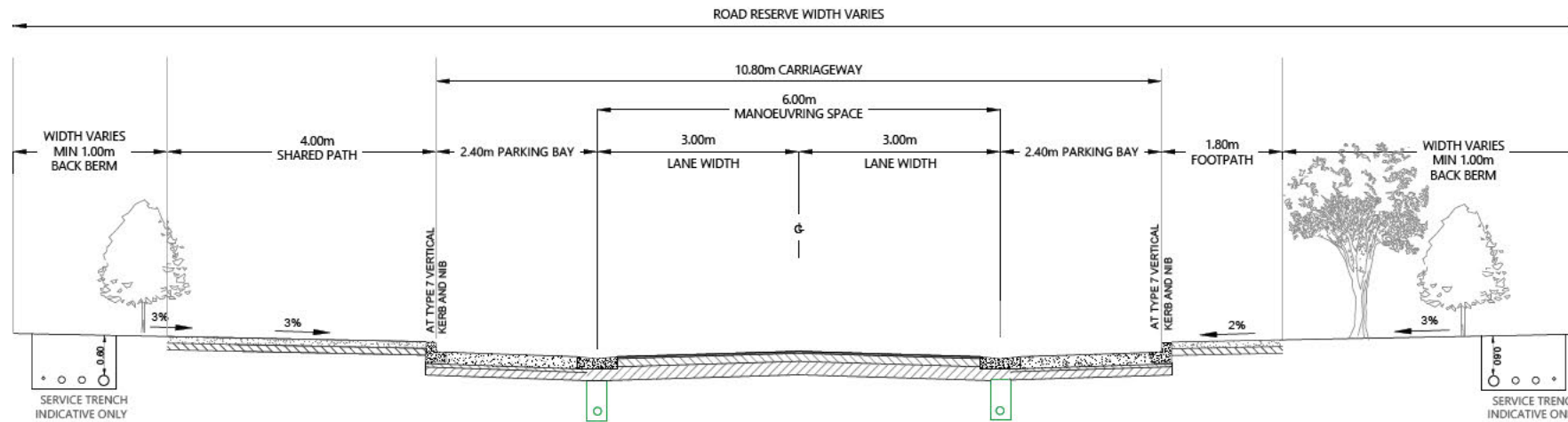
REVISION DETAILS		INT	DATE	SURVEYED	WOODS	SIDWELL ROAD MILLDALE AUCKLAND
1	ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS	
2	ISSUED FOR RFI	NN	SEP 23	DRAWN	FA	
				CHECKED	JW	
				APPROVED	JW	



MILLDALE STAGE 4C-1
ROAD TYPOLOGY PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1500 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-2200-RD	

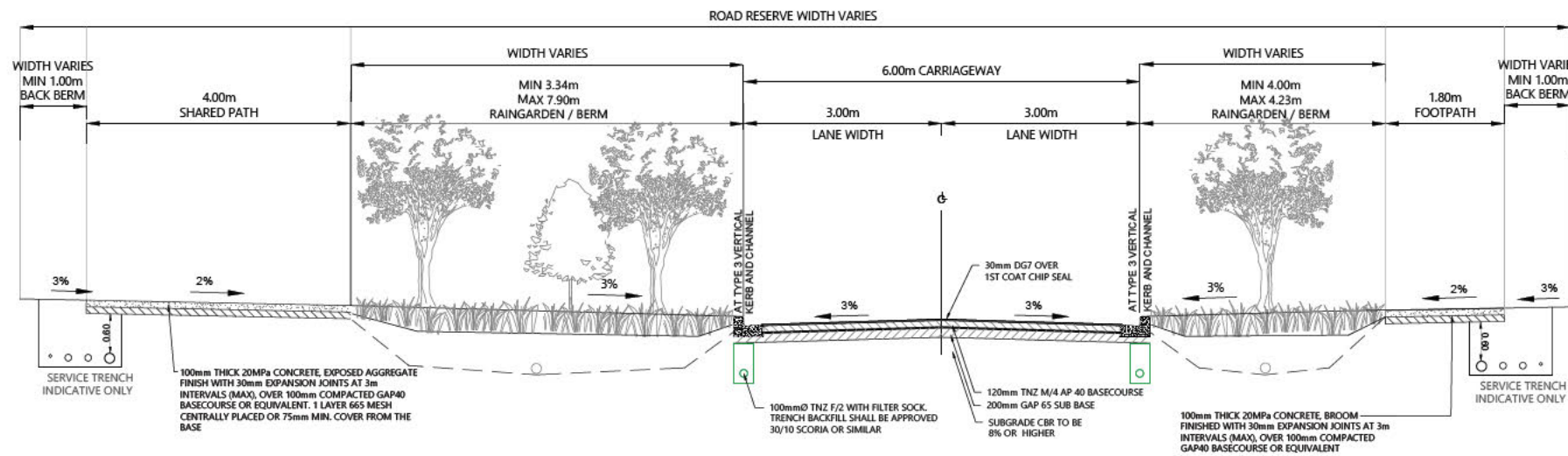


GREEN STREET WITH INDENTED PARKING BAYS

Scale: 1:100

NOTE:

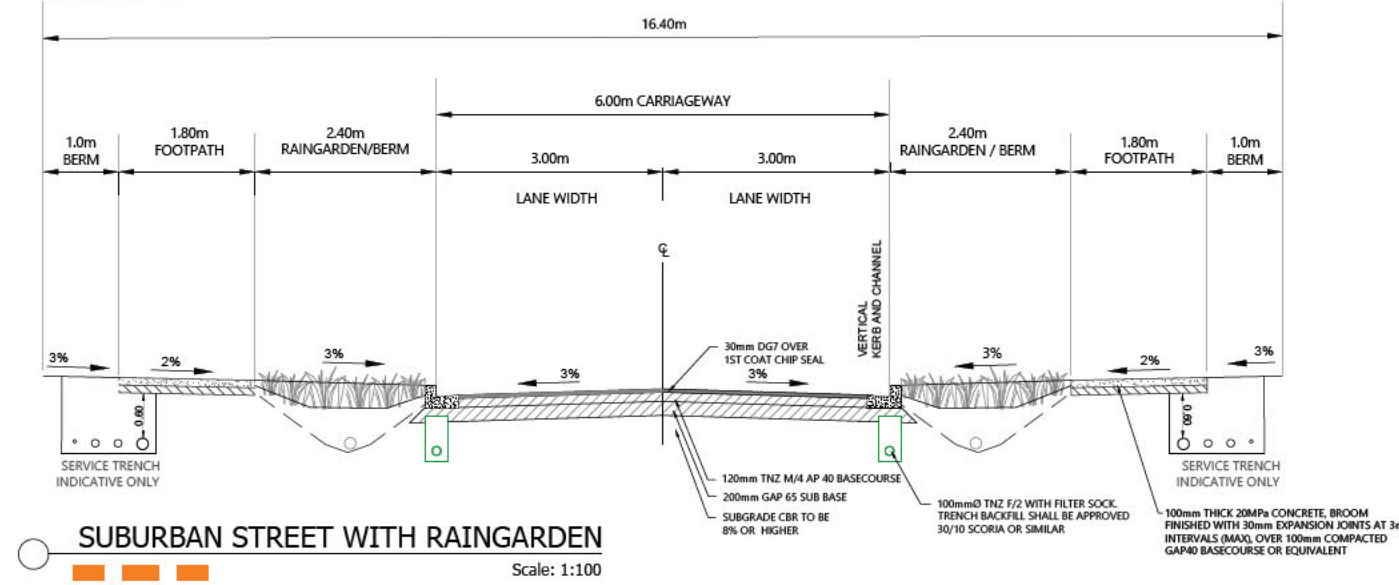
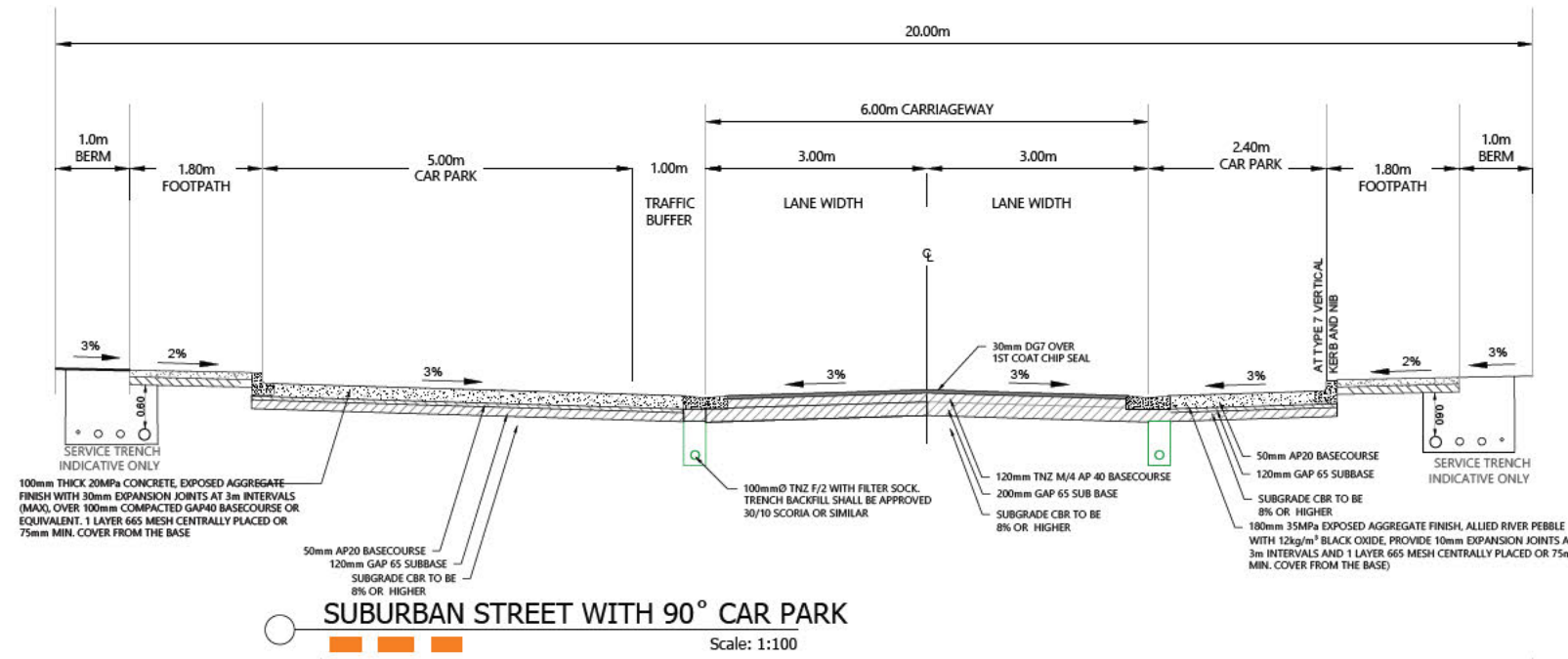
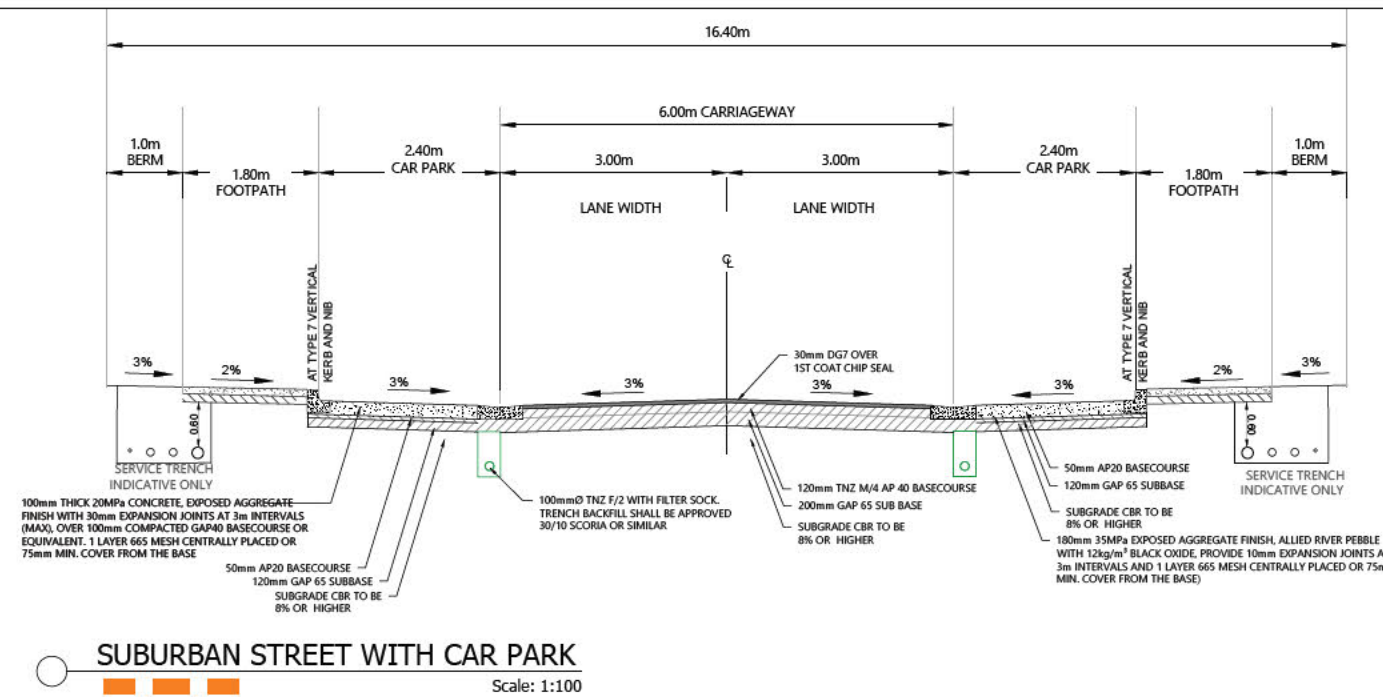
- CONTRACTOR TO CONFIRM TO ENGINEER INSITU SUBGRADE CBR PRIOR TO TRIMMING TO FINAL SUBGRADE LEVEL TO CONFIRM PAVEMENT DEPTHS.
- CONTRACTOR TO USE ONLY AT APPROVED ASPHALT MIXES.
- MAXIMUM DEFLECTION (BB) & CURVATURE (CF) OF ROAD PAVEMENT TO BE:
 - SUBURBAN & STREET EDGE:
 - AT BASECOURSE: 1.2mm (BB)
 - AT ASPHALT SURFACE: 1.2 mm (BB)
- ALL WORKS AND MATERIALS ARE TO COMPLY WITH AUCKLAND TRANSPORT STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND COUNCIL STANDARDS ARE TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION.
- PRAM CROSSINGS ARE TO BE CONSTRUCTED AS PER AUCKLAND TRANSPORT STANDARDS.
- VEHICLE CROSSINGS TO BE CONSTRUCTED AS PER DETAIL ON DWG P20-240-4D-2300-RD TO 2306-RD AND IN ACCORDANCE AUCKLAND COUNCIL STANDARD WITH ONE LAYER OF 665 MESH CENTRALLY PLACED IN ALL CASES.
- SERVICE TRENCHES SHOWN ARE INDICATIVE ONLY. ALL DUCTS/PIPES ARE TO BE POSITIONED AS PER RELEVANT SERVICE PROVIDER STANDARDS.
- STORMWATER AND WASTEWATER PIPES TO BE LAID WITH MINIMUM 1.00m COVER WITH HARDFILL BACKFILL UNDER ROAD CARRIAGEWAY.
- ALL LANE MARKING AND ROAD SIGNAGE IS TO BE CONSTRUCTED AS PER THE NEW ZEALAND TRANSPORT AGENCY (NZTA) MANUAL OF TRAFFIC SIGNS AND MARKINGS.
- ALL UNDERCHANNELS AND SUBSOIL DRAIN TO COMPLY WITH TNZ/F2 SPEC.



GREEN STREET WITH RAINGARDENS

Scale: 1:100

REVISION DETAILS		INT	DATE	SURVEYED	WOODS		MILLDALE STAGE 4C-1	TYPICAL ROAD CROSS SECTIONS & KERB DETAILS - GREEN STREET		STATUS	ISSUED FOR CONSENT	REV	
1	ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS					SIDWELL ROAD MILLDALE AUCKLAND	SCALE	AS SHOWN	2
2	ISSUE FOR RFI	NN	JUL 2023	DRAWN	FA						COUNCIL	AUCKLAND COUNCIL	
				CHECKED	JW					DWG NO	P22-289-4C-1-2201-RD		
				APPROVED	JW								
						WOODS.CO.NZ							



NOTE:

- CONTRACTOR TO CONFIRM TO ENGINEER INSITU SUBGRADE CBR PRIOR TO TRIMMING TO FINAL SUBGRADE LEVEL TO CONFIRM PAVEMENT DEPTHS.
- CONTRACTOR TO USE ONLY AT APPROVED ASPHALT MIXES.
- MAXIMUM DEFLECTION (BB) & CURVATURE (CF) OF ROAD PAVEMENT TO BE:
- SUBURBAN & STREET EDGE:
AT BASECOURSE: 1.2mm (BB)
AT ASPHALT SURFACE: 1.2 mm (BB)
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- ALL UNDERCHANNELS AND SUBSOIL DRAINAGE TO COMPLY WITH TNZ/F2 SPEC.

REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS
				DRAWN	FA
				CHECKED	JW
				APPROVED	JW

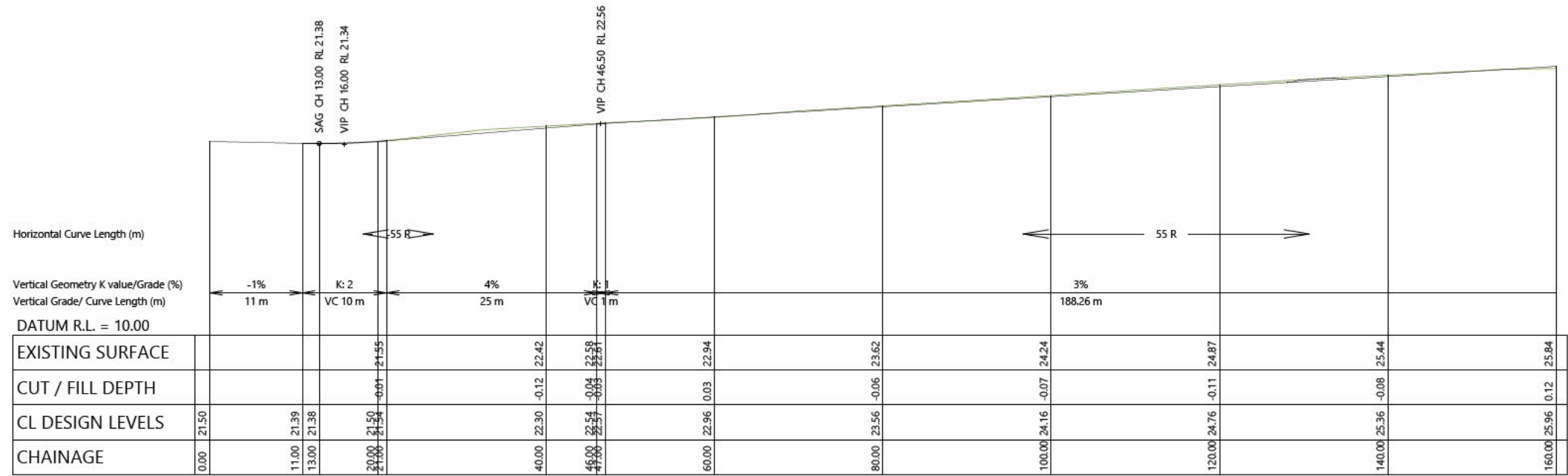
SIDWELL ROAD
MILLDALE
AUCKLAND

MILLDALE
Consolidating & Rebuilding

MILLDALE STAGE 4C-1

TYPICAL ROAD CROSS SECTIONS & KERB DETAILS - SUBURBAN STREETS

STATUS	ISSUED FOR CONSENT	REV
SCALE	AS SHOWN	1
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-2202-RD	

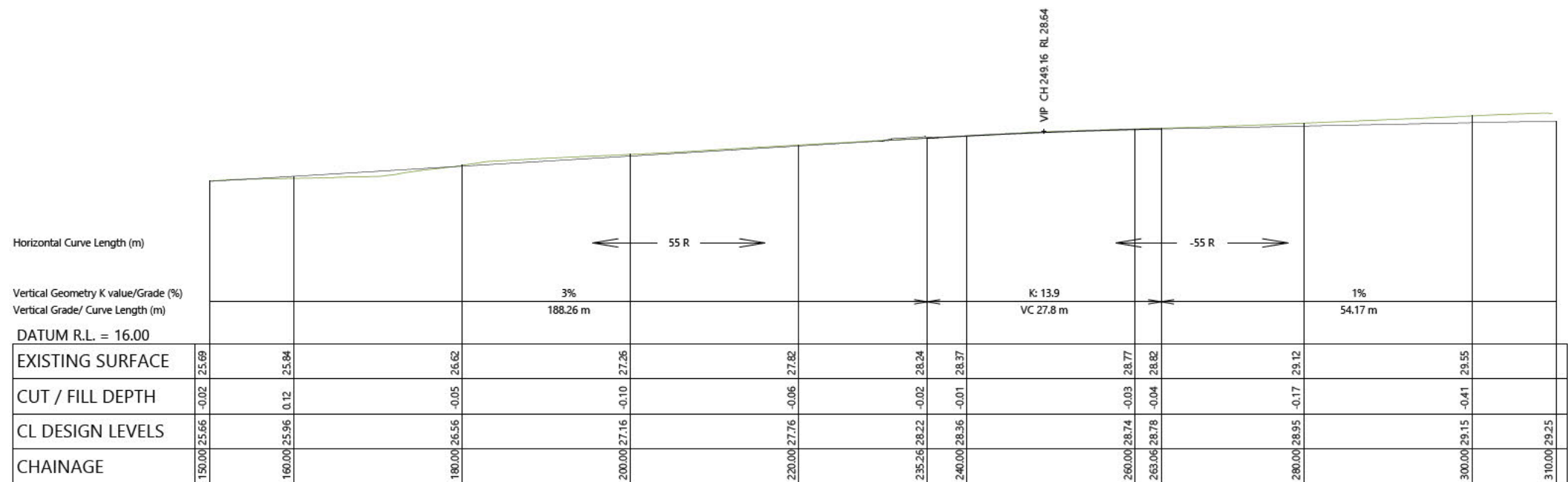


ROAD GREEN STREET LONGITUDINAL SECTION
HORZ 1:500 @A3 VERT 1:250 @A3

LEGEND

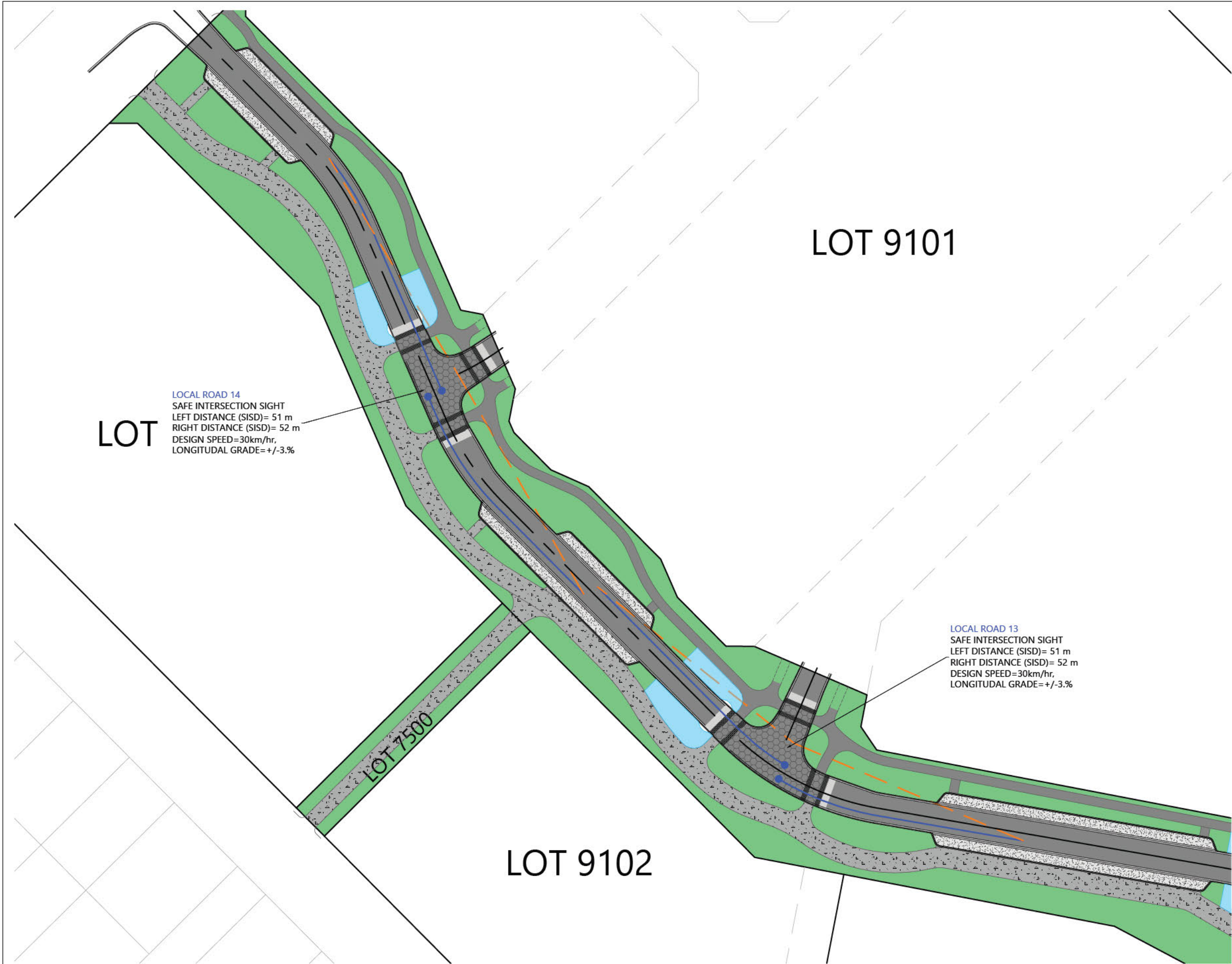
STAGE BOUNDARY	
PROPOSED CARRIAGEWAY	
FOOTPATH	
AT K&C/RAMP	
EXPOSED AGGREGATE	
RAISED INTERSECTION	
BERM	
RAINGARDEN	
HOLLAND 80 SET PAVERS	
WW MANHOLE	
SW MANHOLE	
SW CATCHPIT	
TACTILE GROUND SURFACE	

- ALL WORK AND MATERIALS TO COMPLY WITH AUCKLAND COUNCIL STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND COUNCIL STANDARDS TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION.
- KERB & CHANNEL AND KERB A& NIB ARE TO BE SLIPFORM VERTICAL.
- ALL CATCHPITS TO BE RECESSED 800X500 1.2m LINTEL UNLESS SPECIFIED OTHERWISE.
- FOOTPATHS TO BE CONSTRUCTED AS PER DETAILS ON TYPICAL CROSS SECTION DRAWINGS.
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ROAD GREEN STREET LONGITUDINAL SECTION
HORZ 1:500 @A3 VERT 1:250 @A3

REVISION DETAILS	INT	DATE	SURVEYED	WOODS	SIDWELL ROAD	MILLDALE	MILLDALE STAGE 4C-1	STATUS	ISSUED FOR CONSENT	REV
1 ISSUE FOR RFI	NN	JUL 2023	DESIGNED	WOODS	MILLDALE	AUCKLAND	GREEN STREET LONGSECTION	SCALE	AS SHOWN	1
			DRAWN	NN				COUNCIL	AUCKLAND COUNCIL	
			CHECKED	JW				DWG NO	P22-289-4C-1-2400-RD	
			APPROVED	JW	WOODS.CO.NZ					



LEGEND

STAGE BOUNDARY	
DISTANCE (SISD)	
SISD SAFETY SIGHT LINE	
CONFLICT POINT	
PROPOSED TREE	

NOTES

1. REQUIRED SIGHT DISTANCES HAVE BEEN BASED OFF REQUIREMENTS FROM AUSTRROADS 2017.
2. REACTION TIME AND OBSERVATION TIME ARE ASSUMED TO BE 2s AND 3s RESPECTIVELY. DECELERATION COEFFICIENT ASSUMED TO BE 0.36.
3. APPROACH SITE DISTANCES ARE BASED OFF TABLE 15.1 FROM THE NZTA PEDESTRIAN PLANNING GUIDE:
-19m FOR 30km/hr VEHICLE SPEED ROADS.
-40m FOR 50km/hr VEHICLE SPEED ROADS.
-19m IS ALSO TAKEN AS THE ABSOLUTE MINIMUM APPROACH SITE DISTANCE FOR ASSESSING CRITERION 3 ROUNDABOUT SIGHT DISTANCES.
4. ALL SIGHT DISTANCES FOR THE DEVELOPMENT HAVE BEEN CHECKED AGAINST REQUIREMENTS AND ASSESSED AS ADEQUATE. ONLY CRITICAL/MARGINAL SIGHT LINES SHOWN ON THIS PLAN.



REVISION DETAILS	INT	DATE	SURVEYED	WOODS	
1 ISSUED FOR CONSENT	NN	MAY 2023	DESIGNED	NN	SIDWELL ROAD MILLDALE AUCKLAND
2 ISSUE FOR RFI	NN	SEP 23	DRAWN	NN	
			CHECKED	JW	
			APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 4C-1

APPROACH/SAFE INTERSECTION SIGHT DISTANCE PLAN



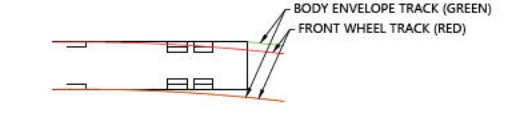
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SCALE	1:750 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-2750-RD	



LEGEND

- PROPOSED CARRIAGEWAY
- FOOTPATH
- AT CYCLE KERB/TRAFFIC ISLAND
- BERM
- RAINGARDEN
- VEHICLE CROSSING TO BE CONSTRUCTED
- TACTILE GROUND SURFACE

VEHICLE TRACKING LEGEND



NOTES

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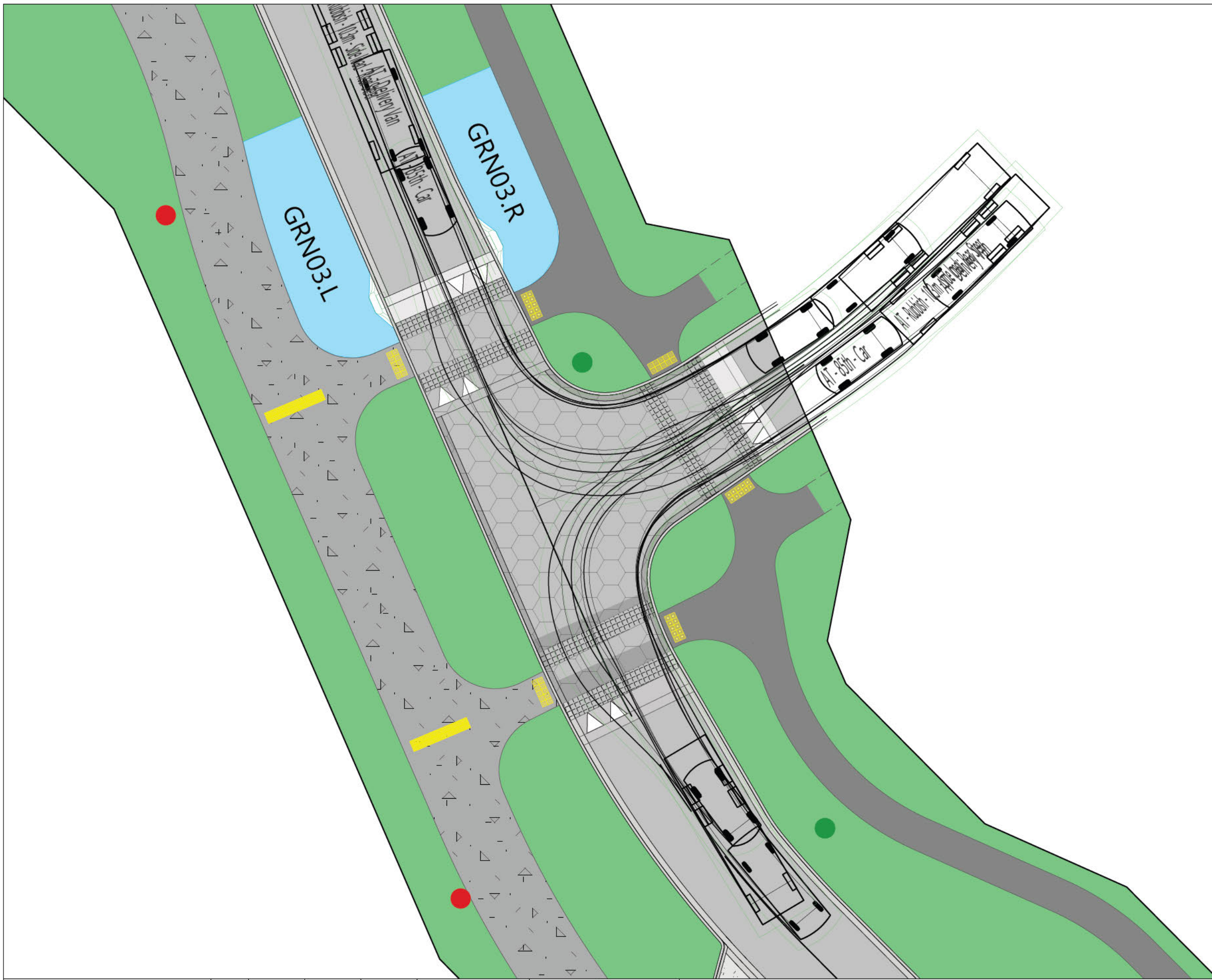
REVISION DETAILS		INT	DATE	SURVEYED	WOODS	
1	ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	NN	SIDWELL ROAD MILLDALE AUCKLAND
2	ISSUE FOR RFI	NN	SEP 23	DRAWN	NN	
				CHECKED	JW	
				APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 4C-1

VEHICLE TURNING MOVEMENTS- OVERALL PLAN

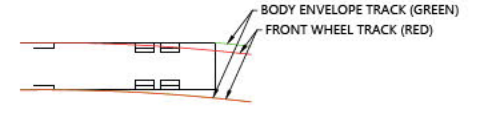
STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1500 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-2000-RD	



LEGEND

- PROPOSED CARRIAGEWAY
- FOOTPATH
- AT CYCLE KERB/TRAFFIC ISLAND
- BERM
- RAIN GARDEN
- VEHICLE CROSSING TO BE CONSTRUCTED
- TACTILE GROUND SURFACE

VEHICLE TRACKING LEGEND



NOTES

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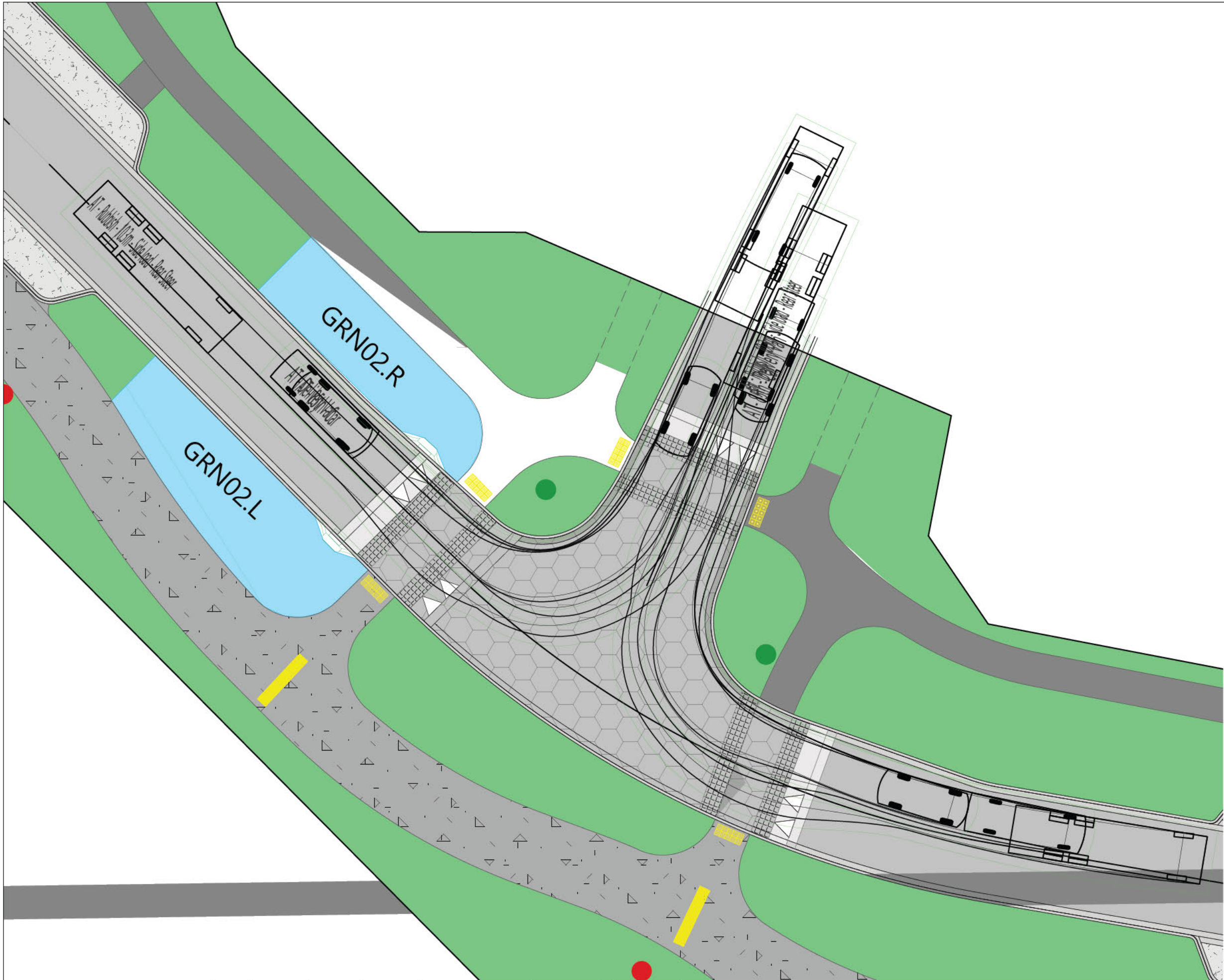
REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	NN
2	ISSUE FOR RFI	NN	SEP 23	DRAWN	NN
				CHECKED	JW
				APPROVED	JW

MILLDALE
Geospatial Engineering

MILLDALE STAGE 4C-1

VEHICLE TURNING MOVEMENTS- SHEET 1

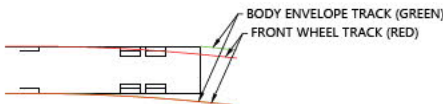
STATUS	ISSUED FOR CONSENT	REV
SCALE	1:200 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-2801-RD	



LEGEND

- PROPOSED CARRIAGEWAY
- FOOTPATH
- AT CYCLE KERB/TRAFFIC ISLAND
- BERM
- RAINGARDEN
- VEHICLE CROSSING TO BE CONSTRUCTED
- TACTILE GROUND SURFACE

VEHICLE TRACKING LEGEND



NOTES

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- FOOTPATHS TO BE CONSTRUCTED AS PER DETAILS ON TYPICAL CROSS SECTION DRAWINGS.
- PRAM CROSSINGS TO BE CONSTRUCTED AS PER AUCKLAND COUNCIL STANDARD.
- ALL LANE MARKING AND ROAD SIGNAGE IS TO BE CONSTRUCTED AS PER NEW ZEALAND TRANSPORT AGENCY MANUAL OF SIGNS AND MARKINGS.



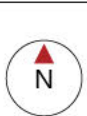
REVISION DETAILS	INT	DATE	SURVEYED	WOODS
1 ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	NN
2 ISSUE FOR RFI	NN	SEP 23	DRAWN	NN
			CHECKED	JW
			APPROVED	JW

SIDWELL ROAD
MILLDALE
AUCKLAND

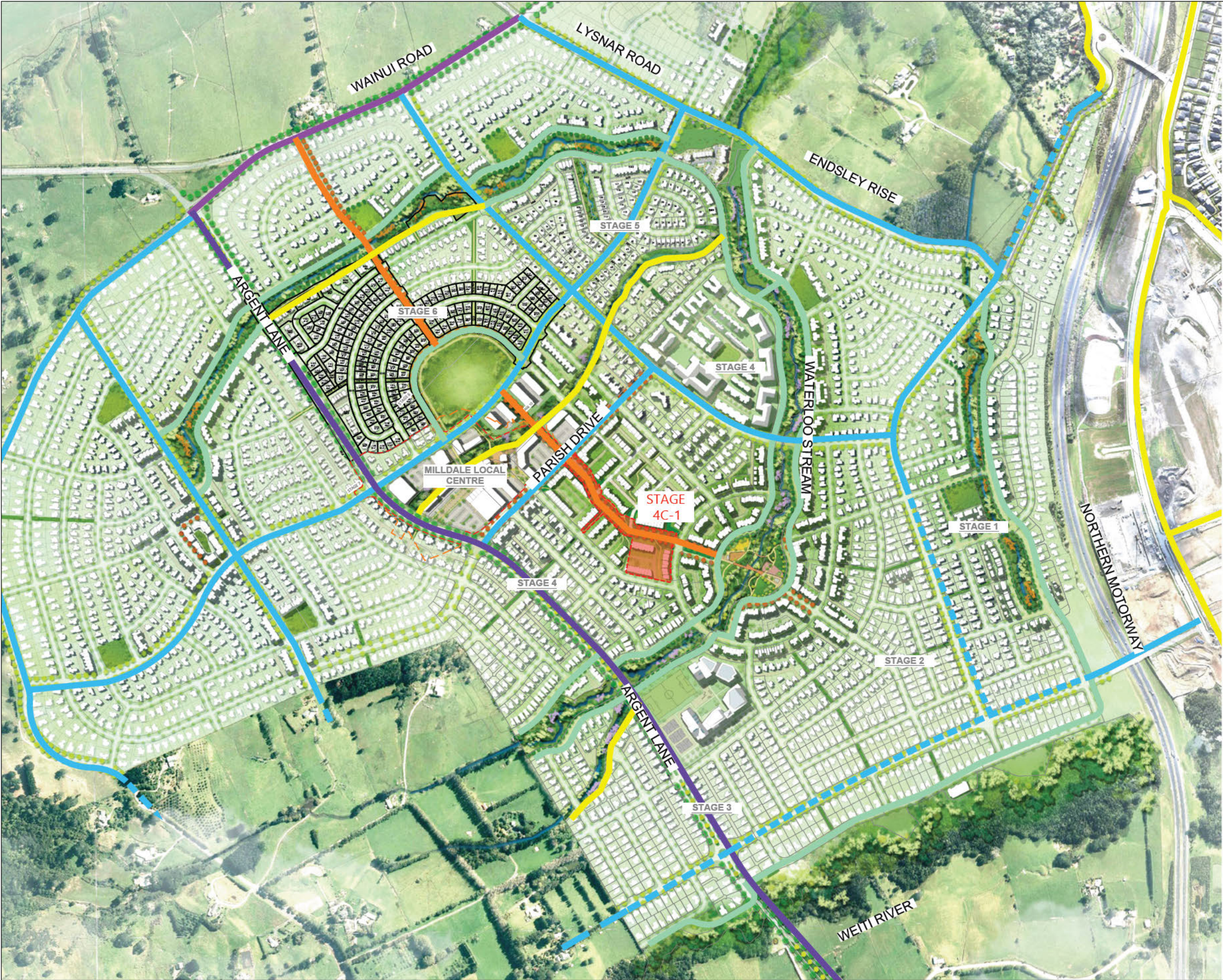


MILLDALE STAGE 4C-1

VEHICLE TURNING MOVEMENTS- SHEET 2



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:200 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-2802-RD	



LEGEND:

- WAINUI ROAD UPGRADE-OFF-ROAD CYCLE LANES
- ARTERIAL - OFF-ROAD CYCLE LANES
- COLLECTOR ROAD - OFF-ROAD CYCLE LANES
- COLLECTOR ROAD - ON-ROAD CYCLE LANES
- 3m SHARED PATH
- RESERVE EDGE ROAD - 3m SHARED PATH
- ON ROAD CYCLE LANES IN MILLWATER
- MILLDALE 4m SHARED PATH

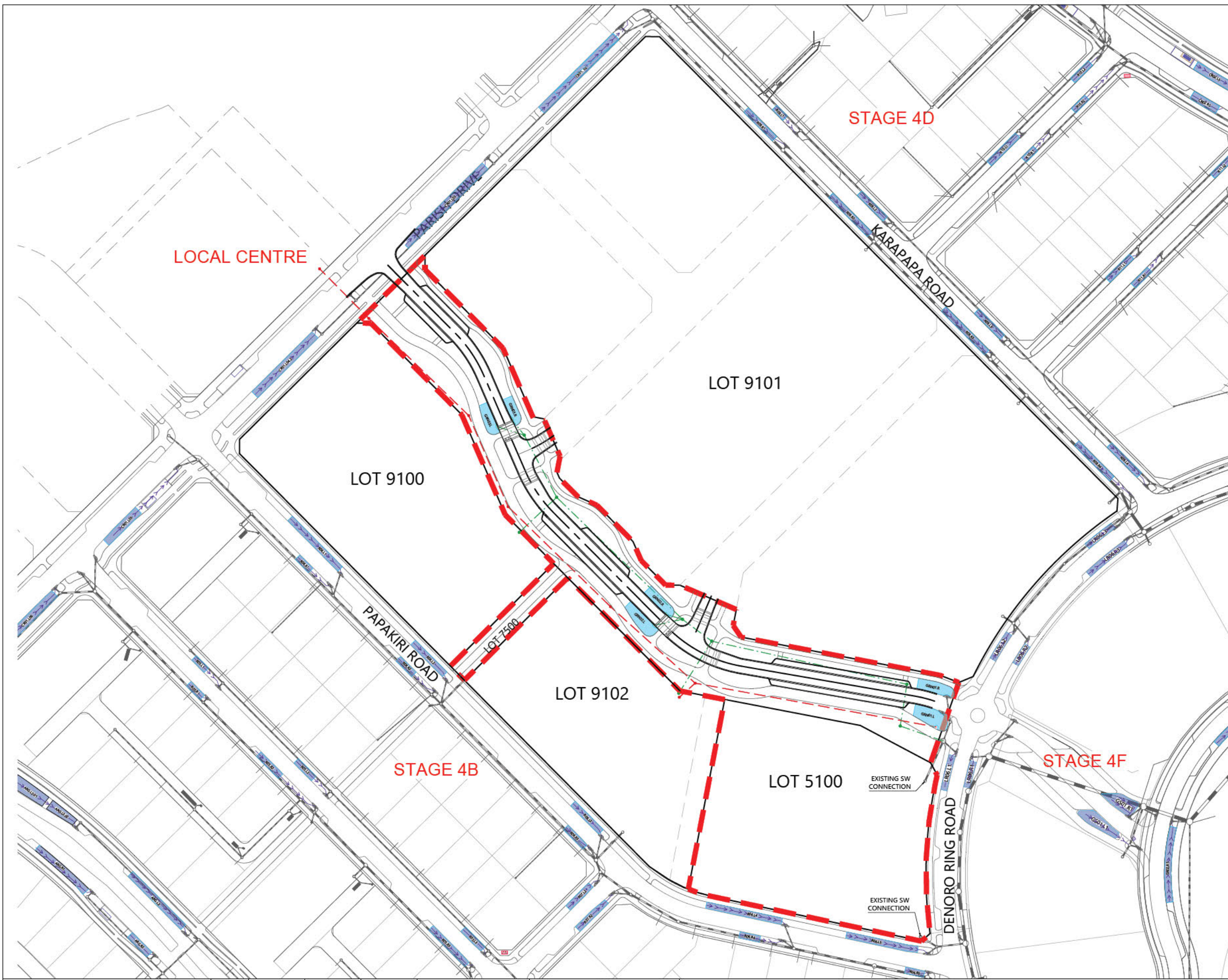
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1	ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS
2	ISSUE FOR RFI	NN	SEP 23	DRAWN	NN
				CHECKED	JW
				APPROVED	JW

SIDWELL ROAD MILLDALE AUCKLAND
WOODS.CO.NZ



MILLDALE STAGE 4C-1
CYCLE NETWORK

	STATUS	ISSUED FOR CONSENT	REV
	SCALE	NTS	2
	COUNCIL	AUCKLAND COUNCIL	
	DWG NO	P22-289-4C-1-2900-RD	



LEGEND

- STAGE BOUNDARY
- PROPOSED STORMWATER LINE AND PIT
- PROPOSED SANITARY SEWER LINE AND PIT
- SINGLE CATCHPIT
- DOUBLE CATCHPIT
- HEADWALL
- RAINGARDEN INDICATIVE ARGENT LANE LOCATIONS

NOTES

- ALL WORKS AND MATERIALS TO COMPLY WITH AUCKLAND COUNCIL STANDARDS AND WATERCARE STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND COUNCIL STANDARDS TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION.
- FOR PIPE BEDDING DETAILS REFER TO AUCKLAND COUNCIL STANDARD DETAIL SHEETS UNLESS OTHERWISE NOTED ON THE DRAINAGE LONG SECTIONS IN WHICH CASE SUCH NOTES TAKE PRECEDENCE.
- CONCRETE PIPES ARE TO BE 300mmØ UNLESS OTHERWISE NOTED.
- ALL PIPE CROSSINGS UNDER ROADS TO BE HARDFILL BACKFILLED.
- ALL MANHOLES ARE TO BE 1050mm DIA. UNLESS OTHERWISE NOTED ON THE DRAINAGE LONG SECTION IN WHICH CASE SUCH NOTES SHALL TAKE PRECEDENCE.
- ALL CATCHPITS ARE TO BE STANDARD AT APPROVED RECESSED 800X500mm. UNLESS STATED OTHERWISE. ALL CATCHPIT LEADS TO BE 300mmØ CLASS 4 RCRRJ UNLESS STATED OTHERWISE.
- THE CONTRACTOR IS TO PEG MANHOLES AND CHECK FINISHED EARTHWORKS LEVELS (MH LID LEVELS) PRIOR TO ORDERING MANHOLES.
- PIPE GRADES ON THE LONG SECTIONS ARE CALCULATED FROM MANHOLE CENTRE TO MANHOLE CENTRE. THIS MAY RESULT IN CREEP (ON STEEP SITES PARTICULARLY) AND THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT LASER LEVELS ARE SET TO COMPENSATE FOR THIS.

REVISION DETAILS	INT	DATE	SURVEYED	WOODS	
1 ISSUED FOR CONSENT	NN	MAY 2023	DESIGNED	NN	SIDWELL ROAD
2 ISSUE FOR RFI	NN	SEP 23	DRAWN	NN	MILDALE
			CHECKED	JW	AUCKLAND
			APPROVED	JW	WOODS.CO.NZ



MILDALE STAGE 4C-1

STORMWATER DRAINAGE LAYOUT - OVERALL PLAN

STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1500 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-3000-DR	



LEGEND

STAGE BOUNDARY ----

PROPOSED BOUNDARY ----

INDICATIVE FUTURE BOUNDARY ----

ROAD CATCHMENT A ----

PRIVATE CATCHMENTS ----

NOTES:

ROAD STORMWATER CATCHMENTS TO BE MANAGED BY RAINGARDENS.

PRIVATE STORMWATER CATCHMENTS ARE TO BE MANAGED BY PRIVATE UNDERGROUND DETENTION DEVICES.



REVISION DETAILS		INT	DATE	SURVEYED	WOODS	SIDWELL ROAD MILLDALE AUCKLAND
1	ISSUE FOR CONSENT	NN	MAY 2023	DESIGNED	WOODS	
2	ISSUE FOR RFI	NN	SEP 23	DRAWN	NN	
				CHECKED	JW	
				APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 4C-1

STORMWATER CATCHMENT PLAN

STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1500 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-3200-DR	



LEGEND

STAGE BOUNDARY

PROPOSED STORMWATER

EXISTING STORMWATER

OLFP CATCHMENT U1

OLFP FLOW DIRECTION

RAINGARDEN

PROPOSED DESIGN CONTOUR
(0.25m INTERVAL)



PLAN VIEW

Scale: 1:1500 @A3

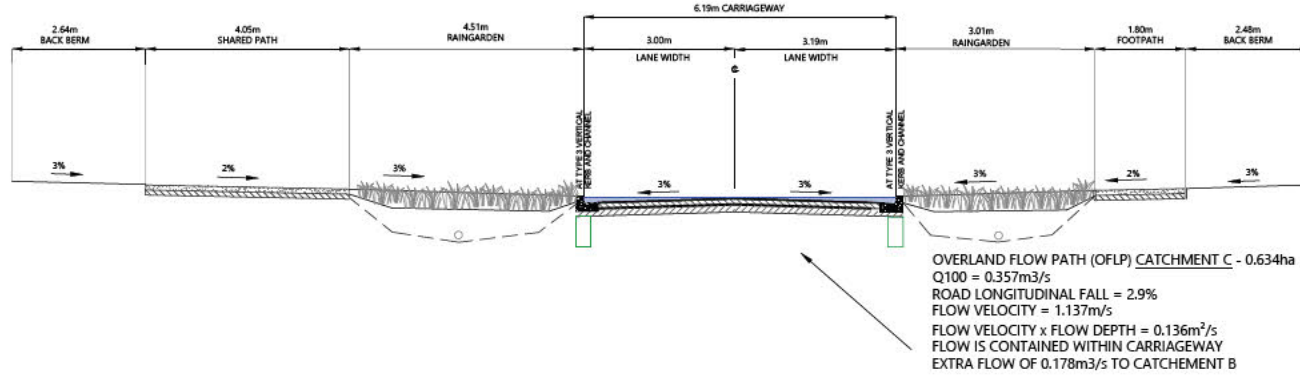
REVISION DETAILS		INT	DATE	SURVEYED	WOODS	
1	ISSUED FOR RFI	NN	SEP 2023	DESIGNED	NN	SIDWELL ROAD MILLDALE AUCKLAND
				DRAWN	NN	
				CHECKED	TR	
				APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 4C-1
OVERLAND FLOW PATH AND SECTION PLAN - POST-DEVELOPMENT

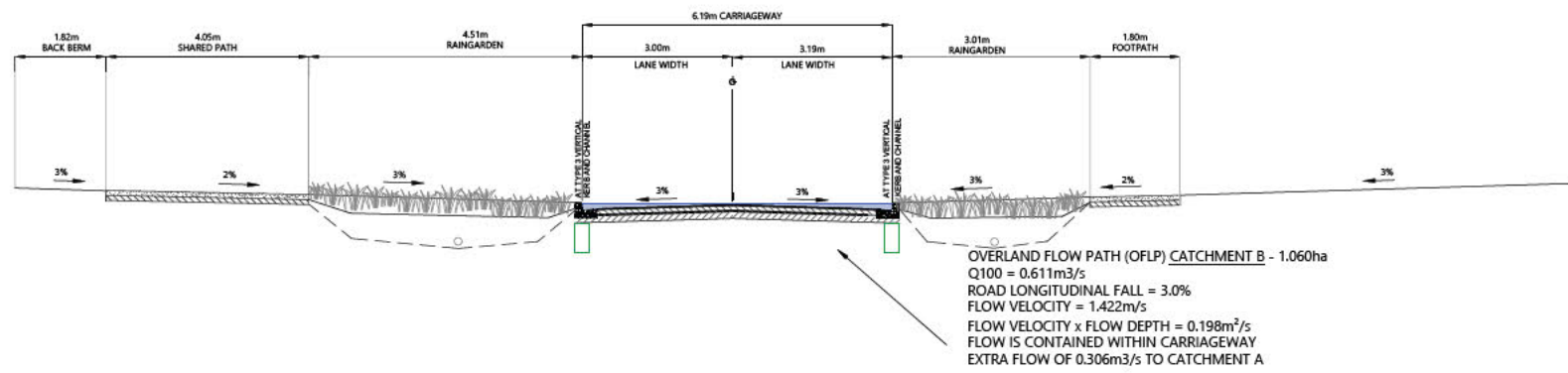


STATUS	ISSUED FOR APPROVAL	REV
SCALE	AS SHOWN	1
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-3310-DR	



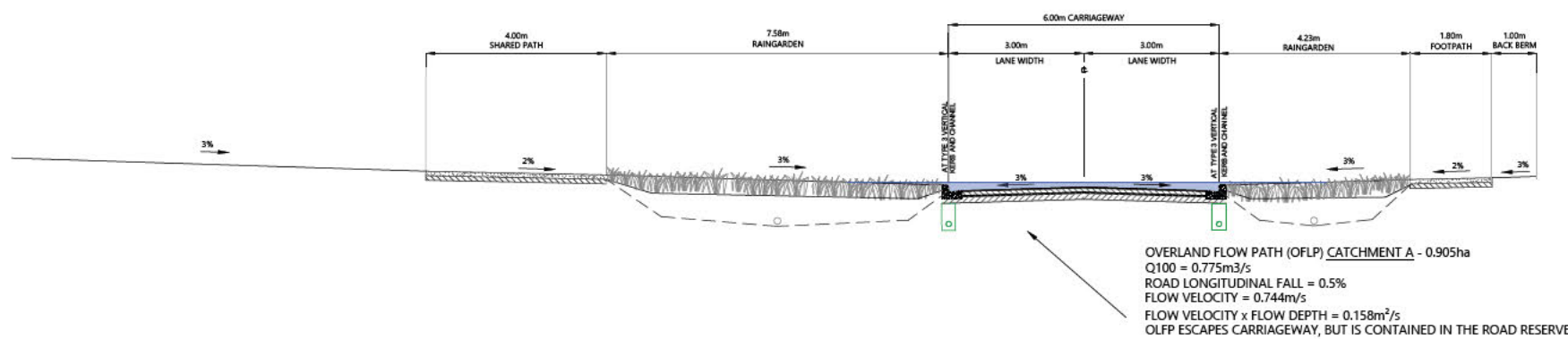
SECTION C

Scale: H 1:150 @A3 V 1:150 @A3



SECTION B

Scale: H 1:150 @A3 V 1:150 @A3



SECTION A

Scale: H 1:150 @A3 V 1:150 @A3

Type: Cross Section	Define...
Side Slope 1 (Z1):	0.0 H:1V
Side Slope 2 (Z2):	0.0 H:1V
Channel Width (B):	0.0 (m)
Pipe Diameter (D):	0.0 (m)
Longitudinal Slope:	0.029 (m/m)
Manning's Roughness:	0.0200
Enter Flow:	0.356 (cms)
Enter Depth:	0.120 (m)
Calculate	
Plot...	Compute Curves...

Parameter	Value	Units
Flow	0.356	cms
Depth	0.120	m
Area of Flow	0.314	m ²
Wetted Perimeter	6.430	m
Hydraulic Radius	0.049	m
Average Velocity	1.137	m/s
Top Width (T)	6.206	m
Froude Number	1.614	
Critical Depth	0.139	m
Critical Velocity	0.826	m/s
Critical Slope	0.01008	m/m
Critical Top Width	6.200	m
Calculated Max Shear Stress	34.094	N/m ²
Calculated Avg Shear Stress	13.863	N/m ²
Composite Manning's n Equ...	Lotter ...	
Manning's Roughness	0.0200	

Type: Cross Section	Define...
Side Slope 1 (Z1):	0.0 H:1V
Side Slope 2 (Z2):	0.0 H:1V
Channel Width (B):	0.0 (m)
Pipe Diameter (D):	0.0 (m)
Longitudinal Slope:	0.003 (m/m)
Manning's Roughness:	0.0200
Enter Flow:	0.612 (cms)
Enter Depth:	0.139 (m)
Calculate	
Plot...	Compute Curves...

Parameter	Value	Units
Flow	0.612	cms
Depth	0.139	m
Area of Flow	0.430	m ²
Wetted Perimeter	6.468	m
Hydraulic Radius	0.067	m
Average Velocity	1.422	m/s
Top Width (T)	6.208	m
Froude Number	1.724	
Critical Depth	0.174	m
Critical Velocity	0.913	m/s
Critical Slope	0.00936	m/m
Critical Top Width	7.886	m
Calculated Max Shear Stress	40.802	N/m ²
Calculated Avg Shear Stress	19.567	N/m ²
Composite Manning's n Equ...	Lotter ...	
Manning's Roughness	0.0200	

Type: Cross Section	Define...
Side Slope 1 (Z1):	0.0 H:1V
Side Slope 2 (Z2):	0.0 H:1V
Channel Width (B):	0.0 (m)
Pipe Diameter (D):	0.0 (m)
Longitudinal Slope:	0.005 (m/m)
Manning's Roughness:	0.0200
Enter Flow:	0.774 (cms)
Enter Depth:	0.213 (m)
Calculate	
Plot...	Compute Curves...

Parameter	Value	Units
Flow	0.774	cms
Depth	0.213	m
Area of Flow	1.041	m ²
Wetted Perimeter	10.784	m
Hydraulic Radius	0.096	m
Average Velocity	0.744	m/s
Top Width (T)	10.496	m
Froude Number	0.754	
Critical Depth	0.190	m
Critical Velocity	0.946	m/s
Critical Slope	0.00910	m/m
Critical Top Width	8.974	m
Calculated Max Shear Stress	10.438	N/m ²
Calculated Avg Shear Stress	4.729	N/m ²
Composite Manning's n Equ...	Lotter ...	
Manning's Roughness	0.0200	

REVISION DETAILS	INT	DATE	SURVEYED	WOODS
1 ISSUED FOR RFI	NN	SEP 2023	DESIGNED	NN
			DRAWN	NN
			CHECKED	TR
			APPROVED	JW

SIDWELL ROAD MILDALE AUCKLAND	WOODS.CO.NZ
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MILDALE STAGE 4C-1 OVERLAND FLOW SECTION PLAN - POST-DEVELOPMENT



STATUS	ISSUED FOR APPROVAL	REV
SCALE	AS SHOWN	1
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-3311-DR	

LOCAL CENTRE

STAGE 4D

LOT 9101

LOT 9100

LOT 9102

LOT 5100

STAGE 4B

STAGE 4F

PARISH DRIVE

KARAPAPA ROAD









PAPAKIRI ROAD

DENORO RING ROAD

EXISTING WW CONNECTION

EXISTING WW CONNECTION

LEGEND

STAGE BOUNDARY	
PROPOSED STORMWATER LINE AND PIT	
PROPOSED SANITARY SEWER LINE AND PIT	
SINGLE CATCHPIT	
DOUBLE CATCHPIT	
HEADWALL	
RAINGARDEN INDICATIVE ARGENT LANE LOCATIONS	
RETAINING WALL	

NOTES

1. ALL WORKS AND MATERIALS TO COMPLY WITH AUCKLAND COUNCIL STANDARDS AND WATERCARE STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND COUNCIL STANDARDS TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION.
2. FOR PIPE BEDDING DETAILS REFER TO AUCKLAND COUNCIL STANDARD DETAIL SHEETS UNLESS OTHERWISE NOTED ON THE DRAINAGE LONG SECTIONS IN WHICH CASE SUCH NOTES TAKE PRECEDENCE.
3. CONCRETE PIPES ARE TO BE 300mmØ UNLESS OTHERWISE NOTED.
4. ALL PIPE CROSSINGS UNDER ROADS TO BE HARDFILL BACKFILLED.
5. ALL MANHOLES ARE TO BE 1050mm DIA. UNLESS OTHERWISE NOTED ON THE DRAINAGE LONG SECTION IN WHICH CASE SUCH NOTES SHALL TAKE PRECEDENCE.
6. ALL CATCHPITS ARE TO BE STANDARD AT APPROVED RECESSED 800X500mm. UNLESS STATED OTHERWISE. ALL CATCHPIT LEADS TO BE 300mmØ CLASS 4 RCRRJ UNLESS STATED OTHERWISE.
7. ALL JOAL CATCHPIT TO BE FITTED WITH STORMWATER 360 LITTA TRAP FILTER
8. THE CONTRACTOR IS TO PEG MANHOLES AND CHECK FINISHED EARTHWORKS LEVELS (MH LID LEVELS) PRIOR TO ORDERING MANHOLES.
9. PIPE GRADES ON THE LONG SECTIONS ARE CALCULATED FROM MANHOLE CENTRE TO MANHOLE CENTRE. THIS MAY RESULT IN CREEP (ON STEEP SITES PARTICULARLY) AND THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT LASER LEVELS ARE SET TO COMPENSATE FOR THIS.

SCALEBAR (m) 0 15 30 75
SCALE | 1:1500 @A3 | 1:750 @A1

REVISION DETAILS	INT	DATE	SURVEYED	WOODS	
1 ISSUED FOR CONSENT	NN	MAY 2023	DESIGNED	NN	SIDWELL ROAD MILLDALE AUCKLAND
2 ISSUED FOR RFI	NN	JUL 23	DRAWN	NN	
3 ISSUED FOR RFI	NN	SEP 23	CHECKED	JW	
			APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 4C-1

WASTEWATER DRAINAGE LAYOUT - OVERALL PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1500 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-1-4C-4000-DR	

LOCAL CENTRE

STAGE 4D

LOT 9101

LOT 9100

LOT 9102

LOT 5100

STAGE 4F

STAGE 4B

LEGEND

STAGE BOUNDARY	
PROPOSED WATER RETICULATION	
PROPOSED WATER CONNECTIONS	
EXISTING WATER RETICULATION	
FUTURE WATER RETICULATION	
SLUICE VALVE	
PEET VALVE	
BLANK CAP	
FIRE HYDRANT	
METER BOX	

NOTES

1. ALL WORKS AND MATERIALS TO COMPLY WITH WATERCARE STANDARD. ANY AMBIGUITY BETWEEN THESE DRAWINGS AND COUNCIL STANDARDS IS TO BE REFERRED TO THE ENGINEER FOR CLARIFICATION.
2. ALL WATERMAIN TO HAVE MIN. COVER OF 600mm UNDER BERM & 900mm UNDER CARRIAGEWAY. ALL ROAD CROSSINGS ARE TO BE HARDFILL BACKFILLED WITH MIN. 900mm COVER.
3. CONNECTIONS TO EXISTING COUNCIL WATERMAINS ARE TO BE MADE ONLY AFTER TESTING, STERILISATION AND ACCEPTANCE BY WATERCARE. CONNECTIONS TO BE MADE IN ACCORDANCE WITH COUNCIL'S ALC POLICY.
4. ALL PIPE MATERIAL TO BE PE100 WITH PRESSURE RATING OF PN12.5. UNLESS INDICATED OTHERWISE. ALL PIPE TO INCLUDE TRACER WIRE.
5. ALL PIPES ARE SHOWN AS NOMINAL INTERNAL DIAMETER (ID).
6. PE80 SDR11 PIPES ARE NOT TO BE WELDED TO A PE100 SDR 13.6 PIPE OF THE SAME NOMINAL DIAMETER.
7. ALL 25mmOD SERVICE LINES (PRIVATE) ARE TO BE INSTALLED AS PER WATERCARE DETAIL DRAWING WS 13 (2015).
8. ALL BENDS ARE TO BE PROVIDED WITH A 45° FITTINGS AND THRUST BLOCKS TO WATERCARE STANDARD.

SCALEBAR (m) 0 15 30 75
SCALE | 1:1500 @A3 | 1:750 @A1

REVISION DETAILS	INT	DATE	SURVEYED	WOODS
1 ISSUED FOR CONSENT	NN	MAY 2023	DESIGNED	NN
2 ISSUE FOR RFI	NN	SEP 23	DRAWN	NN
			CHECKED	JW
			APPROVED	JW

CLIENT:	
	MILLDALE Generating Life for All

MILLDALE - STAGE 6	
WATER RETICULATION LAYOUT - OVERALL PLAN	

STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1500 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P22-289-4C-1-6000-WR	

MILLDALE STREETSCAPE – STAGE 4C-1

MILLDALE DEVELOPMENT, AUCKLAND



REVISED CONCEPT DESIGN FOR RESOURCE CONSENT






August 2023



LEGEND

- 01 Car park connections
- 02 Indicative future connection to Stage 4B




HARDSCAPE

-  **4m Shared Path**
Exposed aggregate concrete with Peter Fell oxide, to match Stage 4F
-  **1.8m Footpath and Pedestrian Crossing**
Broom finish concrete with 5kg/m³ black oxide, to match Stage 4F
-  **Intersection**
Vehicular grade Firth Holland Set pavers
-  **Band Treatment to Shared Path Nodes**
Coloured concrete band treatment to key shared path nodes
-  **Carpark Buffer Strip**
Coloured concrete band to provide buffer between carpark and shared path

INDICATIVE STREET FURNITURE

-  **Picnic Set**
SFNZ Sandringham accessible picnic set
 -  **Bench**
SFNZ Portland seat with backrest and armrest
- Subject to Local Board approval at EPA*

PLANTING

-  Grassed areas
-  Raingarden Planting Mix, refer to Planting Schedule
-  Specimen Trees, refer to Planting Plan



DETAIL PLAN A
TYPICAL GREEN STREET INTERSECTION
1:200 at A3

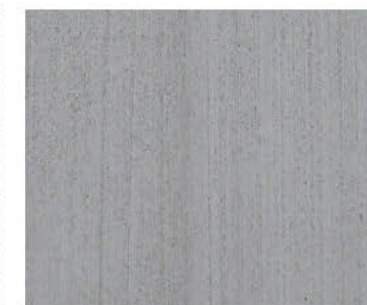
- 01 Intersection with vehicular grade cobblestone sets
- 02 1.8m wide footpath
- 03 Pedestrian crossing
- 04 4m wide shared path
- 05 Coloured concrete bands
- 06 Rain garden
- 07 Bench (indicative only)

MATERIAL PALETTE



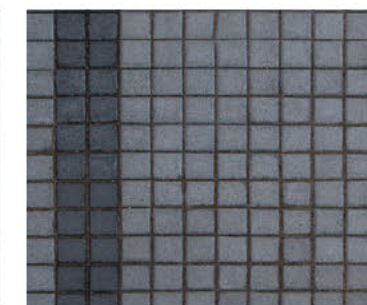
Shared Path

Exposed aggregate concrete with Peter Fell oxide, to match Stage 4F



Footpath and Pedestrian Crossing

Broom finish concrete with 5kg/m³ black oxide, to match Stage 4F



Intersection

Vehicular grade Firth Holland Set pavers



Shared Path Nodes

Exposed aggregate concrete with varying Peter Fell oxides



Carpark Buffer Strip

Exposed aggregate concrete with varying Peter Fell oxides

INDICATIVE STREET FURNITURE PALETTE

Subject to Local Board approval at EPA



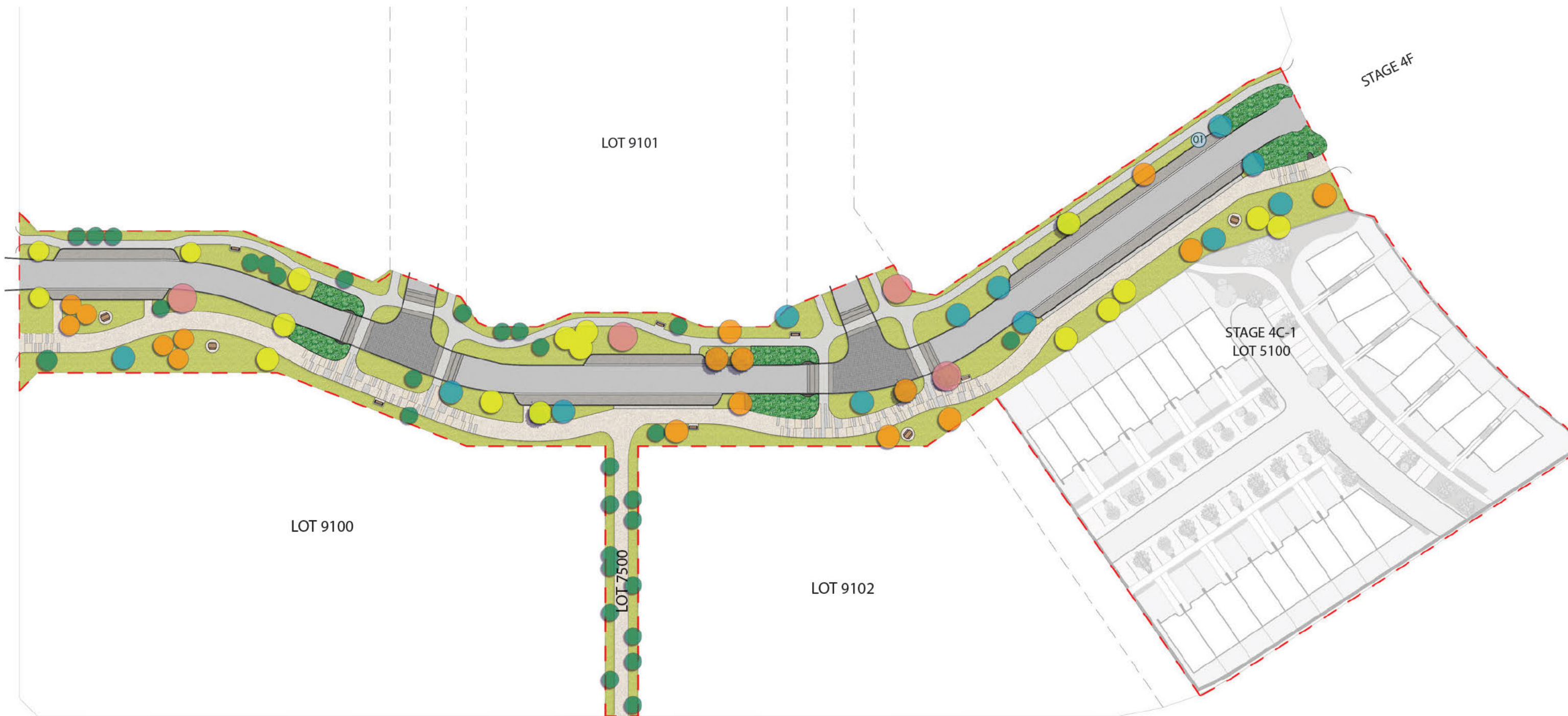
Picnic Set

SFNZ Sandringham accessible picnic set





Bench







SFNZ Portland seat with backrest and armrest



SHRUB PLANTING AND GRASSED AREAS

-  Raingarden Planting Mix, refer to Planting Schedule
-  Grassed Areas

TREE PLANTING

-  **Titoki**
Alectryon excelsus
-  **Tawapou**
Planchonella costata
-  **Tānekaha**
Phyllocladus trichomanoides
-  **Mānatu, ribbonwood**
Plagianthus regius
-  **Puriri**
Vitex lucens
-  1m offset from SW line

GREEN STREET TREES



RAIN GARDEN MIX



PLANTING SCHEDULE

GREEN STREET SPECIMEN TREES

BOTANICAL NAME	COMMON NAME	Mix (%)	Area (m2)	GRADE	Min. Size at Planting (m)		Size at Maturity (m)		Spacing (m)	Estimated Quantity
					Height x Width		Height x Width			
Alectryon excelsus	Titoki	-	-	45L	2.2	0.8	7	4	As shown	17
Planchonella costata	Tawapou	-	-	45L	2.0	0.8	6	3	As shown	30
Phyllocladus trichomanoides	Tānekaha	-	-	45L	2.3	0.8	12	4	As shown	17
Plagianthus regius	Mānatu, ribbonwood	-	-	45L	2.0	0.6	12	4	As shown	12
Vitex lucens	Pūriri	-	-	45L	1.7	0.8	8	6	As shown	4
TOTAL										68

RAIN GARDEN MIX

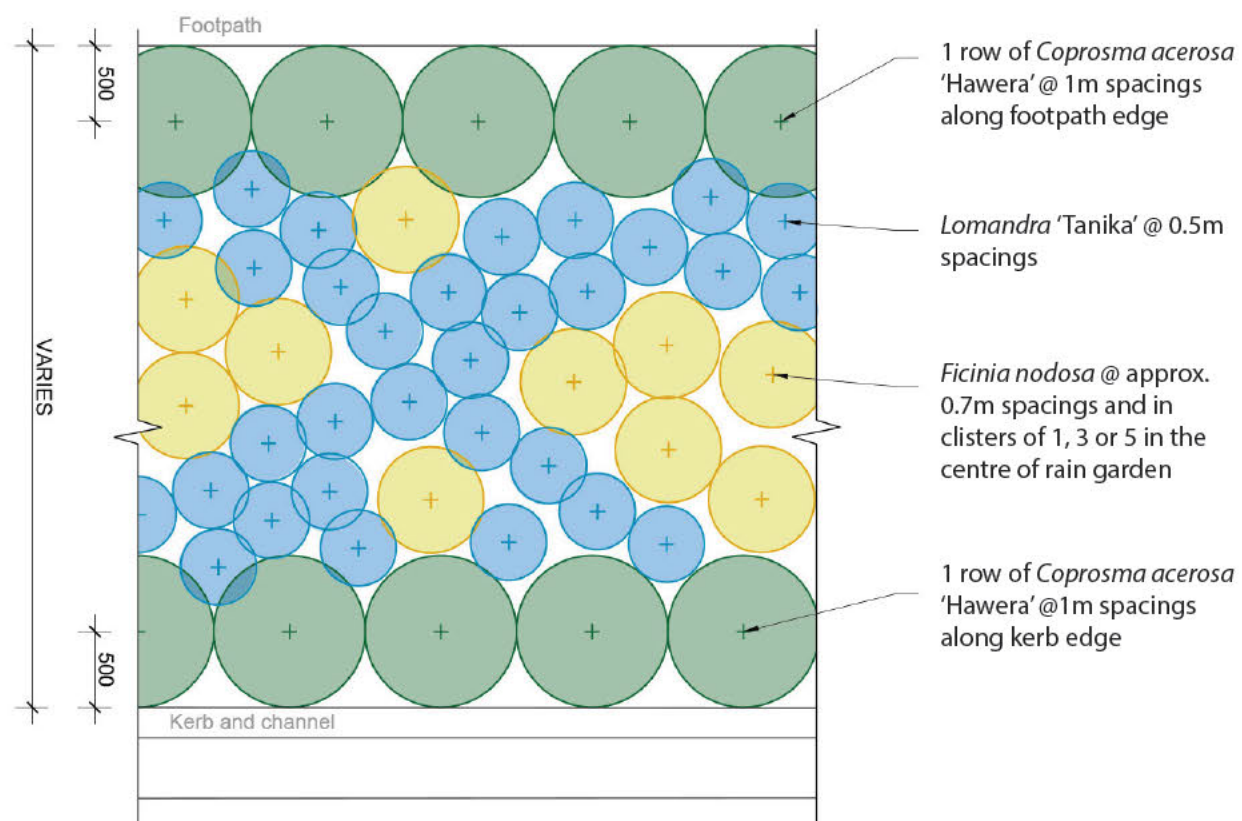
BOTANICAL NAME	COMMON NAME	Mix (%)	Area (m2)	GRADE	Size at Planting (m)		Size at Maturity (m)		Spacing (m)	Estimated Quantity
					Height x Width		Height x Width			
					367					
Coprosma acerosa 'Hawera'	Groundcover coprosma	52	191	2L	0.05	0.15	0.2	1	1	191
Ficinia nodosa	Wiwi / Knobby club rush	15	55	2L	0.3	0.15	0.7	1	0.7	112
Lomandra 'Tanika'	Lomandra Tanika	33	121	2L	0.4	0.15	0.7	0.7	0.5	484
TOTAL										788

GENERAL NOTES

- The Contractor is to ensure all plants are of a healthy and consistent stock which meet the requirements outlined in the Schedule and Landscape Specification. If alternatives are required to meet any of these conditions then the contractor shall propose accordingly to the Landscape Architect for approval.
- All nursery stock shall be reviewed and approved by the Landscape Architect for health and structure prior to installation. Notification for inspection must be provided at least one (1) month prior to planned installation.

The following inspections are required prior to installation of mulch and planting:

- Review of excavation to formation levels where applicable
- Topsoil samples prior to installation
- Garden bed/grass area profiling



TYPICAL RAIN GARDEN PLANTING LAYOUT

1:50 at A3

SHRUB PLANTING NOTES

- A minimum 400mm soil media layer shall be achieved with an additional 100mm layer of approved mulch applied to all areas of shrub planting.
- The Landscape Architect shall approve the sample planting layout(s) prior to implementation. The Contractor shall notify the Landscape Architect minimum 48 hours in advance so that joint site inspection(s) can be arranged.
- All planted and grassed areas shall be excavated to formation levels and/ or as required to ensure no impervious surfaces occur beneath and required topsoil depths are achieved as applicable.
- All planting should be planted individually or in clusters of 3 or 5, unless otherwise stated.