BEFORE THE FTAA-2504-1055 – RANGITOOPUNI EXPERT PANEL

Under	the Fast-Track Approvals Act 2024 (the *FTAA*).
In the matter of	the deliberations and final decision of the Expert Panel appointed under section 50 and Schedule 3 of the FTAA for the Rangitoopuni project requiring: (a) Resource consents under sections 9, 11, 13, 14 and 15 of the Resource Management Act 1991 to develop land at Old North Road and Forestry Road, Riverhead for a 208 lot countryside living subdivision and a retirement village of 260 retirement units and 36 care units; and (b) Authority under section 53 of the Wildlife Act 1953 to catch and relocate native lizards.
Expert Panel	Kitt R M Littlejohn (*Chair*) Karyn Kurzeja (*Member*) Nicholas Manukau (*Member*)
Comments received under Section 53 of the FTAA:	17 September 2025
Details of any hearing under Section 57 of the FTAA:	No hearing was held.

Record of Decision of the Expert Consenting Panel under Section 87 of the Fast-Track Approvals Act 2024

Dated 26 November 2025

DECISION: *THE APPLICATION IS APPROVED SUBJECT TO CONDITIONS*

Date of Decision:	26 November 2025
Date of Issue:	26 November 2025

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REASONS FOR DECISION MADE BY THE PANEL: FTAA-2504-1055 – RANGITOOPUNI

Ko Hikurangi te maunga Ko ngaa Rau Pou a Maki ngaa tohu whakahii

Ko te Wao Nui a Tiriwa te ngahere

Ko te Manukanuka a Hoturoa me te Waitemataa ngaa moana

Ko Waitaakere ki Te Wai o Pareira ngaa awa

Ko Tainui te waka Ko Tawhiakiterangi te tupuna

Ko Te Kawerau a Maki te iwi

Hikurangi is the mountain

The Waitaakere Ranges are the markers

Te Wao nui a Tiriwa is the forest

Manukau and Waitemataa are the waters

Waitaakere and Henderson Creek are the rivers

Tainui is the canoe

Tawhiakiterangi is the person

Te Kawerau a Maki is the tribe

PART A: EXECUTIVE SUMMARY

1 This is an application for the development of 395 hectares of former Crown owned forestry land at Old North Road and Forestry Road, Riverhead, Auckland, but now Treaty Settlement land returned to Te Kawerau ā Maki, for a 208-lot countryside living subdivision and a retirement village of 260 retirement units and 36 care units (**Application**)[1]. The Application has been made by Te Kawerau ā Maki in partnership with Avant Property Development Limited under the legal entity Rangitoopuni Developments Limited Partnership (**the Applicant**) and comprises, in summary, the following development components:[2]

a. 208 countryside living lots on 222.75 hectares of land at an average density of just over 1 lot per hectare;

b. A retirement village of 260 retirement units and 36 care units on 173.6 hectares of land with associated resident and public facilities;

c. Community facilities for future countryside living residents including sports amenities, a community building and parking areas;

d. Facilities for the general public including a public carpark and public access to an extensive walkway network across the site;

e. Land development activities including vegetation clearance, earthworks, roading construction, stream and culvert works, and flood management works;

f. Services development including wastewater and water supply infrastructure, stormwater management, and power reticulation;

g. Native revegetation planting and landscaping; and

h. All associated and incidental activities at Old North Road and Forestry Road, Riverhead, Auckland (**Site**).[3]

2 The Application was included as a listed project in Schedule 2 of the FTAA. On 21 July 2025 an expert panel was appointed to determine the Application (**Panel**).

3 The Panel has assessed the Application applying the relevant statutory criteria within the purpose and context of the FTAA.[4]

4 The Panel received comments from commentators and a response to those comments from the Applicant. The Panel has carefully reviewed all of that information in evaluating the Application.

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[1] For the purposes of this decision the 'Application' includes an application for approval to handle wildlife under the Wildlife Act 1953.

[2] Referred to in this decision as the 'development', 'proposal' or 'project' as the context requires.

[3] Lots 1 and 2 DP 590677.

[4] Legislation Act 2019, s 10; and FTAA, ss 10 and Schedules 5 and 7.

5 The Panel has applied the statutory tests in the following provisions in determining and approving the Application:

a. Schedule 5, clause 17 - criteria and other matters for assessment of resource consent applications.

b. Schedule 7, clause 5 - the criteria for assessment of an application for a wildlife approval.

6 Having considered all relevant matters the Panel finds that the Project meets the purposes of the FTAA and the RMA.

7 The Panel therefore grants approval for the Application subject to the conditions in **Appendix A**.

8 This decision is made in accordance with section 87 FTAA. This decision covers all the approvals sought under the substantive application. This decision document includes:

a. The decision – throughout and summarised in Part N;

b. The reasons for the decision – throughout and summarised in Part N; and

c. A statement of the principal issues in contention and the Panel's findings on those issues - set out in Part I and summarised in Part N.

PART B: OVERVIEW OF THE APPLICATION AND PROCEDURE

Application

Applicant

9 Rangitoopuni Developments Limited Partnership is the authorised person for the Rangitoopuni Project as set out in Section 42 of the FTAA. The limited partnership brings together the interests of Te Kawerau ā Maki in partnership and Avant Property Development Limited.

Site and surrounding environment

10 The Site comprises 395 hectares of former Crown owned forestry land at Old North Road and Forestry Road, Riverhead, Auckland, which has been returned to Te Kawerau ā Maki following the enactment of the Te Kawerau ā Maki Claims Settlement Act 2015. The Site is former pine production forest land located in a generally rural area but adjacent to the existing settlement of Riverhead. It is undeveloped for any activity other than forestry, but has been used historically for public recreation activities. The Site is located in the north-west of the Auckland Region and is part of the 3,275 hectare Rangitoopuni-Riverhead Forest owned by Te Kawerau ā Maki, located towards the southern end of the forest.

11 The Applicant provides a detailed description of the Site, its significant cultural context, ownership, and its existing natural, historic and land use features in sections 4.1, 4.2 and 4.3 of its Assessment of Environmental Effects dated 5 May 2025 (**AEE**). An extensive description of the surrounding environment is also included in section 4.5 of

the AEE.

12 Following its inspection of the Site and surrounding area and its review of the AEE and its supporting specialist reports, the Panel agrees with the descriptions provided and adopts them for the purposes of this decision.

13 The Site is wholly within the Auckland Region and subject to the provisions of the Auckland Unitary Plan (Operative in Part – Updated 24 October 2025) (**AUP**).

14 Under the AUP the site is Treaty Settlement Land and thus subject to the provisions in Auckland-wide chapter E21. In addition to that over-riding status, it is predominantly zoned Rural – Countryside Living Zone with small portions of Rural – Rural Production Zone. As summarised at section 2.0 of the AEE, a number of overlays and controls also apply to the Site, as well as an Airspace Restriction Designation.

Overview of the Application

15 As described in the AEE and supporting materials, the Application includes the following key components:

a. The staged subdivision of the Site into 208 countryside living lots, a retirement village lot and various access, communal and balance lots;

b. 208 countryside living lots on 222.75 hectares of land at an average density of just over 1 lot per hectare;

c. A retirement village of 260 retirement units and 36 care units on 173.6 hectares of land with associated resident and public facilities;

d. Community facilities for future countryside living residents including sports amenities, a community building and parking areas;

e. Facilities for the general public including a public carpark and public access to an extensive walkway network across the site;

f. Land development activities including vegetation clearance, earthworks, roading construction, stream and culvert works, and flood management works;

g. Services development including wastewater and water supply infrastructure, stormwater management, and power reticulation; and

h. Native revegetation planting and landscaping.

Resource consents

16 The Panel has reviewed all the documentation and the further information provided by the Applicant and the participants and confirms that the Application requires land use, subdivision, (ground) water diversion, discharge and stream works consents under sections 9(1), 9(3), 12, 13, 14 and 15 of the RMA.

17 The Panel agrees with the Applicant that, in terms of the AUP and its multiple rules

across numerous chapters, the overall status of the Application is non-complying.[5]

18 For these resource consents, Schedule 5, clause 17 sets out the criteria for their consideration namely, the purpose of the FTAA, the provisions of Parts 2, 3, 6, and 8 to 10 of the RMA that direct decision making on resource consent applications (but excluding section 104D), and the relevant provisions of any other related legislation.

19 The AUP rules for which the Application required consent on lodgement are set out in **Appendix B**.[6] During the consideration of the Application, the Auckland Council (**Council**) notified proposed plan change 120 to the AUP (**PPC120**). Several new rules were given legal effect on that date of notification (3 November 2025) and therefore needed to be addressed by the Application. We have identified the additional rules arising from PPC120 that the Application needs to consider (and obtain consent under) in Appendix B as well.[7]

Approvals relating to a wildlife approval under the Wildlife Act 1953

20 The Application also seeks approval under section 53 of the Wildlife Act 1953 (**WA**) to catch and relocate native lizards. The approval has been sought on a precautionary basis in order to ensure that if any native lizards are discovered at the time of land development works, an authority exists for them to be relocated out of harms way.

21 Schedule 7, clause 5 of WA sets out the criteria for consideration of an application for a wildlife approval namely, the purpose of the FTAA, the purpose of the WA and the effects of the project on the protected wildlife in question, and any specific information and requirements relating to the protected wildlife.

Procedure

22 The following matters of procedure are relevant for this decision.

Meetings and site visits

23 Shortly after its appointment, the Panel convened a project overview briefing conference with the Applicant and a number of its specialist advisers. This took place on 13 August 2025, at 7 Falcon Street, Parnell.[8] The Panel found the briefing very helpful and is grateful to the Applicant for arranging it.

24 After the briefing conference on the 13th of August, the Panel undertook an extensive site visit which included a walkover of key parts of the Site and a drive around its immediate surrounds.

25 Much of the Panel's other correspondence, deliberations and decision-making occurred

[5] Clause 17(b) of Schedule 5 of FTAA excludes from consideration section 104D of the RMA with the effect that one of the 'gateway' tests for non-complying activities does not have to be passed for the application to be considered for approval under section 104B of the RMA.

[6] We note that there were two activities which the Auckland Council considered the Application triggered AUP rule infringements namely, water impoundment and whether they constituted damming, and stream culverting in excess of 30m. We discuss these rules as issues in contention in Part I of this decision.

[7] For the purposes of approval, the Application includes all of these additional reasons for consent.

[8] Refer Minute 1 of the Panel dated 6 August 2025.

over email following review, drafting and commenting on drafts of further information requests, this decision report and the conditions. Notwithstanding this, the Panel met on the following occasions:

a. 2 October 2025 – to discuss further information received, comments received and the Applicant's response;

b. 30 October, to discuss further information received, draft decision and conditions;

c. 11 November 2025, to discuss further information received and conditions; and

d. 26 November 2025, to discuss final decision issues and completion.

Invitations to comment

26 The Panel determined the parties from whom comments on the Application would be sought in its Minute 2[9] and the EPA subsequently invited comments on the Application by letter dated 20 August 2025. Responses to this invitation were due on 17 September 2025. Comments were received on time from the following:

a. Minister of Defence;

b. Watercare Services Limited;

c. Auckland Conservation Board;

d. Minister for the Environment;

e. Auckland Council;

f. Auckland Council (Healthy Waters);

g. Auckland Council (Auckland Transport);

h. Minister for Seniors

i. Game Animal Council;

j. New Zealand Transport Agency;

k. Waitemata Clay Target Club;

l. Director-General of Conservation;

m. Minister of Building and Construction;

n. Lesley White; and

o. Michelle Sclanders.

[9] Minute 2 dated 20 August 2025.

27 The Panel would like to thank all parties who commented for their contributions. The substantive comments received were focussed on practical environmental issues arising from the Application, its future implementation and ongoing impacts in the locality and on people and communities. The fulsome commentary provided by the Auckland Council 'family' and by the Director-General of Conservation have greatly assisted the Panel to evaluate the actual and potential effects of the Application in a thorough way.

Applicant's response to invited persons comments

28 On 26 September 2025 the Applicant provided a response to the comments received on the application from those persons who were invited to comment under Section 53 of the FTAA.

29 The Panel has considered the Applicant's responses, and, where appropriate, refers to those responses within Section E of this report below.

Further information

30 At the Panel's direction the EPA made four requests for further information about the Application under section 67 FTAA.

31 The first, dated 20 August 2025, sought signed statements from the experts whose advice had informed the Application and its assessments as to their qualifications and experience. This request was made to ensure that the Panel was able to place appropriate evidentiary weight on the information and opinions in the Application. Thirty-three such statements were provided on 16 September 2025. A list of the experts engaged by the Applicant and relied on by the Panel in evaluating and determining the Application is included **Appendix C**.[10]

32 This first request also sought information about a retail hub and micro-brewery that featured in the application materials when initially lodged. A response to this request was received on 1 September 2025.

33 The second information request, dated 8 October 2025, sought further information from the Applicant on matters raised by the Council in its comments on the Application, on flood modelling and on some traffic safety items identified in its response to comments. The Applicant provided its response to this request on 24 October 2025.

34 The third information request, dated 7 November 2025, sought further information about the effect of Proposed Plan Change 120, notified with part legal effect on 3 November 2025, on the consenting framework for the Application. The Applicant provided its response to this request on 11 November 2025.

35 The fourth information request, dated 11 November 2025, sought further information about the proposed conditions and a response by the Applicant to remaining natural hazard/flooding and stormwater issues in contention. The Applicant provided its response to these requests on 14 November 2025.

[10] In addition, a number of the expert specialists providing comment on the Application as part of the Auckland Council's review helpfully described their qualifications and experience in their reporting. Their names are also included in Appendix C as experts relied on by the Panel.

36 The Panel has been greatly assisted in its task by the Applicant's timely and detailed responses to information requests.

Conditions

37 The Application included a detailed set of draft conditions for the resource consents sought in the Application.[11] In its response to comments received, the Applicant indicated various amendments that it intended to make to these conditions to accommodate matters raised by commenting parties. To streamline this process, the Panel issued Minute 3 on 8 October 2025 directing a process for the co-operative preparation of an agreed set of conditions, to the extent that was achievable. This involved an exchange of condition proposals between the Council, in its capacity as a regulatory authority, and the Applicant, prior to those conditions being circulated more widely for comment in accordance with section 70 of FTAA, incorporating the Panel's input and amendments.

38 Responses to the Panel's draft conditions, circulated for comment on 31 October 2025, were received on 7 September 2025. The Panel received eight responses on the draft conditions from:

a. The Applicant;

b. The Council;

c. The Auckland Conservation Board;

d. The Director-General of Conservation;

e. The Waitemata Clay Target Club;

f. The Minister for Seniors;

g. The Acting Minister for Māori Crown Relations and the Minister for Māori Development;

h. The New Zealand Transport Agency; and

i. Watercare Services Limited.

39 The Panel also prepared and circulated for comment at the same time a draft set of conditions for the proposed Wildlife Act approval. These draft conditions were based substantially on those proposed by the Department of Conservation and included as Appendix B to its report provided under section 51(2)(c) FTAA dated 3 September 2025.

40 The Panel has considered all comments received on the draft conditions as is required under section 70 FTAA and amended the conditions where appropriate. The Panel has addressed these comments in Part K: Conditions below.

[11] Appendix A to the AEE.

Hearing

41 Despite signalling the potential benefit of and making provision for a hearing in relation to matters in contention with conditions, upon the receipt of comments on conditions the Panel determined not to hold a hearing.

Approach to determination

42 The Panel is mindful of the emphasis on time limited decision-making in the present process, the purpose of the FTAA in section 3 - to facilitate the delivery of infrastructure and development projects with significant regional or national benefits, and the procedural principles in section 10 FTAA that require the Panel to take all practicable steps to use timely, efficient, consistent, and cost effective processes that are proportionate to the Panel's functions, duties or powers.

43 To this end, the Panel has endeavoured to conduct its processes efficiently, focussing on the issues in contention identified through the detailed information exchange process provided under the FTAA. It has also endeavoured to avoid repetition in completing its reasons for this decision, cross referencing and adopting analysis and assessments of others where appropriate and relying on the expert evidence and opinions provided to it in accordance with the Code of Conduct for Expert Witnesses.[12]

Timing of the Panel decision

44 In accordance with the panel convenor minute dated 21 July 2025 the time frame for the panel to issue its decision documents under sections 79 and 88 is 27 November 2025.

PART C: LEGAL CONTEXT

Legal context for a listed project under the FTAA

45 In accordance with section 42 an authorised person[13] for a listed project may lodge a substantive application with the EPA. The substantive application is required to follow the process set out in sections 43 and 44. The Applicant lodged the substantive application on 5 May 2025.

46 The EPA decided that the Application was complete and within scope[14] on 30 May 2025. The EPA made a recommendation on whether there are competing applications or existing resource consents for the same activity on 13 June 2025.[15] The EPA then provided the Application to the panel convenor and at the same time requested a report

[12] Refer Appendix C.

[13] FTAA, sections 4 and 42

[14] FTAA, section 43

[15] FTAA, section 47

from the Ministry responsible agency[16] under section 18 FTAA. A report was received on 30 June 2025.[17]

Decisions on approvals

47 Section 81 FTAA states:

> **81 Decisions on approvals sought in substantive application**
>
> (1) A panel must, for each approval sought in a substantive application, decide whether to—
> (a) grant the approval and set any conditions to be imposed on the approval; or
> (b) decline the approval.
>
> (2) For the purpose of making the decision, the panel—
> (a) must consider the substantive application and any advice, report, comment, or other information received by the panel under section 51, 52, 53, 55, 58, 67, 68, 69, 70, 72, or 90:
> (b) must apply the applicable clauses set out in subsection (3) (*see* those clauses in relation to the weight to be given to the purpose of this Act when making the decision):
> (c) must comply with section 82, if applicable:
> (d) must comply with section 83 in setting conditions:
> (e) may impose conditions under section 84:
> (f) may decline the approval only in accordance with section 85.
>
> (3) For the purposes of subsection (2)(b), the clauses are as follows:
> (a) for an approval described in section 42(4)(a) (resource consent), clauses 17 to 22 of Schedule 5:
> (b) for an approval described in section 42(4)(b) (change or cancellation of resource consent condition), in relation to a condition of a coastal permit specified under section 186H(3) of the Fisheries Act 1996, clauses 20 to 22 of Schedule 5:
> (c) for any other approval described in section 42(4)(b) (change or cancellation of resource consent condition), clause 23 of Schedule 5:
> (d) for an approval described in section 42(4)(c) (certificate of compliance), clause 27 of Schedule 5:
> (e) for an approval described in section 42(4)(d) (designation), clauses 24 and 25 of Schedule 5:
> (f) for an approval described in section 42(4)(e) (concession), clauses 7 to 9 of Schedule 6:
> (g) for an approval described in section 42(4)(f) (land exchange), clauses 29 to 33 of Schedule 6:
> (h) for an approval described in section 42(4)(g) (conservation covenant), clauses 45 and 46 of Schedule 6:
> (i) for an approval described in section 42(4)(h) (wildlife approval), clauses 5 and 6 of Schedule 7:
> (j) for an approval described in section 42(4)(i) (archaeological authority), clauses 4 and 5 of Schedule 8:
> (k) for an approval described in section 42(4)(j) (complex freshwater fisheries activity approval), clauses 5 and 6 of Schedule 9:
> (l) for an approval described in section 42(4)(k) (marine consent), clauses 6 and 7 of Schedule 10:
> (m) for an approval described in section 42(4)(l) (access arrangement), clauses 7, 9, and 10 of Schedule 11:
> (n) for an approval described in section 42(4)(m) (access arrangement), clauses 8, 9, and 10 of Schedule 11:
> (o) for an approval described in section 42(4)(n) (mining permit), clauses 19 to 21 of Schedule 11.
>
> (4) When taking the purpose of this Act into account under a clause referred to in subsection (3), the panel must consider the extent of the project's regional or national benefits.

[16] The Ministry for the Environment is the responsible agency for section 18.

[17] Treaty Settlements and other obligations (Section 18) report.

(5) For the purposes of subsection (4), if the substantive application was made under section 42(1)(b), the panel—
  (a) must treat the stage of the project to which the application relates as constituting the project; but
  (b) may consider the regional or national benefits of the whole project, having regard to the likelihood that any later stages of the project will be completed.

(6) Despite subsection (2)(a), the panel—
  (a) is not required to consider any advice, report, comment, or other information it receives under section 51, 53, 55, 67, 69, 70, or 72 after the applicable time frame; but
  (b) may, in its discretion, consider the information as long as the panel has not made its decision under this section on the approval.

(7) To avoid doubt, nothing in this section or section 82 or 85 limits section 7.

Ability to decline consent

48 Section 85 FTAA sets out the limited circumstances when approvals must or may be declined.

49 Following its consideration of the Application, the Panel has formed the view that, after taking account its proposed conditions, the adverse impacts are not sufficiently significant to be out of proportion to the project's regional or national benefits. The Panel has therefore concluded that the Applicant should be granted the approvals sought. No further comment about section 85 FTAA is required.

Approvals relating to the Resource Management Act 1991

50 The relationship of the FTAA with the RMA is outlined in Schedule 5 which provides the consent application process that applies rather than the standard RMA consent application process. Clause 17 states:

17 Criteria and other matters for assessment of consent application

(1) For the purposes of section 81, when considering a consent application, including conditions in accordance with clauses 18 and 19, the panel must take into account, giving the greatest weight to paragraph (a),
  (a) the purpose of this Act; and
  (b) the provisions of Parts 2, 3, 6, and 8 to 10 of the Resource Management Act 1991 that direct decision making on an application for a resource consent (but excluding section 104D of that Act); and
  (c) the relevant provisions of any other legislation that directs decision making under the Resource Management Act 1991.

(2) For the purpose of applying any provisions in subclause (1),—
  (a) a reference in the Resource Management Act 1991 to Part 2 of that Act must be read as a reference to sections 5, 6, and 7 of that Act; and
  (b) if the consent application relates to an activity that is the subject of a determination under section 23 of this Act, the panel must treat the effects of the activity on the relevant land and on the rights or interests of Māori as a relevant matter under section 6(e) of the Resource Management Act 1991; and
  (c) to avoid doubt, for the purposes of subclause (1)(b), when taking into account section 104(1)(c) of the Resource Management Act 1991, any Mana Whakahono ā Rohe or joint management agreement that is relevant to the approval is a relevant matter.

(3) Subclause (4) applies to any provision of the Resource Management Act 1991(including, for example, section 87A(6)) or any other Act referred to in subclause (1)(c) that would require a decision maker to decline an application for a resource consent.

(4) For the purposes of subclause (1), the panel must take into account that the provision referred to in subclause (3) would normally require an application to be declined, but must not treat the provision as requiring the panel to decline the application the panel is considering.

(5) …

(6) For the purposes of subclause (1), the provisions referred to in that subclause must be read with all necessary modifications, including that a reference to a consent authority must be read as a reference to a panel.

(7) Sections 123 and 123A of the Resource Management Act 1991 apply to a decision of the panel on the consent.

51 The Panel has considered clauses 17 and 18 of Schedule 5 FTAA and concluded that the purpose and principles of the RMA in sections 5, 6, and 7 remain relevant to our decision-making.

Approvals relating to a wildlife approval under the Wildlife Act 1953

52 Schedule 7, clause 5 sets out the criteria for assessment of an application for a wildlife approval. Clause 5 states:

5 Criteria for assessment of application for wildlife approval

(1) For the purposes of section 81, when considering an application for a wildlife approval, including conditions under clause 6, the panel must take into account, giving the greatest weight to paragraph (a),
(a) the purpose of this Act; and
(b) the purpose of the Wildlife Act 1953 and the effects of the project on the protected wildlife that is to be covered by the approval; and
(c) information and requirements relating to the protected wildlife that is to be covered by the approval (including, as the case may be, in the New Zealand Threat Classification System or any relevant international conservation agreement).

53 The Panel has considered clause 5 of Schedule 7 FTAA and concluded that the purpose and principles of the Wildlife Act 1953 remain relevant to our decision-making.

PART D: IWI AUTHORITIES

Section 18 Report for a listed project

54 The Ministry for the Environment provided a report under s18 in accordance with section 49[18].

55 The key points of the report included:

- a list of relevant Māori groups, including relevant iwi authorities and Treaty settlement entities that must be invited by the Panel to comment on a substantive application under section 53(2) of the Act;
- the relevant Treaty settlements which are relevant to this Application;
- the statutory acknowledgements over the coastal marine area downstream of the project area and only where relevant to the extent that the Waitematā Harbour is likely to be affected by the development; and

[18] Rangitoopuni Project – Treaty settlements and other obligations section 18 Report

- the relevant Treaty settlements for the project area that include conservation relationship agreements which require consultation for the approvals being sought under the Wildlife Act 1953.

Substantive application information

56 As outlined in the Application the Applicant identified and engaged with the following relevant iwi through their respective iwi authorities:

- Ngāti Manuhiri (Ngāti Manuhiri Settlement Trust)
- Ngāti Maru (Ngāti Maru Rūnanga Trust)
- Ngāti Paoa Iwi Trust (Ngāti Paoa)
- Ngāti Te Ata (Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua)
- Ngāti Wai (Ngāti Wai Trust Board)
- Ngāti Whātua o Kaipara (Ngā Maunga Whakahii o Kaipara Development Trust)
- Ngāti Whātua o Ōrākei (Ngāti Whātua Ōrākei Trust Board)
- Ngāti Whātua (Te Rūnanga o Ngāti Whātua)
- Te Ākitai Waiohua (Te Ākitai Waiohua Iwi Authority)
- Ngāi Tai ki Tāmaki (Ngāi Tai ki Tāmaki Tribal Trust)
- Ngāti Tamaoho (Ngāti Tamaoho Trust)
- Ngāti Tamatera (Ngāti Tamatera Treaty Settlement Trust)
- Te Kawerau ā Maki (Te Kawerau ā Maki Settlement)

57 Supportive responses to the proposal were received from Ngāti Manuhiri, Ngāti Tamatera and Ngāti Whātua o Orakei. The Panel understands that no issues of significant concern have been identified by iwi to date and that no iwi have opposed the project.

58 Te Kawerau ā Maki have prepared a Cultural Impact Assessment ('CIA') for the proposal. The CIA outlines the significance of the proposal given it is occurring on land returned to the iwi as redress for the Crown's historic breaches of Te Tiriti o Waitangi and thus provides an opportunity to generate an economic base for Te Kawerau ā Maki's people. The CIA concludes that whilst cultural adverse effects will be generated during the proposal, through the mitigation and design proposed as part of the development, these will be sufficiently mitigated and result in neutral to largely beneficial residual effects.

Comments

59 The Panel invited comments from the following iwi authorities under s53(2)(b) and (c).

- Te Ākitai Waiohua Waka Taua Inc

- Ngāti Tamaoho Trust
- Ngāti Te Ata Claims Support Whānau Trust
- Te Rūnanga o Ngāti Whātua
- Ngāti Maru Runanga Trust
- Ngāti Tamaterā Treaty Settlement Trust
- Te Kawerau Iwi Settlement Trust
- Ngāi Tai ki Tāmaki Trust
- Ngā Maunga Whakahii o Kaipara Development Trust
- Ngāti Whātua Ōrākei Trust Board

60 No comments were received from any iwi authorities listed above.

Statutory requirements

Treaty settlements and recognised customary rights

61 Section 7 requires all persons performing functions and exercising powers under the FTCA to act in a manner that is consistent with the obligations arising under existing Treaty settlements and customary rights recognised under the Marine and Coastal Area (Takutai Moana) Act 2011 and the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019.

62 The project is not within or adjacent to Customary Marine Title Groups or Protected Customary Rights areas. The proposal is not occurring within or adjacent to the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019

63 However, there are a number of Treaty settlements relevant to the Application. These include:

a. Ngāti Whātua Ōrākei Claims Settlement Act 2012;

b. Ngāti Whātua o Kaipara Claims Settlement Act 2013;

c. Te Kawerau ā Maki Claims Settlement Act 2015;

d. Ngāi Tai ki Tāmaki Claims Settlement Act 2018;

e. Ngāti Tamaoho Claims Settlement Act 2018; and

f. Te Ākitai Waiohua Deed of settlement (signed November 2021).

Effect of treaty settlements and other obligations

64 Because a number of Treaty settlements apply, section 82 becomes relevant to our decision making. Section 82 provides:

82 Effect of Treaty settlements and other obligations on decision making

(1) This section applies if a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, or the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 is relevant to an approval.

(2) If the settlement or Act provides for the consideration of any document, the panel must give the document the same or equivalent effect through the panel's decision making as it would have under any relevant specified Act.

(3) The panel must also consider whether granting the approval would comply with section 7.

(4) In this section, **document**—
(a) means any document, arrangement, or other matter; and
(b) includes any statutory planning document amended as a result of the settlement or Act referred to in subsection (1).

Te Kawerau ā Maki Treaty Settlement

65 The proposal is occurring on land returned to Te Kawerau ā Maki as part of their financial and commercial redress under its Treaty Settlement with the Crown. The Iwi state that the project will directly enable Te Kawerau ā Maki to develop their economic and social wellbeing and provide for their future generations. The Deed of Settlement includes provision for the transfer of the identified Riverhead Forest land to Te Kawerau ā Maki, with the proposal occurring on part of the land transferred back to Te Kawerau ā Maki. Other provisions enabled by the Settlement include the right to purchase deferred selection properties, right of first refusal over specified land defined in the Collective Redress Deed, vesting of cultural redress properties with Te Kawerau ā Maki and implementation of protocols between Te Kawerau ā Maki and Crown agencies.

Ngāti Whātua o Kaipara Settlement

66 The settlement provisions enable Ngāti Whātua o Kaipara the right to purchase any of the Riverhead Forest properties (contained within the settlement schedule) that the Te Kawerau ā Maki claims negotiations body identifies in writing to the Crown is not to be transferred under a Te Kawerau ā Maki settlement. The land on which the proposal is occurring has been transferred to Te Kawerau ā Maki. The Panel understands there are no other relevant provisions in relation to the proposal.

Ngāti Whātua Ōrākei Settlement

67 The Ngati Whatua Orakei Deed of Settlement is the final settlement of all historical claims of Ngati Whatua Orakei resulting from acts or omissions by the Crown prior to 21 September 1992 and is made up of a package that includes an agreed historical account and Crown acknowledgements, which form the basis for a Crown apology to Ngati Whatua Orakei, cultural redress and financial and commercial redress. No private land is affected by the settlement, only Crown land. The Panel notes the correspondence of endorsement from Ngati Whatua Orakei for the project and the aspirations of Te Kawerau ā Maki.

Ngāi Tai ki Tāmaki Settlement

68 The redress provided for by the Ngāi Tai ki Tāmaki settlement includes no private land, and the proposal is not occurring within its statutory acknowledgement area. Therefore, the proposal does not impact any of the redress provisions.

Ngāti Tamaoho Settlement

69 The redress provided for by the Ngāti Tamaoho settlement includes no private land, and the proposal is not occurring within Ngāti Tamaoho statutory acknowledgement area. Therefore, the proposal does not impact any of the redress provisions. However, there is also statutory acknowledgements over the coastal marine area, including that part of the Waitematā Harbour downstream of the project area, in the Ngāi Tai ki Tāmaki Claims Settlement Act 2018 that the Panel is considerate of.

Te Ākitai Waiohua Settlement

70 The redress provided for by the Te Ākitai Waiohua settlement includes no private land, and the statutory acknowledgments and other agreements are solely for Crown owned land, the proposal does not impact any of the redress provisions. Like the Ngāti Tamaoho settlement there is also a statutory acknowledgement over the coastal marine area, including that part of the Waitematā Harbour downstream of the project area, in the Te Ākitai Waiohua Deed of Settlement.

Conditions relating to Treaty settlements and recognised customary rights

71 Section 84 provides:

84 Conditions relating to Treaty settlements and recognised customary rights

(1) For the purposes of section 7, the panel may set conditions to recognise or protect a relevant Treaty settlement and any obligations arising under the Marine and Coastal Area (Takutai Moana) Act 2011 or the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019.

(2) This section applies in addition to, and does not limit, any other powers to set conditions under this Act.

72 Section 84 is relevant to our decision making and developing conditions with regard to the relevant Treaty settlements, especially that of Te Kawerau ā Maki, such that we ought not set conditions that may impact any Treaty settlements.

Conduct of hearings and other procedural matters in the context of Treaty settlements and other arrangements – assessment of application

73 Schedule 3, clause 5 of the FTAA provides:

(1) This clause applies if any Treaty settlement Act, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, or any other iwi participation legislation, or any Mana Whakahono a Rohe or joint management agreement, includes procedural arrangements relating to the appointment of a decision-making body for hearings and other procedural matters, such as the following:
- (a) a requirement for iwi or hapū to participate in the appointment of hearing commissioners to determine resource consent applications or notice of requirement lodged under the Resource Management Act 1991:
- (b) a requirement that notice be given to any person or specified class of person of any steps in a resource management process:
- (c) any consultation requirements with iwi or hapū:
- (d) any other matter of procedure for determining a matter granted under a specified Act that corresponds to an approval under this Act.

(2) The panel convener or panel must—
- (a) comply with the arrangements in the legislation, arrangement, or agreement referred to in subclause (1) as if they were a relevant decision maker (such as a local authority, department, Crown entity, or board of inquiry); or
- (b) obtain the agreement of the relevant party under the legislation, arrangement, or agreement to adopt a modified arrangement that is consistent with achieving the purpose of this Act and the other legislation, arrangement, or agreement referred to in subclause (1).

(3) The party referred to in subclause (2)(b) may not unreasonably withhold their agreement to a modified arrangement (as described in that subclause).

(4) If the panel convener or panel are unable to obtain agreement under subclause (2)(b) (in circumstances where that agreement is not unreasonably withheld) they must stop processing the substantive application and must direct the EPA to return the application to the applicant immediately.

(5) The panel must also direct the EPA to give written notice to the following that processing of the substantive application has stopped:
(a) the relevant local authorities; and
(b) if advice or a report has been requested from a person under section 51 and is yet to be provided to the EPA, that person; and
(c) if a recommendation has been requested from the relevant chief executive under section 48 and is yet to be made, the relevant chief executive; and
(d) if persons or groups have been invited to provide comments under section 35 or 53, those persons or groups.
(6) The panel and a person referred to in subclause (5)(b) or (c) must stop processing the substantive application if they receive notice of the stoppage.

74 The relevant Treaty settlements for the project area include conservation relationship agreements which require consultation for the approvals being sought under the Wildlife Act 1953. In particular, the Ngāi Tai ki Tāmaki conservation relationship agreement states that the consultation for these approvals will be consistent with the process set out in the Ngā Mana Whenua o Tāmaki Makaurau conservation relationship agreement.

75 As part of the Application the Applicant is seeking wildlife approval for the capture, handling and relocation of native lizards that are absolutely protected under the Wildlife Act 1953. This is provided for under Schedule 7 of the FTAA for approvals relating to Wildlife Act 1953.

76 A Wildlife Approval Report[19] has been prepared by the Department of Conservation (**DOC**) on behalf of the Director-General of Conservation and provides commentary to support the Panel's assessment of the application for a wildlife approval.

77 DOC had notified the relevant Māori entities that the wildlife approval application was progressing through the FTAA. This notification included sharing relevant publicly available information. DOC noted that affected Māori entities would be invited to provide comments to the Panel on the application as per section 53 of the FTAA.

78 The Applicant and DOC engaged post-lodgement to discuss and address concerns and this resulted in a revised Lizard Management Plan. Overall, DOC confirmed that the updated application contains sufficient detail to support the wildlife approval sought.

79 The Panel is satisfied that all the relevant Māori entities have been sufficiently notified and provided opportunity to make their views known to DOC on the Wildlife approval. The Panel also notes that the same Māori entities were invited to provide comments to the Panel on the project for which none were received.

[19] Fast-track Approvals Act wildlife approval report Section 51(2)(c) wildlife approval report for – FTAA-2504-1055 Rangitoopuni, 2 September 2025

80 Overall, the Panel is satisfied that it has complied with all of the procedural requirements in relation to Treaty settlements, and therefore meets its obligations under schedule 7 and clause 5 schedule 3 of the FTAA.

Assessment of consent application

81 As noted above clause 17 of Schedule 5 of the FTAA provides the criteria and other matters for assessment of consent applications.

PART E: EVALUATION OF EFFECTS

82 Schedule 5 clause 5(4) requires a consent application to provide an assessment of an activity's effects on the environment covering the information in clauses 6 and 7. These matters include:

> (a) an assessment of the actual or potential effects on the environment:
>
> (b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:
>
> (c) if the activity includes the discharge of any contaminant, a description of—
>
> (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
>
> (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:
>
> (d) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity:
>
> (e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal:
>
> (f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision:
>
> (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved:
>
> (h) an assessment of any effects of the activity on the exercise of a protected customary right.
>
> …
>
> (a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects:
>
> (b) any physical effect on the locality, including landscape and visual effects:
>
> (c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity:
>
> (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:
>
> (e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants:
>
> (f) the unreasonable emission of noise:

(g) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.

83 The AEE provided a detailed assessment of these matters in Section 9. Participants who commented also raised a range of actual and potential effects of the Application on the environment.

84 From these materials the Panel agrees that the Application will give rise to the following main categories of actual and potential effects on the environment:

a. Effects on cultural values;

b. Effects on 'planned character' of the locality (urban/rural design);

c. Natural Character, landscape and visual effects;

d. Development intensity effects;

e. Direct effects on adjoining sites;

f. Transportation effects;

g. Effects from earthworks and construction activities, including noise and nuisance;

h. Servicing and infrastructure effects;

i. Stormwater discharge effects (quantity and quality);

j. Potential flooding effects;

k. Subdivision effects;

l. Ecological effects;

m. Acoustic reverse sensitivity effects;

n. Archaeological effects;

o. Effects of tree removal;

p. Economic effects;

q. Social effects; and

r. Positive effects.

85 Following the receipt of comments from parties, the Panel observed that many of these actual and potential effects of the Application were not generally in dispute and, subject to clarifications and conditioning, appeared to be acceptable on the information provided. This information included the expert evaluations, reviews and recommendations to us from a large number of qualified specialists (refer Appendix C). We express our gratitude in particular to Auckland Council, who provided detailed expert reviews to us on a number of technical and effects assessment matters. It was apparent also that in relation to several technical areas where differences of expert

opinion appeared, that there was a high degree of collaboration in an attempt to narrow the points of difference. We have been greatly assisted by this work.

Approach to effects evaluation

86 As the effects issues in dispute became clearer (and fewer) with the exchange of information, the Panel resolved to adopt an efficient approach to the recording of its evaluation of the effects of the Application, with a focus on not regurgitating the AEE and the comments received on it where all of that material is public record.

87 We have therefore adopted the following approach to our evaluation of effects:

a. Effects on cultural values – due to the identity of the Applicant and the cultural and historic context of the Site, we set out a specific analysis;

b. Effects assessment areas which raised no issues in contention on the papers – the Panel is satisfied with the reporting completed and adopts the conclusions presented. The effects assessment topics where we have adopted this approach are: Effects on 'planned character' of the locality (urban/rural design); Natural character, landscape and visual effects; Development intensity effects; Direct effects on adjoining sites; Effects from earthworks and construction activities, including noise and nuisance; Servicing and infrastructure effects; Subdivision effects; Ecological effects; Archaeological effects; Effects of tree removal; Social effects; and Positive effects.

c. Effects assessment areas with minor or technical issues in contention on the papers – the Panel finds that these matters are capable of appropriate management by conditions. These issues are discussed in Parts I and K of this decision and relate to: Transportation effects; and Acoustic reverse sensitivity effects.

d. Effects assessment matters in more fundamental areas where technical contention remained after information sharing and collaboration - these issues are discussed in Parts I and K of this decision and relate to: Stormwater discharge effects; Potential flooding effects; and Economic effects.

88 Despite this summary approach to the Panel's record of its effects evaluation, parties should rest assured that the Panel has thoroughly reviewed and discussed all of the material submitted in support of the Application, and received from commenting and reporting parties. We have also had regard to the relevant planning provisions in considering the effects of the project, as noted in Part H: Planning Framework.

Effects on cultural values

The people of Te Kawerau ā Maki

89 The tribal origins of Te Kawerau ā Maki lie in the district between Tamaki Makaurau (the Auckland isthmus) and the northern Taranaki-Kawhia area. Te Kawerau ā Maki are the descendants of the famous warrior chieftain Maki and his wife Rotu who, in the

early seventeenth century, migrated with their family and a large group of followers from Kawhia to what is now the Tamaki (Auckland) region.

Te Kawerau ā Maki Deed of Settlement

90 The Deed of Settlement[20] set out an agreed historic account, acknowledgement of the Crown's breaches of Te Tiriti and failures of natural justice and offered an apology and a promise to "form a new relationship with the people of Te Kawerau ā Maki based on mutual trust, cooperation and respect for the Treaty of Waitangi and its principles".

91 The AEE explains that the settlement provided for a range of cultural and commercial redress, with the key piece being 3,275ha of Riverhead Forest. The project will develop the southern portion of the Riverhead Forest settlement lands to achieve Te Kawerau ā Maki's aspirations. The AEE further explains that the project represents the start of the Te Kawerau ā Maki journey in cementing their economic wellbeing and unlocking of the site's economic potential as part of the Crown's redress for Te Kawerau ā Maki.

Te Kawerau ā Maki Environmental Plan

92 The Te Kawerau ā Maki Resource Management Statement was prepared in 1995 and is the Iwi Management Plan ('IMP') for Te Kawerau ā Maki for achieving the purposes of the RMA.

93 The AEE states that the project has been designed with the core values and principles of Te Kawerau ā Maki, consistent with the outcomes sought under their IMP. The AEE further states that the key element of the project is the proposed extensive native planting and landscaping across the site, in addition to the protection and reinstatement of streams and wetlands, to enhance the biodiversity values of the land and to support their life supporting capacity, and that nearly all the proposed works (excluding the upgrade of existing culverts) avoid the awa present on the site and all proposed building platforms and buildings have been set back as much as possible from the streams and wetlands.

94 Overall, the AEE states that the proposed development is considered to address many aspects of Te Kawerau ā Maki IMP and seeks wherever possible to give effect to the outcomes sought under the plan.

Cultural Impact Assessment

95 Te Kawerau Iwi Tiaki Trust were commissioned by the Applicant to prepare a Cultural Impact Assessment (**CIA**)[21] for the project.

96 The aim of the CIA report is to document Te Kawerau ā Maki's cultural values, interests, and associations with the Site; identify specific cultural sites and resources; assess the values of these sites and resources; identify the potential impacts that arise from project activities and assess the significance of effect; and provide

[20] Te Kawerau a Maki Deed of Settlement

[21] Riverhead Forest Cultural Impact Assessment, Te Kawerau Iwi Tiaki Trust

recommendations as to how to avoid, remedy or mitigate the potential effects to Te Kawerau ā Maki.

97 The CIA explains the cultural context of the site that includes the Rangitoopuni Stream catchment to the east, and the Kumeuu River catchment to the west, linked by pathways such as Te Ara Rimu and Te Tooangaroa (The Kaipara Portage). The land is surrounded by sites of significance to Te Kawerau ā Maki including important 18th century peace-making sites such as Rangitoopuni itself, historic kaainga sites such as Taurangatira, and landmarks such as Te Pane o Poataniwha.

98 The CIA further explains Riverhead's importance is not just a matter of ancient history but is also part of our contemporary history and is intimately tied to the iwi's future. The unlocking of the lands economic potential is central to the purpose of the land and the Crown's redress for their economic wellbeing. The CIA notes that for the iwi it is equally important to Te Kawerau ā Maki that we follow our tikanga in particular their kaitiakitanga to be good stewards of te taiao and the land. The CIA and AEE notes that iwi have co-designed the project to ensure that ecological and cultural values are equally valued with economic uplift.

99 The CIA identifies potential impacts to sites and cultural resources within the project area that would be adequately addressed through the proposed mitigation. The CIA concludes with a range of recommendations that provide for environmental, cultural, social and economic wellbeing, which are summarised below:

- Lighting design that aims to limit light pollution to reduce cumulative effects on dark skies and night-time ecology.
- Significant earthworks and land modifications have been minimised as much as possible and topsoil retained on site and incorporated into the development of the proposal.
- Extensive and detailed sediment and erosion control measures to avoid discharge of sediment to waterways.
- Significant native revegetation of the site and the implementation of weed and pest management plans.
- Access arrangements are provided for Te Kawerau ā Maki to access the riparian and native bush areas on the site.
- Outfalls are designed to avoid scouring through wetlands or ripraps.
- Cultural monitoring is provided on the site to ensure the cultural values and impacts discussed in the CIA are managed in accordance with tikanga.

100 The Panel agrees that the CIA prepared by the iwi demonstrates that whilst cultural adverse effects will be generated during the proposal, through the mitigation and design proposed as part of the development, these will be sufficiently mitigated and result in neutral to largely beneficial residual effects.

AUP Treaty Settlement Provisions

101 The AEE sets out the Applicant's position on the Treaty Settlement provisions of the AUP in particular that those provisions were incorporated into the AUP to recognise the importance of the relationship of Mana Whenua with land acquired through the Treaty Settlement process and specifically to enable the use and development of the land. The Applicant considers that the enabling nature of the Treaty Settlement provisions is a key aspect of the proposal.

Comments Received

102 As mentioned earlier no formal comments on the Application were received from iwi.

Panel Findings

103 The Panel acknowledges the significance of the proposal given it is occurring on land returned to the iwi as Treaty settlement and will provide an opportunity to generate an economic base for Te Kawerau ā Maki's people.

104 The Panel notes that the proposed development is being undertaken in a joint partnership by Te Kawerau ā Maki and Avant and the values outlined in the Te Kawerau ā Maki IMP have formed a key part of the rationale and approach for the development.

105 The Panel heard from the iwi at the Panel/Applicant workshop that the commercial returns from the proposal will be invested into its people and the construction of a new marae for the iwi. The Panel believes that this investment will strengthen the cultural identity of Te Kawerau ā Maki's people into the future.

106 The Panel finds that the consultation undertaken by the Applicant with relevant iwi as sufficient. The Panel notes the support from some iwi for the proposal and also notes that there was no opposition expressed from any iwi to the proposal.

107 The Panel agrees with the Applicant that the enabling nature of the AUP Treaty Settlement provisions is a key part of the proposal. The Panel further agrees that iwi should be afforded as much opportunity as possible to maximise their use of Treaty settlement lands for the benefit of their people.

108 The Panel supports the conditions relating to the inclusion of at least one Te Kawerau ā Maki representative to the Kaitiaki Committee, the proposed cultural monitoring and input into the drafting and implementation of the Mātauranga Māori Environmental Monitoring Plan.

109 The Panel acknowledges that the proposal has been co-designed with Te Kawerau ā Maki and provides for the recommendations of the iwi where possible to suitably mitigate adverse cultural effects and enhance the positive effects of the development.

110 Overall, the Panel finds that the proposal will give effect to the cultural aspirations of Te Kawerau ā Maki.

PART F: REGIONAL OR NATIONAL BENEFITS OF THE PROJECT

111 Section 3 of the FTAA states that the purpose of the Act is to facilitate the delivery of infrastructure and development projects with *significant regional or national benefits*.

112 As noted above in Part C section 81(4) FTAA specifically requires the Panel to consider the extent of the project's regional or national benefits.[22]

113 The assessment of adverse impacts in relation to an approval sought is particularly relevant in the context of a decision to decline an approval. An approval can only be declined if the adverse impacts are out of proportion to regional or national benefits.[23]

114 There is no specific definition of significant regional or national benefits in the context of listed projects. Section 22 FTAA, which relates to the criteria for assessing a referral application, provides the following:

> (2) For the purposes of subsection (1)(a), the Minister may consider—
> (a) whether the project—
> (i) has been identified as a priority project in a central government local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list:
> (ii) will deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure:
> (iii) will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020):
> (iv) will deliver significant economic benefits:
> (v) will support primary industries, including aquaculture:
> (vi) will support development of natural resources, including minerals and petroleum:
> (vii) will support climate change mitigation, including the reduction or removal of greenhouse gas emissions:
> (viii) will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards:
> (ix) will address significant environmental issues:
> (x) is consistent with local or regional planning documents, including spatial strategies:

115 The AEE included a detailed assessment of the potential economic benefits of the Application. The Panel received commentary on this assessment from the Council. We have specifically addressed this material and section 81(4) FTAA as a matter in contention in Part I of this decision.

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[22] If the application was a referral application – the panel must treat the stage of the project to which the application relates as constituting the project; but may consider the regional or national benefits of the whole project, having regard to the likelihood that any later stages of the project will be completed (section 81(5) FTAA).

[23] Section 85(3) FTAA

PART G: STATUTORY DOCUMENTS

116 The AEE addressed the relevant statutory documents and identified relevant provisions. Rather than repeat all of that, this section addresses the documents of particular relevance to the Application (particularly relevant provisions) and the comments received. The Panel also relies on its conclusions on effects and the conditions we have decided to impose in support of the conclusions reached on relevant planning provisions as relevant to the topic area.

National Environmental Standards

117 The following relevant National Environmental Standards were briefly addressed in section 10 of the Application's AEE:

- National Environmental Standards for Electricity Transmission Activities 2009 (**NES-TA**);
- National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (**NES-CS**); and
- National Environmental Standards for Freshwater (**NES-FW**) 2020.

118 The Application was considered to be consistent with the NES-TA because the works occurring within the National Grid Corridor Overlay are solely related to the proposed path which are a permitted activity.

119 In the case of the NES-CS, the Application advised that consent is not required for this application.

120 The Applicant advised that resource consent is required however under the NES-FW as a Non-Complying Activity under Clause 54 due to activities not otherwise provided for occurring as part of the proposal. This includes vegetation clearance and earthworks within 10m of a natural inland wetland and the discharge of water into streams within 100m of a natural inland wetland.

National Policy Statements

121 The relevant National Policy Statements were addressed in section 10 of the AEE. We agree with the Applicant that they only comprise the following:

a. National Policy Statement for Freshwater Management 2020 (**NPSFM**);

b. National Policy Statement for Indigenous Biodiversity 2023 (**NPSIB**); and

c. New Zealand Coastal Policy Statement 2010 (**NZCPS**).

122 Notably, as the National Policy Statement on Urban Development 2020 (**NPS-UD**) applies to urban zoned land, the NPS-UD does not have direct relevance to this rural zoned land Application.

National Policy Statement for Freshwater Management 2020

123 The NPSFM sets out a framework under which local authorities are to manage freshwater (including groundwater).[24]

124 The objective of the NPSFM is to ensure that natural and physical resources are managed in a way that prioritises the:[25]

a. health and well-being of water bodies and freshwater ecosystems;

b. health needs of people (such as drinking water); and

c. ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

125 This objective reflects the hierarchy of obligations in Te Mana o te Wai.[26]

126 The Applicant in the AEE has assessed the Project against the objective and policies of the NPS-FM, and concludes that any adverse effects generated by the proposed works and discharge on freshwater resources will be low and thus will be consistent with outcomes anticipated under the NPS-FM. We agree.

National Policy Statement for Indigenous Biodiversity 2023

127 The objective of the NPSIB is:

(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and

(b) to achieve this:

(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and

(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

128 The Application includes an assessment against the NPS-IB which concludes that overall, the Application is consistent with the outcomes sought under the NPS-IB objectives and policies as:

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[24] NPSFM clause 1.5.

[25] NPSFM clause 2.1.

[26] NPSFM clause 1.3.

a. Extensive planting of indigenous species is proposed across the site, which will be protected in perpetuity;

b. Restoration of streams and wetlands will greatly improve the ecological values of the site; and

c. The proposal generally avoids the removal of indigenous vegetation within riparian yard setbacks.

129 We further acknowledge that this Application provides for tangata whenua to exercise kaitiakitanga for indigenous biodiversity within their rohe (Policy 2). We are also satisfied that the proposal is consistent with the NPS-IB.

New Zealand Coastal Policy Statement 2010

130 The Application notes that the Waitematā Harbour is downstream of the Rangitoopuni Stream which forms the border of the most easterly portion of the site. However, the proposal is not considered to be located within a coastal environment and the Applicant therefore considers that the site has limited application to the NZCPS.

131 Nevertheless, the Application notes that the NZCPS sets out a range of objectives and policies to achieve the purpose of the RMA in relation to New Zealand's coastal environment, providing guidance for local authorities in their day-to-day management.

132 In response to the highlighted objectives and policies, the Applicant notes that a range of low impact design measures have been incorporated into the proposed infrastructure design and that a comprehensive Stormwater Management Plan has been proposed for the site. Control of the required earthworks through the implementation of sediment and erosion controls will manage any potential sedimentation issues that could impact the coastal environment. In addition, the Applicant advises that substantial revegetation and planting of the site will further enhance the coastal environment by providing additional treatment for stormwater runoff.

133 Overall, we agree with the Applicant that the proposal is not contrary to the provisions of the NZCPS.

Auckland Plan 2050

134 The Application included an assessment against the Auckland Plan 2050. This is the long-term spatial plan for Auckland which looks ahead to 2050. The plan outlines the major challenges that Auckland faces, and identifies six outcomes that all Aucklanders can work towards to address the key challenges of high population growth, shared prosperity, and environmental degradation.

135 The Application considers that the proposal is consistent the key direction with regard to 'Homes and Places' to accelerate the construction of homes that meet Aucklanders' changing needs and preferences and to accelerate quality development at scale that improves housing choices.

136 We agree that the Proposal will also give effect to the key directions to 'Promote Māori success, innovation and enterprise' and 'Recognise and provide for Te Tiriti o Waitangi outcomes', which seek to improve outcomes for Māori.

PART H: REGIONAL AND DISTRICT PLANNING FRAMEWORK

137 An assessment of the relevant statutory plans has been included within the AEE as is required by Schedule 5, clause 5(1)(h).

138 The Panel has reviewed and considered the assessment provided by the Applicant and the comments provided by the Council. We outline the key matters in the following sections (as well as adding further considerations and assessment).

Regional Policy Statement

139 The Regional Policy Statement (**RPS**) sets out the overall strategic statutory framework to achieve integrated management of the natural and physical resources of the Auckland Region. It identifies nine significant resource management issues of regional significance.

140 Due to the location of the project site on rural zoned land, the Application considers that the countryside living subdivision and retirement village proposal only engages with the following issues:

- Infrastructure, transport and energy (Chapter B3).
- Mana Whenua (Chapter B6).
- Natural resources (Chapter B7).
- Rural environment (Chapter B9); and
- Environmental risk (Chapter B10).

141 Issues relating to urban growth and form (Chapter B2), built heritage and character (Chapter B5), natural heritage (landscapes, natural features, volcanic viewshafts and trees) (Chapter B4) and the coastal environment (Chapter B8) do not apply as the site is located outside of the urban area, does not contain built heritage or character overlays, does not contain natural heritage overlays, and is not located within the coastal environment. We note that Lot 2 is approximately 600m from the Coastal Marine Area (at its closest point).

142 The Application contains an assessment against the relevant issues of the RPS listed above. Overall, the Applicant's assessment is that the proposal is consistent with the relevant objectives and policies of the RPS for the following reasons:

a. **B3 Infrastructure, transport and energy**: Given that the site is located outside of the urban area all the required infrastructure is to be provided on site and beyond the network of reticulated services. The on-site infrastructure will be designed and operated in a way that does not create any adverse effects on the health and safety of the future residents or on amenity values. Transport infrastructure proposed as part of the development is confined to an extension of Forestry Road and will be vested as a public asset. It would be established at the same time as the development, in an integrated manner.

b. **B6 Mana whenua**: The proposal is aimed at enabling and supporting the subdivision, use and development of commercial redress land to assist with the social and economic development of Mana Whenua. The provisions note that commercial redress land is limited in its extent and is intended to address the breaches of the principles of Te Tiriti o Waitangi. The Applicant considered that if the proposal is granted, that action would give effect to these objectives and policies.

c. **B8 Natural resources**: The proposal is to revegetate the site with indigenous species, with ongoing weed and pest management. Sediment controls will be in place during earthworks. The wastewater systems have been designed to treat effluent to a high standard, and the disposal fields are well-separated from streams, overland flow paths, and groundwater. No streams are proposed to be reclaimed, and all development will be setback from the riparian areas.

d. **B9 Rural environment**: The proposal will not impact on rural productivity, either through the direct loss of productive land or through reverse sensitivity effects compromising use of land in the Rural Production Zone. The Rural Urban Boundary will not be undermined as the project is outside the RUB and located within the rural area. Rural character and amenity values are maintained or enhanced by the spacious arrangement of lots in the countryside living subdivision, the revegetation, and the confined visual catchment of the retirement village.

e. The Application further adds that there are no elite or prime soils on the site. With the exception of the remaining block of timber forest, most of the adjoining land is already in small land holdings that provide for rural lifestyle living, and therefore do not contribute significantly to rural production. The remaining forest land is used productively and will be able to continue operating if the owners choose to continue with that land use. Forestry is a land use that can coexist with countryside living, noting that there will be separation between planted trees and dwellings provided by the forestry roads and there are setbacks already provided at the forest edge.

f. **B10 Environmental risk**: The proposal is supported by a comprehensive geotechnical report confirming that the land is stable and can accommodate the development that is proposed. The projected effects of climate change have been included within calculations for flood plains and overland flow paths, and buildings will be located clear of those hazards. The proposal does not include the use of hazardous substances. A PSI has been undertaken for the site and has confirmed that the land is not contaminated.

143 The Council undertook its own assessment against the relevant policy framework, and generally agreed that the Project satisfied the relevant objectives and policies and was consistent with the policy framework. However, the Council was not able to reach a conclusion with respect to the provisions of Chapter B8 and B10 as they considered at the time of providing comments, they had insufficient information to reach a conclusion.

144 The Council also noted that while the proposal is located outside the RUB and on Rural zoned land, the development is relatively unique in its positioning. Further, given the intensity and scale of the proposed Integrated Māori Development, the Council reviews considered the proposal will create a degree of urban form and scale, and in turn provides a degree of 'urbanisation' on this site. On that basis, the Council also carried out an assessment against Chapter B2 – Urban growth and form. Notably, both Council's Landscape Architect and Urban Designer were generally satisfied that the proposed development achieves a good quality and functional form, layout and accessibility within the Countryside Living zoned area of the site. Further, they concluded the Project accommodates appropriate measures to site the development well into the rural character context.

Panel Finding

145 We agree with the Applicant's assessment. We have considered the Council's concerns regarding the potential effects of the development on the ecological habitats and values, as well as whether the proposal would ensure that communities are more resilient to natural hazards and the effects of climate change, and that new development does not exacerbate or create new risks in those regards.

146 The Panel notes that the proposal includes substantial planting and revegetation of the site. We are satisfied that the Project appropriately provides for terrestrial mitigation measures and that we have sufficient information in relation to potential freshwater habitat effects and values (in relation to erosion and geomorphic effects, extent of loss of stream bed, and water quality effects), to conclude that the effects on freshwater ecological habitats are limited to culvert upgrades and new culverts, and in doing so avoids works directly within waterways and wetlands. The culvert works will be appropriately mitigated through the proposed revegetation of riparian margins and the implementation of management plans (namely; Native Fish Recovery and Relocation Plan, Native Freshwater Fauna Management Plan, Earthworks Management Plan and a Streamworks Management Plan). The Project will result in an overall net gain in ecological values, both terrestrial and freshwater.

147 With regards to natural hazards, we find that natural hazard risks to people, property, infrastructure and the environment from new subdivision, use and development are avoided and there is no significant hazard risk resulting from this proposal based upon the extensive assessment and modelling undertaken as part of the application. This work has demonstrated that any adverse effects in relation to natural hazards can be suitably managed to an acceptable level and will not have an adverse impact on downstream areas. Due to its location, the site is not subject to any coastal hazard risks.

Auckland Unitary Plan

148 The Application includes detailed assessments of each of the components of the Project against the relevant provisions of the AUP. An assessment has also been provided of the proposed objectives and policies under Chapters E36 and E39 of the AUP that are proposed to be amended under PPC120.

149 A wide range of AUP objectives and policies are relevant, including those contained within chapters:

- D26 - National Grid Corridor Overlay;
- E1 - Water quality and integrated management
- E2 - Water quantity, allocation and use;
- E3 - Lakes, Rivers, Streams and Wetlands;
- E11 – Land Disturbance - Regional
- E12 - Land Disturbance - District;
- E15 - Vegetation management and biodiversity;
- E17 - Trees in Roads;

- E21 – Treaty Settlement Land;
- E23 - Signs;
- E25 - Noise and Vibration;
- E26 – Infrastructure;
- E27 – Transport;
- E36 – Natural hazards and flooding;
- E39 - Subdivision – Rural;
- E40 – Temporary activities;
- H19.2 - Rural – All Rural zones;
- H19.3 - Rural – Rural Production Zone; and
- H19.7 - Rural – Countryside Living Zone.

150 The AEE contains extensive assessment against the AUP framework. The evaluation of the AUP objectives and policies in that section of the AEE is structured loosely in order of importance and relevance to the proposal, rather than in the Chapter order that the provisions appear in the AUP, as listed above. The overall AEE conclusions are that the Application is consistent with the AUP district and regional planning framework. The main reasons for these conclusions are set out below, with an overview of the objectives and policies of the more critical chapters of the AUP that relate to this proposal.

151 Chapter E21, the AUP's Treaty Settlement Land provisions:

> "*recognise that the principles of the Treaty of Waitangi/Te Tiriti o Waitangi (including the principle of redress and the principle of active protection) require the Council to enable the use and development of land acquired by Mana Whenua through Treaty settlement legislation*".[27]

152 The Site is Treaty Settlement Land, and this was confirmed with the status of the land as being still held in the post-settlement governance entity.

153 The Application considers that E21.1 confirms a level of predominance and enablement over rules in the underlying zone by acknowledging that the Treaty Settlement provisions are intended to be less restrictive than any counterpart in the zone:

> "*The provisions of the zone apply to Treaty Settlement Land unless otherwise specified in this section. The rules provide that where the activity table for the relevant zone provides for the same activity, the less restrictive rule applies*."

[27] AUP Chapter E21.1 Background.

154 The Application concluded that the proposal is consistent with, and gives effect to, the objectives and policies relating to Treaty Settlement Land, because it[28]:

- *"Provides for the use and development of Treaty Settlement Land in a way that supports the social and economic development of Mana Whenua; and*
- *Promotes the cultural, social and economic development of Te Kawerau ā Maki, as envisaged by the Treaty settlement; and*
- *Is an integrated development that is of a scale and intensity, and provides for a range of activities that may not be anticipated in the underlying zone provisions; and*
- *Does not give rise to any significant adverse effects on neighbouring properties; and*
- *Incorporates appropriate mātauranga and tikanga in the design of the development; and*
- *Makes appropriate provision for the treatment and disposal of stormwater, wastewater and the provision of water and electricity supply."*

155 With regards to the rural zoning of the site, the predominant zone is Countryside Living. The Applicant concluded that the activities proposed through the application, being countryside living and a retirement village, are within the range of activities that this zone is intended to accommodate, both being forms of rural lifestyle living. As such, it is a living or rural residential character that will be maintained and enhanced. The Application further considered that the location and design of the proposed subdivision and development will maintain and enhance rural character and amenity values and avoid an urban form and character. Overall, the assessment in the AEE considers the proposal is either consistent with or gives effect to the outcomes sought in the Countryside Living Zone objectives and policies.

156 With respect to Chapter E39 Subdivision – Rural, the Application notes that the proposal seeks to give effect to the objectives of Chapter E21 (Treaty Settlement Land) by enabling subdivision at a density of 1ha to align with the permitted dwelling density on Treaty Settlement Land. It states that[29]:

> *"Clear distinguishing characteristics exist. Primarily these derive from the site's status as treaty settlement land. The AUP includes specific provisions intended to support Mana Whenua in maximising the use and development of its land in accordance with the principles of the Treaty of Waitangi / Te Tiriti o Waitangi. Those provisions are as legitimate as the environmental enhancement provisions and correspondingly provide for development of dwellings at a density of one per hectare."*

[28] AEE, page 167.

[29] AEE, page 175.

157 The Application adds: "*as no other equivalent situations exist, there is no potential for a precedent to be established.*[30]*"*

158 Further to that, the Application considers that the proposed subdivision itself is comfortably aligned with most of the E39 objectives because it[31]:

- *"Provides housing, including for older adults;*
- *Will vest land at the end of Forestry Road for an extension of the roading network;*
- *Provides appropriately for integrated infrastructure to be in place at the time of subdivision and development;*
- *Does not give rise to any reserve sensitivity effects on existing infrastructure or other surrounding land uses;*
- *Proposes a safe, efficient, convenient and accessible layout;*
- *Has no effects on historic heritage or Māori cultural heritage;*
- *Enhances natural features and landscapes through revegetation with indigenous species;*
- *Does not involve any development in overlays intended to protect natural resources that are significant or outstanding; and*
- *Avoids adverse effects arising from natural hazards and maintains the conveyance capacity of flood plains and overland flow paths"*

159 The Rural Production Zone applies to small and narrow areas of the Site, which generally follow the northern and western boundaries. The Application states that its existence within the Site appears to be a simple misalignment between zone boundaries and site boundaries. The AEE considered that the productive capability of those parts of the site that fall within the Rural Production Zone will not change. Their size and shape effectively prevent any significant productive use. Further, soil quality is low, partly because of long-term plantation pine forestry. The relevant policies provide for forestry, alongside other rural production activities (such as pastoral farming). The Application concludes that given the small areas of the site that fall within this zone, the objectives and policies of the Rural Production Zone play a minimal role in determining an appropriate land use and subdivision outcome for the site.

160 With regards to PPC120, the Applicant considers that the extensive assessment and modelling undertaken as part of the application has demonstrated that any adverse effects in relation to natural hazards can be suitably managed to an acceptable level and will not have an adverse impact on downstream areas. Further, the proposed development will reduce the risk of flooding effects on Treaty Settlement Land over time by designing infrastructure to be resilient to natural hazards, such as avoiding buildings within floodplains, the upgrade and lifting of Forestry Road and the undertaking of extensive planting which will assist with managing flood effects.

161 The Applicant's overall conclusions are largely shared by the Council. However, the Council has advised they have a degree of disagreement with the Applicant with regard to the amount of weight given to the application of the Treaty Settlement Land provisions, particularly with respect to intensity. The Council notes that the provisions of the zone apply alongside the Treaty Settlement Land provisions unless otherwise

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[30] AEE, page 175.

[31] AEE, pages 172 – 173.

specified. In their comments on the Application, the Council advised this indicates that while flexibility is afforded by the implementation of these provisions to enable the use and development of land, consideration is required of the appropriateness of the specific development within the statutory and environmental context of the site[32]. The Council says that giving complete weight to the Treaty Settlement provisions without requiring a true balance against the underlying zone provisions could raise significant precedent issues. Without this regard to the underlying zoning the Council considers there is the potential to undermine the RUB and the direction and intent of the AUP and the overarching strategic documents.

Panel Finding

162 We agree that this Application should be considered on balance against both the Treaty Settlement and the underlying zone provisions, but with more weight being given to the Treaty Settlement Land provisions, noting they have increased flexibility and are more enabling of the development potential of the Site. This is in recognition of the fact that this is Treaty Settlement Land and the proposal is seeking to enable the use and development of this land to promote the cultural, social and economic development of Te Kawerau ā Maki.

163 It is our finding that the Proposal achieves an appropriate balance of effects on the rural character and amenity values of the area by utilising the site's topography to site the urban form and character and density of accommodation. It proposes a scale of revegetation to position it well into its environmental context, minimise its visibility from the wider area, and to mitigate potential adverse effects. We consider that the delivery and retention of these proposed outcomes will be appropriately managed through consent conditions. We are therefore satisfied that the Project has been designed and developed to fit well within the AUP objective and policy framework.

Conclusion regarding consistency with the regional and district planning framework

164 For the reasons outlined above, we are satisfied that the Application is consistent with the regional and district planning framework.

Planning documents recognised by a relevant iwi authority and lodged with the Council

165 An application for a resource consent must include an assessment of the activity against any relevant provisions of a planning document recognised by a relevant iwi authority and lodged with a local authority.[33]

166 It is the Panel's understanding that a number of planning documents recognised by relevant iwi authorities have been lodged with Auckland Council. The AEE outlines these iwi planning documents and their respective status in relation to the site.

[32] Auckland Council's comments, Dated 17th September 2025, paragraph 109-112.

[33] Schedule 5, clause 5(1)(h) and clause 5(2)(g).

167 The Site is owned and located in the rohe of Te Kawerau ā Maki. The Site is Treaty Settlement Land that was returned to Te Kawerau ā Maki as part of their settlement with the Crown, through the Te Kawerau ā Maki Claims Settlement Act 2015.

168 The Te Kawerau ā Maki Resource Management Statement was prepared in 1995 and is the Iwi Management Plan (**IMP**) for Te Kawerau ā Maki for achieving the purposes of the RMA.

169 The Panel accepts that the Te Kawerau ā Maki IMP is the most relevant and primary iwi planning document for the site.

170 The AEE describes how the IMP provides for the continuing role of Te Kawerau ā Maki as Kaitiaki (guardians) and outlines a high-level summary of the IMP key policies in relation to the site.

171 The objective and policies within the IMP show how Te Kawerau ā Maki will meet their responsibilities as Kaitiaki by promoting the sustainable management of the environment in accordance with tikanga and requires engagement with all relevant agencies within the rohe to ensure their role as Kaitiaki is given effect to.

172 Overall, the Panel agrees that the proposed development is considered to address many aspects of Te Kawerau ā Maki IMP and seeks wherever possible to give effect to the outcomes sought under the plan. The proposed development is being undertaken in a joint partnership by Te Kawerau ā Maki and Avant, and the Panel understands that the values outlined in the IMP have formed a key part of the rationale behind the proposed development.

Treaty settlements

173 As noted in Part D, sections 7 and 8 FTAA state:

> **7 Obligation relating to Treaty settlements and recognised customary rights**
>
> (1) All persons performing and exercising functions, powers, and duties under this Act must act in a manner that is consistent with—
> (a) the obligations arising under existing Treaty settlements; and
> (b) customary rights recognised under—
> (i) the Marine and Coastal Area (Takutai Moana) Act 2011:
> (ii) the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019.
>
> (2) To avoid doubt, subsection (1) does not apply to a court or a person exercising a judicial power or performing a judicial function or duty.
>
> (3) In this section, **existing Treaty settlements** means Treaty settlements that exist at the time the relevant function, power, or duty is performed or exercised (rather than only those that exist at the commencement of this Act).

174 The Panel understands[34] that the following Settlement Acts (and associated Treaty settlement deeds) are of relevance to the Application area:

a. Ngāti Whātua Ōrākei Claims Settlement Act 2012;

b. Ngāti Whātua o Kaipara Claims Settlement Act 2013;

[34] Based on the Ministry for the Environment Treaty Settlements and other obligations section 18 report.

c. Te Kawerau ā Maki Claims Settlement Act 2015;

d. Ngāi Tai ki Tāmaki Claims Settlement Act 2018;

e. Ngāti Tamaoho Claims Settlement Act 2018; and

f. Te Ākitai Waiohua deed of settlement (signed November 2021).

175 Part D provides an overview of the relevance of these treaty settlements to the Application area. As noted in Part D the Panel directed the EPA to seek comments from the above iwi. No formal comments were received.

176 The Panel also directed the EPA to seek comment from the Minister for Treaty of Waitangi Negotiations under section 72 FTAA. No formal comments were received from the Minister.

177 The Panel is satisfied that the Applicant has considered the relevant treaty settlements and thoroughly incorporated the Te Kawerau ā Maki IMP into its proposal as the primary iwi planning document for the site. Further, the Panel has considered the relevant treaty settlements and the Te Kawerau ā Maki IMP in our decision making and is satisfied section 82 of the FTAA has been given effect to.

178 The Panel is not aware of any additional conditions that may be required in order to recognise or protect any relevant Treaty settlement under section 84 FTAA.

PART I: PRINCIPAL ISSUES IN CONTENTION

179 From the extensive materials provided by the Applicant and the comments received from other participants, the Panel identifies the following principal issues in contention with the Application:

a. What is the extent of stream bed loss and does the Application adequately mitigate the ecological effects of that loss?

b. Are permits required for the dam / culvert attenuation structures?

c. Are the stormwater management works associated with the Forestry Road upgrades required for the CSL subdivision component?

d. Is the revegetation of the balance of Lot 2 required for mitigation purposes?

e. Which CN values should be utilised for modelling the stormwater runoff effects of the proposal?

f. Should Access 4 be removed and an alternative access be provided to Lot 68 in Stage 4?

g. Should a restriction on the number of houses able to be occupied ahead of the SH16 upgrade works be incorporated into the conditions?

h. Are potential reverse sensitivity matters associated with the gun club appropriately addressed?

i. Has the Application adequately justified that it will achieve a regional or national benefit?

180 The Panel's findings on these principal issues in contention are set out below.

What is the extent of stream bed loss and does the Application adequately mitigate the ecological effects of that loss?

181 The Site's freshwater ecology has been assessed and classified by the Applicant's ecological impact assessment and a summary of the identified features is:

- 28.8km of stream extent present on the site, comprised of 11.3km of intermittent streams and 17.5km of permanent streams, in addition to ephemeral reaches
- Four natural inland wetlands, primarily located in the western portion of Lot 1, covering a total area of 25,200m2

182 The Applicant states that whilst considerable effort has been made to avoid earthworks within or nearby to stream margins, streamworks are required in relation to the culvert upgrades and associated structures. These works are necessary to facilitate the construction of the private and public roading required to provide access to the proposed development.

183 A Streamworks Management Plan has been prepared and outlines how the proposed works within or in proximity to waterways will be undertaken to appropriately manage potential downstream sedimentation effects.

184 The Lot 2 development will be replacing immature pine plantation, avoiding streams, wetlands and indigenous vegetation extents, and minimising works within the 20m freshwater setbacks.

185 The Applicant states that stream reclamation and works within wetlands have been avoided, however, streamworks are proposed as part of the earthworks to facilitate the upgrading and/or installation of culverts. These streamworks and adjacent earthworks have the potential to result in adverse effects from sedimentation in the adjacent aquatic habitats if unmanaged.

186 Existing culverts, associated with the forestry operations will be upgraded, and additional culverts installed where required to facilitate the roading. A total of sixteen culverts, of which fifteen will replace existing culverts, and one new culvert, will be installed as part of the development. The culverts will range between 17 m and 29.9 m in length and be placed along the same alignment as the existing culverts, parallel to stream flow.

187 The upgrade and construction of the proposed culverts will follow the following sequence:

- Installation of silt control measures.
- Installation of upstream and downstream coffer dams/sandbags.
- Construction of culvert and riprap within the stream margin.
- Reinstatement of the stream and removal of construction measures.

188 Currently, extensive slash and forestry debris within the streams likely restricts the extent of free water passage present, with the existing culverts throughout the Site consisting of perched forestry culverts, restricting fish passage. The Application states that the sixteen proposed new culverts will result in an overall increase in the connectivity throughout the catchment compared to the current conditions. It is concluded therefore that the replacement and installation of new culverts, as it relates to fish passage, will have an overall Low magnitude of effect, resulting in a Very Low to Low level of effect.

189 The Application further states that adverse impacts of the culverts will be remediated through fish friendly design (i.e. baffles or natural fishways) to allow for the provision of fish passage through the culvert.

190 Auckland Council's formal comments on this aspect of the Application note that there is a risk of significant adverse freshwater ecology effects associated with the loss of stream beds from the proposed culverts and geomorphic changes of the Site and streams, as a result of the proposed development. Council advised that they considered there were significant gaps in the Applicant's assessment, primarily in relation to:

a. The extent and design of existing and proposed culverts/dams and ripraps, and associated assessment and consideration of ecological effects and mitigation requirements;

b. How stream morphology will be protected from increased erosion pressure from the development proposed; and

c. Fish passage.

191 Council considered that the lack of detail in relation to the extent and design of the culverts raised uncertainty with respect to effects and that the management and mitigation of effects cannot therefore be fully assessed or determined. It was noted as well that no mitigation was proposed for the loss of stream beds, and as such there is a risk for significant residual adverse effects. In addition, the culverts proposed are considered by Council to reflect progressive encasement and as such do not comply with Standard E3.6.1.14(1)(c)30.

192 Council advised that it would be inappropriate to rely on conditions alone to address the potential adverse effects. However, notwithstanding this, Council recommended a number of amendments and additional conditions, should the Panel be minded to approve the consent in its current form.

193 In response, the Applicant explained that Council's interpretation of the progressive encasement standard considers the site as a whole, rather than assessing effects at the level of individual stream reaches, regardless of the number or length of streams present within the Site. The Applicant does not agree with this interpretation and states that the AUP Chapter E3 refers to the modification of a stream or river, not the catchment or total watercourses throughout an entire development site; as such, it does not consider the low number of culverts on this large site to be progressive encasement.

194 The Applicant further explained that approximately 28,850 m (28 km) of stream length lies within the site, with at least 18 existing culverts with a conservative cumulative length of 140m - but the true extent may be more. The Applicant highlights that this

stream length does not include watercourses Deacon south (i.e. outside the main development) of the main works area, of which 850 m is present, resulting in approximately 30 km of stream length being incorporated by the development. The cumulative length of new and replacement culverts is 170.8 m, which represents 3.8% of stream length subject to culverts and 0.5% of streams present throughout the site. The Panel also notes that the Applicant helpfully provided amended culvert drawings with their response to the comments received, which provided additional clarity as requested by the Council.

195 The Applicant considers that overall, the adverse effects associated with the installation of a cumulative 170.8 m of culverts are considered to be low, given the low proportion of stream length affected and that each of the proposed culverts are less than 30 m in length, within the permitted length of the AUP, and therefore no loss of stream value and extent is considered to arise.

196 The Applicant emphasises as well that the development will "open" the majority of these stream reaches and restore natural stream processes through the removal of slash and extensive riparian planting and the site-wide restoration of stream function including the removal of existing undersized culverts and replacement with up to date functional culverts, with fish-friendly design that will result in an overall positive magnitude of effect and net gain in freshwater ecological function and value. In summary, relation to Council's other concerns, the Applicant maintained its position that its overall approach to streamworks was to minimise works to the extent practicable, bearing in mind its objective of developing the land as proposed, and to use best practice design and construction techniques.

Panel Finding

197 The Panel has carefully considered the potential loss of stream extent that would occur from the Application. We understand there will be no stream reclamation associated with the development, and we consider this a positive impact on the site's freshwater environment. The Panel acknowledges there will be construction impacts and stream bed disturbance when removing and installing culverts, but that the effects will be minor, temporary and appropriately managed through the proposed management plans and having a suitably qualified ecologist on site.

198 The Panel finds that the new culverts will only affect a low proportion of stream length. We also find that the new culverts are a significant improvement on the existing perched culverts and will greatly aid fish passage and open up stream reaches that are currently restricted. Together with riparian restoration and revegetation across the Site the proposal will make a positive impact on fresh water ecology.

199 The Panel agrees with the Applicant that post-development, the project area will be revegetated with a range of indigenous forest vegetation, essentially replacing rotation pine plantation with a native forest ecosystem and this revegetation will provide significant increase in the ecological values of flora, streams, wetlands and both terrestrial and fresh-water fauna.

200 The Panel finds that the extent of stream bed loss is very minimal and that the proposal more than adequately mitigates the ecological effects of that loss.

Are permits required for the dam / culvert attenuation structures?

201 There is a disagreement between the Council specialist and the Applicant's specialist as to whether or not the culvert structures meet the definition of a "Dam" under the AUP, (and as such the technical reasons for consent) and require a dam permit.

202 The Application stated that there are no dams within the site, and that all existing and/or proposed attenuation areas do not exceed 4m in maximum height and 20,000m3 of volume.

203 The Council's dam specialist queried this, given the AUP defines a dam as a structure which, either:

a. Permanently impounds surface water; or

b. Temporarily impounds surface water as its primary function, and includes weirs but excludes culvert, rain gardens and culvert headwalls.

204 It was Mr Tate's view that the proposed structures meet the definition of dams in the context of the AUP as they have been designed to temporarily impound or attenuate surface water (i.e. as a flood control function). Further, while there is a culvert and headwall that is associated with the structure, Mr Tate considers that they do not qualify for the culvert or headwall exclusion, as a culvert is not designed to hold back water.

205 Mr Tate further noted that the attenuation structures appear to exceed 4m in maximum height (when measured from the lowest level of natural ground to the highest point on the crest) and 20,000m3 of volume (when measured to the highest point on the dam crest). On that basis, Mr Tate considered that it appears the dams would:

- Meet the definition of a Large Dam within the NZSOLD New Zealand Dam Safety Guidelines (2024).

- Be classifiable in the context of the Building (Dam Safety) Regulations (2022) and require a building consent under the Building Act.

206 Mr Tate also advised the Panel that the Dam Safety Regulations are associated with the Building Act (not the RMA) and are only relevant for constructed dams (i.e., a building consent is not required at this stage in the process).

207 The Applicant team is collectively of the view that the dam is not a classifiable dam under the NZSOLD New Zealand Dam Safety Guidelines (2024). This is because neither dam features a total volume (when measured to the dam crest) of 20,000m³. The Applicant has subsequently provided additional plans C485 PN 147007, C481-6-1 PN 147016 which provided more detailed assessment relative to the volumes and crest heights of both structures. These plans confirm that Culvert 1-1 has a maximum crest height of 3m and a flood volume (water storage) of 17,067m3. Further, Culvert 7 has a maximum crest height of 5m and a flood volume (water storage) of 19,968m3. As a result, they consider that no PIC is required as neither culvert meets both thresholds.

208 Maven and ENGEO are of the view that subject to the required detailed design and approval at the Building Consent stage, any effects can be suitably mitigated. The Applicant team was also of the view that the additional assessment is of sufficient detail to mitigate any perceived downstream effects, given that neither dam is a classified

dam under the NZSOLD, which clearly confirms that no PIC or detailed assessment is required.

Panel Finding

209 The Panel agrees with the Applicant that these structures are not 'Dams' under the definition set out in the AUP, as culverts are expressly excluded. Further, we find that both culverts narrowly miss the definition of a Large Dam within the NZSOLD New Zealand Dam Safety Guidelines (2024) and as the detailed design will appropriately mitigate any perceived downstream effects, as such no additional conditions of consent have been imposed in the land use decision. However, at the recommendation of the Council, (and as agreed by the Applicant), the Panel has imposed the following condition 46(e):

Engineering Plan Approval – Transport

Prior to the commencement of any engineering works on any existing or proposed public road, within each stage, the Consent Holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.

…

e) For culverts that are not considered classifiable dams but also do not meet the capacity requirements, the Consent Holder must:

i. *Demonstrate the culvert is designed with anti-seep drainage by a Chartered Geotechnical Engineer and provide copies of Producer Statements for the design and construction monitoring.*

ii. *Demonstrate the road embankment within the influence line of the detained floodwater should be reinforced and specifically designed by a Chartered Geotechnical Engineer and provide copies of the Producer Statements for the design and construction monitoring.*

Are the stormwater management works associated with the Forestry Road upgrades required for the CSL subdivision component?

210 A concern of the Council is the potential need for the Forestry Road upgrades including the construction of Culvert 7 prior to the occupation of the Countryside Living development. Council cited a lack of clarity relating to proposed flood levels over Forestry Road and the associated overall effects on the wider downstream environment, including persons and properties. For Council these information gaps may result in adverse effects as they relate to flooding and stormwater management and are not able to be fully assessed; and consideration is unable to be given to whether the proposed measures proposed by the Applicant are appropriate to mitigate or avoid these effects.

211 In response to Council concerns the Applicant prepared a model which included post-development flows from the Countryside Living development, without Forestry Road being upgraded. This model was done for the 100-yr event, without climate change, i.e. before Forestry Road and Culvert 7 are constructed. The Applicant states that the results of this minor increase (1-3mm localised levels and 0.5% increase flows) does

not create any effects that are more than minor, and that no further mitigation is required.

212 The Applicant also highlights the positive impacts that revegetation on site will have on attenuation and storm water management through proposed consent conditions which require the full extent of planting to be done in each stage prior to the release of titles for the Country Side Living development and that covenants will ensure protection in perpetuity so that the benefits of the bush cover can be relied upon.

213 Planting of the eastern catchment is planned to continue in advance of the development and bulk planting of this catchment will occur over the next few years and thus will have 2-3 years of maturity before any development occurs in the catchment.

214 The Applicant states that Culvert 1-1 will be constructed as part of the first stage of civil works (Stages 1-3), and this will provide attenuation for the western catchment.

215 The Applicant is of the view that the programmed planting combined with its conservative CN assumption are sufficient to address the minor interim effects (1-3mm increase) of the modelled scenario whereby the Countryside Living is developed with no Forestry Road upgrade or the construction of Culvert 7.

216 The Applicant reaffirmed that the Forestry Road upgrade and the construction of both Culvert 7 and the dry basin will be in place before the Retirement Village is occupied.

Panel Finding

217 The Panel is satisfied with the level of engagement between the Council's and Applicant's stormwater and flooding experts that has resulted in rigour and a better understanding of the potential flooding impacts of the development. This engagement along with additional modelling has given the Panel much comfort and confidence that flood risks will be appropriately managed. The Panel agrees with the position of the Applicant and its proposed staging of works.

218 The Panel finds that the new culverts, flood retention basin and revegetation of the site over time is a significant improvement on the existing infrastructure and bare harvested land. The Panel is satisfied that the proposed infrastructure and revegetation will provide sufficient attenuation to mitigate any flooding risks to people or property.

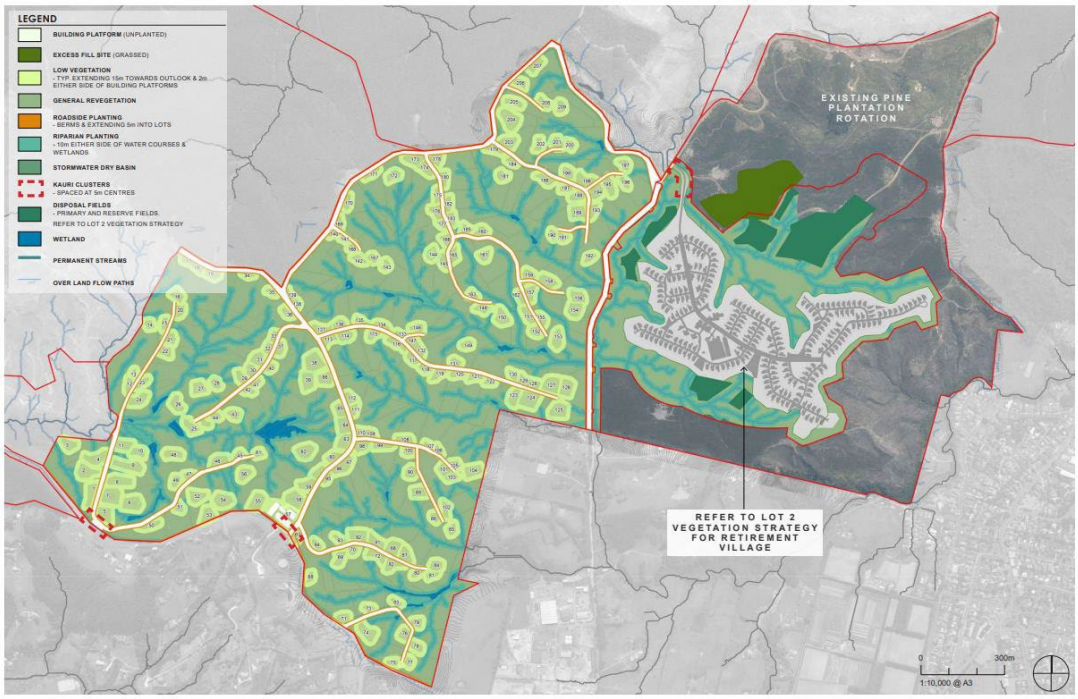
Is the revegetation of the balance of Lot 2 required for mitigation purposes?

219 As described earlier in this decision, a feature of the proposal is the Applicant's aspiration to see the southern portion of the Rangitoopuni-Riverhead Forest evolve into a high quality, sustainable rural-residential community and retirement village. To that end, the proposed 208-lot countryside living subdivision has been designed with an average lot size of approximately 1 ha, with the building sites to be surrounded by native planting and landscaping, in addition to extensive riparian restoration to create a high-amenity residential community. The master-planned retirement village community will include 296 units and will feature a café, visitor areas, wellness centre, and a network of internal roads and pedestrian pathways to connect to surrounding green spaces.

220 Environmental restoration, protection and enhancement are thus a key objective for the Site to be implemented by the development. Large-scale native planting, protection of wetland and riparian areas and thought-out landscaping will enhance the natural

environment and future residential community. This Site revegetation will be managed comprehensively to full establishment via a Residents' Society (or similar legal entity) and then managed in perpetuity to ensure its ongoing survival and long-term maturity. All revegetation within the lots, JOALs, walkways, riparian margins, wetlands and community facilities will be managed by the legal entity, in accordance with management obligations in Ecological and Landscape Management Plans. Management will include pest plant and weed management.

221 The proposed overall vegetation strategy for the Site is included in Appendix M to the AEE and an overview shown below.



222 Notably, the Lot 1 (Countryside Living) parcel would be almost entirely revegetated, whereas the Lot 2 (Retirement Village) parcel revegetation would be focussed on the retirement village development, with the balance of the Lot continuing with plantation forestry for the conclusion of its current rotation.

223 These aspects of the development were reflected in draft condition proposals included with the Application. In addition to a standard suite of management plan preparation, certification and implementation conditions, the conditions also provided for the protection of native revegetation and stream planting by way of land covenants for two separate purposes: first, as part of the stormwater management works (draft proposed condition 83) and second, more generally (draft proposed condition 169) to protect the landscape planting undertaken in accordance with the Landscape Implementation Management Plan (**LIMP**) to be approved per draft proposed condition 72.

224 Although these aspects of the Application were supported, Council specialists commented that they had "*some unresolved concerns pertaining to the delivery and security of the proposed landscaping and revegetation outcomes which are critical in us reaching this position on adverse effects*". On further reading, it appeared these concerns were in relation to the proposed conditions. As discussed in Part K, these concerns have now been largely resolved through amendments made to the final conditions of consent.

225 A more fundamental concern with the Applicant's landscape strategy with respect to Lot 2, was its apparent reluctance to offer a "*phased revegetation of the balance of Lot 2 DP 590677 once the current forestry purposes have been harvested … which could assist in managing the outcomes in this regard*". The "*outcomes*" adverted to were the adverse landscape and rural character effects of the retirement village development and its claimed policy infringements (i.e., urban development) as a result.[35]

226 Mr Kensington, the Council's landscape effects reviewer, had this to say about the issue:[36]

> The proposed retirement village (Lot 2) is a relatively intensive urban development in a rural zone. I recommend that a balance to this development intensity is required such that the undeveloped part of the site retains a strong natural landscape character. For example, such areas of the site could be revegetated or retained as pine forest. A related concern is the potential for additional future development to occur on the balance of this lot over time (within the area that is to be retained for ongoing production forestry activity), with possible adverse cumulative landscape effects arising if such future development on the balance of this lot were to occur. The Applicant has confirmed that the current pine forest activity will continue in these balance areas of the site, based on existing commercial agreements. It is my understanding that, once the pine forest activity has ceased in these areas, this land could be revegetated in the future, which would be a positive landscape outcome. In the short-term, the pine forest will act as an effective vegetated buffer for the proposed retirement village activity. I also appreciate that any future subdivision or development proposals for this balance area of the site on Lot 2 would be assessed on the merits at that particular time, acknowledging that this could include comprehensive revegetation of this land.

227 So, while Mr Kensington recommended that the undeveloped part of Lot 2 retain a strong natural landscape character to 'balance' the development intensity of the retirement village, he concluded that the existing pine forest would act as an effective vegetated buffer for the village for present purposes. Mr Kensington acknowledged that the future cover of the land after the conclusion of forestry could be as native revegetation, as signalled by the Applicant, and that this would be positive, but that was for the Applicant to ultimately determine. Importantly, he implicitly accepts that maintenance of the overall balance of built form to natural landscape character on Lot 2, which is presently acceptable with the pine forest being retained, will, in future, be a function of future development or subdivision on that balance land, and that this will be assessed on the merits at that time. Mr Kensington did not recommend that conditions be imposed to direct the Applicant how to manage the balance of Lot 2 after pine forestry activities had ceased.

228 The Applicant did not respond directly to the Council's planning comments about the balance of Lot 2. Nor has it amended the Application to require it to revegetate that balance land at some time in the future.

Panel Finding

229 The Panel is not minded to impose conditions requiring the Applicant to revegetate the balance of Lot 2 with native plants once forestry activities have ceased there. We do not consider that such works are required to mitigate any effects of the retirement village, including any effects which might arise once the pine forest is harvested. Based on the landscape assessments provided to us by both the Applicant and Council, we are satisfied that from a landscape effect and 'rural character' perspective, the

[35] Auckland Council Planning Memorandum, 17 September 2025, paragraph 103.

[36] Auckland Council Planning Memorandum, 17 September 2025, Annexure 16.

retirement village proposal stands on its own two feet. We find that, as presented, it represents appropriate development in this location.

230 We acknowledge the Applicant's aspirations with respect to the future management of this land. We are confident that it knows what is best for its land and for its people, and is entitled to determine that for itself. We wish it well.

Which CN values should be utilised for modelling the stormwater runoff effects of the proposal?

231 The stormwater engineering acronym 'CN' stands for 'curve number'. CN is a hydrological parameter used to estimate surface runoff volume, representing a watershed's potential to generate runoff based on land use, soil type, hydrologic condition, and antecedent moisture. A higher CN value (ranging from 0 to 100) indicates a greater potential for runoff, while a lower CN value means more water is absorbed by the soil.

232 Determining the CN value in order to model the stormwater run-off volumes from the development Site was an important step in assessing the potential for stormwater to run-off to lower lying areas, possibly causing flood damage. Knowing this critical volume (i.e., potential effect) also enabled the engineering designers to propose mitigation, whereby the surface of the land is altered to reduce the CN value.

233 Initially, in its stormwater modelling included with the AEE, the Applicant's engineers, Maven, used a uniform CN of 74 across the whole site, being a mid-way value between current state (CN 77-80+ for harvested pine forest) and future state (CN 70 for revegetated bush). The rationale for this was that the Site would experience different ground covers over the foreseeable future until it was fully revegetated, and that a mid-way point between the two potential extremes was thus logical.

234 This approach was criticised by the Council reviewing specialists who considered that a CN of 70 should be used for the pre-development state, comprising all logging areas, irrespective of whether they had been harvested or not. In their response, Maven maintained their view that a CN of 74 for the pre-development state was appropriate citing a number of supporting reasons for that.[37]

235 The Panel requested the EPA to seek further information[38] in relation to flood modelling be provided to the Auckland Council in order to enable it, inter alia, to confirm modelling assumptions, proposed and existing stormwater infrastructure size, verify the model performance and outputs, and confirm that the model is 'fit for purpose' to support the associated flood hazard and risk assessment. The parties were requested to co-operate in relation to the provision of the information. The information was duly provided, and further collaboration occurred, which assisted to resolve a number of the residual issues held by the Council specialists in relation to stormwater effects assessment.

[37] Applicant's response to comments, Attachment D – Engineering Response.

[38] RFI No 2, 8 October 2025.

236 Unfortunately, agreement on the appropriate CN value to use was not forthcoming. Maven reiterated its position with a detailed further explanation.[39] In support of its position on this important modelling parameter, the Applicant also provided legal advice from Mr Brabant, confirming that Maven's approach "*is reflective of the law as it defines the "environment""*.[40]

237 Subsequently, in paragraphs 6, 7 and 8 of its Memorandum – Response to Minute 4 dated 7 November 2025, the Council set out a summary of its remaining concerns with respect to Potential Natural Hazards/Flooding and Stormwater Effects. Concerned by the Council's continued description of Maven's stormwater modelling as 'not fit for purpose' the Panel resolved to make one further information request of the Applicant,[41] to seek its response to the claims in paragraph 7 of that Memorandum, and to seek information in the form of potential conditions that might be imposed to address the concerns set out in paragraph 8 of the Memorandum.

238 This further information was received on 14 November 2025. In its attachment to this response, Maven maintained its position and prepared two graphs to illustrate the benefit of its approach and some of the assumptions both from a pre-development and post-development basis.

Panel Finding

239 The Panel has struggled to understand the rationale for the Council specialists' position with respect to the CN value to be adopted for modelling of the pre-development stormwater run-off from the site. In contrast to the logical, legally correct and consistent approach adopted by Maven for the Applicant, the Council specialists' approach is illogical and inconsistent with the real world. We have speculated that it might be founded on a desire to be conservative, which is to be commended. But having accepted that the post-development CN value will eventually also be 70, little seems to be achieved by adopting a low pre-development value. The other alternative, also speculation on our part, is that keeping the pre- and post- development CN values consistent essentially means the Applicant needs to install more mitigation if it wishes to create impervious areas on its land (which it clearly does). If this is the objective, we would have found it to be inappropriate. It would be maintaining a technical disagreement for an ulterior purpose.

240 In the end, however, we are persuaded that the Applicant's engineers have approached this important modelling issue carefully, logically and in accordance with the law. We agree with its approach and adopt its conclusions.

Should Access 4 be removed and an alternative access be provided to Lot 68 in Stage 4?

241 Auckland Transport and Council's Traffic Engineer considered that there were outstanding road safety issues with the design of a number of the proposed vehicle crossings onto Old North Road, primarily relating to the existing speed environment of Old North Road. The proposed positioning of several accessways was considered to

[39] Applicant response to RFI No 2, 24 October 2025, Attachment B.

[40] Applicant response to RFI No 2, 24 October 2025, J Brabant opinion.

[41] RFI No 4, 11 November 2025.

restrict available sightlines. Resolution for the majority of these identified accessway issues has been through a combination of proposed conditions of consent, as well as design changes at intersections.

242 The recommendation from the Council with respect to Access 4 was the removal of this access and instead provision of a JOAL or entrance strip across the frontage of Lot 71 or alternatively access over Lot 67 to JOAL 5, in order to access Lot 68. The Council considered this would improve the western visibility, while maintaining adequate eastern sightlines.

243 Commute's response on behalf of the Applicant was that they agree there is a shortfall in the western sight distance (i.e. in the AustRoads standards 131m is required, but only 110m is available), due to the gradient of Old North Road. In its 19 August 2025 response, Commute advised that although Access 4 does not technically meet the Austroads recommended intersection sight distance, it notes that Access 4 is proposed to only serve one dwelling and hence is only anticipated to produce a single vehicle trip in the peak hour. It was thus deemed more appropriate to assess Access 4 sight distance against the RTS 6 guide (which assesses accesses rather than intersections) which recommends a sight distance of 105m for an operating speed of 80km/h which Access 4 does comply with. Commute also noted that no gates are proposed on Access 4, which would lead to further restrictions on this accessway.

244 Council's Traffic Engineer retained his previously stated position that Access 4 is unsafe and should be removed. However, if the Panel is inclined to approve Access 4, he recommended it direct Commute to determine how warning signage (in conjunction with Access 2 and Access 5) could alert drivers to concealed vehicle crossings.

245 The Panel posed this question to Commute and the Applicant's response was that warning signs are not required for Access 4, as this entrance is used exclusively by regular users who are familiar with the movements. Despite this, if the Panel was minded to require warning signage, the Applicant advised that it was not opposed to including this requirement. We note that this requirement is also being applied to Accesses 2 and 5 in proposed condition 43(b).

Panel Finding

246 The Panel finds that this matter can be managed through conditions of consent and does not require the deletion of Access 4, noting that this access will serve just the one dwelling, resulting in very low traffic volumes. We have consequently added the requirement for Access 4 to condition 43(b) which requires the locations of warning signage (PW-26) alerting all drivers to concealed vehicle crossings ahead on Accesses 2, 4 and 5 to be included in the finalised transport plans for certification, prior to the commencement of engineering works.

Should a restriction on the number of houses able to be occupied ahead of the SH16 upgrade works be incorporated into the conditions?

247 The Integrated Transport Assessment (**ITA**) included with the AEE identified excessive queuing and delays for vehicles turning out of Coatesville-Riverhead Highway resulting in an LOS of F, for both existing and proposed scenarios. It was found that long queues on SH 16 and on Coatesville-Riverhead Highway started from around 6am to 9am, although it was also observed that a high degree of courtesy is exercised by drivers on SH 16 letting in right turning vehicles from SH 16 onto Coatesville-Riverhead Highway

therefore allowing left turning vehicles from Coatesville-Riverhead Highway to turn onto SH 16.

248 The ITA noted that this intersection has been identified as critical and currently does not perform within acceptable standards; however, on the basis of extensive traffic flow modelling, it concluded that the Application would not significantly add any turning vehicles to the intersection. Additionally, the ITA considered that traffic from within the development would avoid the Coatesville-Riverhead Highway / SH 16 intersection due to the congestion and instead use the Old North Road / SH 16 / Taupaki Road intersection, which operates within acceptable standards and is closer to the proposed site.

249 Finally, the ITA described that PPC 100, currently being considered by the Council for land in the same traffic catchment, includes provisions of a standard to ensure that the New Zealand Transport Agency's SH16 Brigham Creek to Waimauku Upgrade project, which includes an upgrade of the SH16 / Coatesville-Riverhead Highway intersection to a two-laned roundabout, is constructed prior to occupation of the proposed activities with the PPC area.

250 In its comments on the Application, Auckland Transport (**AT**) raised a number of issues with respect to this intersection performance and the effects of the Application on it. We do not need to delve into the technical details raised, as they were the subject of a detailed response by Commute on behalf of the Applicant, with which we are satisfied, but we do need to comment on a condition proposal put forward by AT. The condition suggested was as follows:

> *The occupation of any dwellings or retirement units within the development must not occur until Section 1 of the NZTA Stage 2 Waimauku to Brigham Creek Road project is completed and operational. This includes:*
>
> *• The upgrade of the SH16 / Coatesville-Riverhead Highway intersection to a roundabout; and*
>
> *• The four-laning of SH16 between Coatesville-Riverhead Highway and Brigham Creek Road.*

251 If imposed, such a condition would essentially tie the ability of the Applicant to progress its development until NZTA had completed certain network improvements. The rationale for the condition was simply the existing congestion at the SH16 / Coatesville-Riverhead Highway intersection, and the desire for the development conditions to apply to the Application to "*align with the proposed Precinct Provisions under PPC100*".

252 In its response, Commute emphasised what had already been explained in terms of the nature of the congestion effects in the ITA and how traffic generated from the development would most likely avoid the key undercapacity intersection. Further, it was noted that:

a. Stage 2 of the SH 16 safety improvements project includes the upgrade of the Coatesville-Riverhead Highway / SH 22 intersection and four lanes on SH16 (to Brigham Creek roundabout) and has recently been confirmed to now have funding by NZTA;

b. The Site is already zoned as 'Rural – Countryside Living' and is considered to be a live zone; therefore, in contrast to the PPC100 land, it is expected that the site could already be generating traffic which has already been considered by the AUP; and

c. This section of Stage Highway is some 5km from the subject site.

253 Commute reiterated its ITA conclusion that while some other intersections onto SH16 (such as Riverhead Road and Oraha Road) already experience delays for vehicles exiting onto the State Highway, the addition of traffic from the development results in only very minor changes and does not materially worsen existing conditions. Overall, the Application will only have a minimal impact on SH16 and the wider transport network.

254 We note that NZTA, as the manager of the State Highway network, initially expressed neutrality about the Application, but supported ATs position that a condition be included which prevented the implementation of the consent until the SH16 upgrade, referred to above is complete. The Agency also offered at that time to provide input to condition wording when the Panel circulated draft conditions for comment. However, when afforded that opportunity, NZTA simply indicated that it had no comments on the draft conditions (which did not include a condition of the type initially supported).

Panel Findings

255 The Panel accepts the Applicant's expert advice in relation to this issue and is satisfied that there is no reasonable effects basis to impose a condition of the type sought by AT.

256 Furthermore, the Panel is not persuaded that it ought to impose a condition simply because a proposed plan change for an adjoining site (PPC100), seeking a different zone, is apparently promoting standards linking its implementation to state highway network upgrades. In any event, at the date of this decision, no decision has been made on the provisions of PPC100.

Are potential reverse sensitivity matters associated with the gun club appropriately addressed?

257 The Waitematā Clay Target Club is a shooting club located off Old North Road opposite the south-west corner of the Site, the activities of which are likely to be audible to future residents of some of the proposed residential lots. The potential adverse noise effects were considered by the Applicant's acoustic consultant, Marshall Day Acoustics, who recommended, based on estimated noise levels generated by the Club, that 18 lots be subject to a covenant alerting purchasers to the presence of the Club and its activities and who are also to be notified of shooting days in advance. A further 68 lots were recommended to have the covenant placed on their titles, but without the need for advance notice of shooting days.

258 Concerned with its ability to impose any obligations (with respect to advance notice) on the Club, and at the number of lots that might require some form of title notice, the Applicant obtained a peer review of the Marshall Day Acoustics report from Earcon Consultants. The peer review adopted the estimated noise levels from the Marshall Day Acoustics report and focused on the recommended mitigation of effects. Although Earcon Acoustics agreed broadly with the mitigation, it considered that no mitigation was required for the 68 lots that fall within the 45-55db L_{AFmax} contour and that

notification of shooting days was not required (or possible) for the 18 lots with estimated noise levels exceeding 55db L_{AFmax}.

259 The outcome of this analysis was a proposal in its offered conditions of consent (Condition 170) that 14 lots in Stages 1, 2 and 3 be subject to a land covenant advising their future owners of the "*lawful ability [of the Club] to undertake shooting from that site one day per month between the hours of 11.00am and 5.00pm*". The condition also required: "*The land covenant must be drafted to prevent Lot owners from making complaints in relation to the extent of those lawful activities and the noise that may be generated from those activities*".

260 Two parties commented on this aspect of the Application. The Club stated that its facilities were a long-standing community resource and needed to be protected from reverse sensitivity. To this end it sought mandatory notification to all future owners of the Club's operations and that the residential activities be designed, landscaped and constructed to protect themselves from noise from Club activities. The Auckland Council made a number of comments as follows:

a. It could not confirm whether the Applicant's analysis of the Club's lawfully consented operations, on which the acoustic effects modelling had been based, was correct, but would continue to investigate the complex "compliance, consenting and planning history" of the Gun Club site;

b. If the 1966 Permit used as the basis for modelling is accepted as lawful operation, then the Applicant's proposed 'no-complaints' covenant would adequately address any reverse sensitivity effects;

c. That because a 'no-complaints' covenant will not physically mitigate noise, and shooting noise over 65 dB L_{AFmax} can be audible and annoying, the Applicant was encouraged to consider incorporating additional mitigation measures into the most affected dwellings; and

d. That the 'no-complaints' covenant should extend to the additional Category 3 dwelling sites.

261 The Applicant provided a response to these comments, which included a revised draft condition correcting an error in the identification of the lots to which it would apply. The response also set out a summary of the detailed investigation of the Club's consenting position, confirming that the 1966 Permit represents the extent of lawful activity allowed at the Club's site.

Panel findings

262 The Panel has no basis to dispute the Applicant's legal/planning assessment as to the consenting history of the Club. For the purposes of assessing the Application only lawful activities may be considered part of the receiving environment, and activities which exceed the scope of the 1966 Permit and for which no existing use rights have been confirmed must be treated as unlawful and excluded from the receiving environment. We are satisfied that the acoustic modelling to determine the extent of potential reverse sensitivity effects proceeds correctly on this basis.

263 Assessments undertaken by Marshall Day Acoustics and Earcon Acoustics conclude that a 'no-complaints' covenant represents the most appropriate mitigation response to the

potential reverse sensitivity effect. This position is accepted by the Council's acoustic specialist, and we also adopt it. On the basis of the extent of operating rights held by the Club, and the technical advice, we are satisfied that no countryside living lots will experience unreasonable noise from Club activities. The existence of a notice on the titles to the most proximate lots will enable their future residents to enquire further and implement any additional mitigation measures if they wish to do so for personal reasons when they design and build their house.

264 One final wording issue arose in the course of issuing draft conditions and receiving comments thereon, namely the wording of an advice note to accompany the relevant 'no-complaints' condition. In its comments on the Panel's circulated condition set the Club sought a correction to the proposed Advice Note. The Club expressly sought that the Advice Note state that the Gun Club may be open on any day of the week from sunrise to sunset, 52 weeks of the year. Further, that typically it is open on 3 or 4 days every week including Saturdays and Sundays but is also open on other days from time to time.

265 In the end, we are prepared to include the advice note as proposed by the Applicant and accepted by the Council: it is a statement of fact, based on the evidence we have reviewed. We do not consider it appropriate to include the Club's proposed advice note. The advice note does not, of course, limit any legal rights that the Club may have and is able to establish by lawful means.

Has the Application adequately justified that it will achieve a regional or national benefit?

266 The Economic Impact Assessment (EIA) included with the AEE concluded that the total economic impact on business activity within the Auckland region as a result of the Applicant's project over a 9-year period is estimated to be just over $708m (NPV). In terms of employment multipliers this would contribute 1,484 FTEs during the peak development and operation year within Auckland, with a total of just over 7,000 FTE years over the 9-year development period.

267 In addition to these quantifiable regional contributions, the EIA considered that the development can be expected to generate a wide range of qualitative economic benefits to the wider market and communities, including:

- Increased residential capacity and senior living supply.
- Increased and diversified choice of housing location and price point.
- Increased diversity of buyer pool.
- Increased efficiency of infrastructure.
- Increased economic activity.
- Potential for lower residential land prices in region.
- Increased local employment opportunities.
- Potential to cater for greater levels of growth.
- Increased amenity.

- Leveraging Treaty Settlement land for economic prosperity.

268 The EIA also observed that being located on Treaty Settlement Land returned to Te Kawerau ā Maki as commercial redress, this development delivers additional economic benefits through advancing the iwi's long-term economic and social aspirations. This was said to be because Treaty settlements are not only about addressing past grievances—but provide a foundation for unlocking the potential of iwi to thrive in a modern economy. Facilitating development on this land thus enables Te Kawerau ā Maki to exercise rangatiratanga and realise the value of their (returned) settlement assets through strategic land utilisation, investment, enterprise development, and long-term financial sustainability. The proposed development therefore represents a meaningful step toward economic self-determination and creates opportunities for employment, skills development, and intergenerational wealth creation. It supports the diversification of the iwi's asset base, strengthens financial resilience, and enables reinvestment into broader cultural, social, and environmental priorities for their people.

269 The EIA also summarised, several other broader economic benefits, it had not quantified or assessed, but which would contribute to the overall economic efficiency of the project. These include native tree farming, iwi-led pest management on-site, the establishment of a nursery to support re-vegetation needs for the development, enhanced food sovereignty and seasonal growth, opportunities to retain land and develop a commercial base through a retirement village, and the creation of iwi-owned and operated businesses.

270 These economic benefits, in conjunction with the development's quantified economic injection into the regional economy and employment opportunities, would outweigh the economic costs associated with the infrastructure requirement, loss of forest, increased traffic and potential reverse sensitivity effects, according to the EIA. In conclusion, the EIA considered that advancing the proposed development would yield significant economic benefits for the regional economy and community, with a particular advantage for iwi, and in doing so aligned with the core purpose of the FTAA.

271 The Auckland Council sought economic review input from Mr James Stewart, an economist in the Council's Chief Economist Unit. In summary, Mr Stewart commented as follows:

a. There are limitations in the input-output analysis methodology used in the report which may overstate the benefits of the proposed development.

b. Several of the stated economic benefits represent transfers of resources, rather than economic benefits.

c. Several of the stated benefits and costs identified in the report are likely to arise, but care needs to be taken to avoid double counting. A systematic weighing up of the relevant benefits and costs relative to an appropriate counterfactual is needed to ensure a balanced assessment.

d. It is not clear whether the development represents a net benefit or a 'significant' regional or national benefit as described in the FTAA.

272 We have considered Mr Stewart's comments at a, b and c, and the responses to them by the authors of the EIA (Property Economics). Overall, we are satisfied that the

Application will have a number of direct and indirect economic and quasi-economic benefits.

273 As the purpose of the FTAA is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits (section 3), and section 81(4) FTAA specifically requires us to consider the extent of the project's regional or national benefits, it is important for us to examine Mr Stewart's comments at d above.

274 In his comments, Mr Stewart noted also that the expressions 'significant regional or national benefits' (used in section 3 FTAA) and 'regional or national benefits' (used in sections 81 and 85 FTAA), are not defined in the legislation and he was not aware of any currently accepted metrics / quantitative thresholds that would inform them.

275 However, Mr Stewart noted that an independent expert commissioned by the panel convened to consider the Delmore FTAA application, Dr Denne, suggested four potential criteria to that panel as it relates to the economic implications of a project. Briefly, these were:

a. Large absolute size (as measured in terms of its net present value).

b. Use of significantly underutilised resources.

c. Produces large spillover effects.

d. Has wider transformational effects.

276 Applying these criteria to the Application and the assessment completed in the EIA, Mr Stewart opined that the analysis in the EIA does not suggest a significant regional or national benefit as required by the FTAA because it:

- Does not assess the value of the proposed development in terms of its net present value, only its "economic impact" which, in my opinion overstates benefits and does not acknowledge costs; and

- Does not suggest the proposed development will use significantly underutilised resources; and

- Does not suggest the proposed development will produce large spillover effects that will extend benefits beyond the immediate project; and

- Does not suggest that the proposed development will have a transformational effect on the wider economy.

277 Mr Stewart concluded these comments by stating that it was plausible that a comprehensive cost-benefit analysis could demonstrate a regionally or nationally significant development.

278 In response, Mr Osborne and Mr Heath, observe that:

a. despite the comments by Mr Stewart, the Council agrees that the project will provide potentially regionally significant benefits with respect to the cultural,

social and environmental well-being of Te Kawerau a Maki,[42] and that such benefits clearly bring the project within the section 3 purpose of the FTAA; and

b. in terms of scale, given the modest size of the contribution of the construction sector to GDP, no housing project could ever have 'significant' economic benefits, but that at its scale, the retirement village component of the project, (providing 296 units) would be considered a significant regional contribution to that housing typology.

Panel Findings

279 We do not want to ignore the economic analysis obtained by the Delmore panel on this significant issue, especially seeing it was obtained in the context of a housing project, albeit one with several differences to the Application. Nor do we simply want to dismiss Mr Stewart's considered observations. If those analyses mean that housing projects utilising the FTAA require more far-reaching economic assessment in order to pass the FTAA benefit thresholds for approval, then that is for those projects to confront.

280 In terms of this Application, however, we are satisfied that it will have significant regional and national benefits: regionally in the provision of more retirement housing options; and, significantly, regionally and nationally because of the social, cultural, economic and environmental benefits it will bring to Te Kawerau ā Maki.

PART K: CONDITIONS

FTAA general requirements for conditions

281 Section 81 provides that the Panel must set any conditions to be imposed on the approval. The statutory requirements on what conditions are set is determined by what approvals are being sought.

282 Section 83 must be complied with and provides:

> **83 Conditions must be no more onerous than necessary**
>
> When exercising a discretion to set a condition under this Act, the panel must not set a condition that is more onerous than necessary to address the reason for which it is set in accordance with the provision of this Act that confers the discretion.

283 How the Panel has complied with this section is discussed below in relation to the conditions that have been set.

284 If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, or the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 is relevant to an approval then section 82 applies. This section provides:

> **82 Effect of Treaty settlements and other obligations on decision making**
>
> (1) This section applies if a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, or the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 is relevant to an approval.

[42] Council Memorandum of Planning Matters 17 September 2025, paragraph 377(f).

(2) If the settlement or Act provides for the consideration of any document, the panel must give the document the same or equivalent effect through the panel's decision making as it would have under any relevant specified Act.

(3) The panel must also consider whether granting the approval would comply with section 7.

(4) In this section, **document**—
(a) means any document, arrangement, or other matter; and
(b) includes any statutory planning document amended as a result of the settlement or Act referred to in subsection (1).

FTAA requirements for conditions

Resource consent

285 For a resource consent the following clauses of Schedule 5 apply:

18 Conditions on resource consent

When setting conditions on a consent, the provisions of Parts 6, 9, and 10 of the Resource Management Act 1991 that are relevant to setting conditions on a resource consent apply to the panel, subject to all necessary modifications, including the following:
(a) a reference to a consent authority must be read as a reference to a panel; and
(b) a reference to services or works must be read as a reference to any activities that are the subject of the consent application.

Wildlife approval

286 For the grant of a wildlife approval the following clause of Schedule 7 apply:

6 Conditions

(1) A panel may set any conditions on a wildlife approval that the panel considers necessary to manage the effects of the activity on protected wildlife.

(2) In setting any condition under subclause (1), the panel must–
(a) consider whether the condition would avoid, minimise, or remedy any impacts on protected wildlife that is to be covered by the approval; and
(b) where more than minor residual impacts on protected wildlife cannot be avoided, minimised, or remedied, ensure that they are offset or compensated for where possible and appropriate; and
(c) take into account, as the case may be, the New Zealand Threat Classification System or any relevant international conservation agreement that may apply in respect of the protected wildlife that is to be covered by the approval.

287 Generally speaking, a resource consent condition must:[43]

a. be for a resource management purpose, not an ulterior one;

b. fairly and reasonably relate to the development authorised by the resource consent or designation; and

c. not be so unreasonable that a reasonable planning authority, duly appreciating its statutory duties could not have approved it.

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[43] *Newbury District Council v Secretary of State for the Environment* [1980] 1 All ER 731 (HL), at 739.

288 The underlying purpose of the conditions of a resource consent is to manage environmental effects by setting outcomes, requirements or limits to that activity, and how they are to be achieved.[44]

289 Conditions must also be certain and enforceable.[45]

290 A condition must also not delegate the making of any consenting or other arbitrary decision to any person, but may authorise a person to certify that a condition of consent has been met or complied with or otherwise settle a detail of that condition.[46] Such authorisation is subject to the following:

a. The basis for any exercise of a power of certification must be clearly set out with the parameters for certification expressly stated in the relevant conditions.

b. This power of certification does not authorise the making of any waiver or sufferance or departure from a policy statement or plan except as expressly authorised under the Act (s 84 of the RMA).

c. This power of certification does not authorise any change or cancellation of a condition except as expressly authorised under the Act (s 127 of the RMA).

291 Section 220 specifies the conditions that may be imposed on a subdivision consent.

Project conditions

292 Following the ongoing engagement between the Applicant and the Council, there were only a few matters remaining in dispute. We were generally satisfied with the conditions as proposed by the Applicant (following responses to feedback from invited parties).

293 A copy of the Panel's draft conditions was circulated on 31 October 2025 to the Applicant and invited parties, which included the date set by us for which comments on the draft conditions must be received by the EPA, with a copy of a draft decision document for each approval.[47]

294 Comments were received from the following parties by 7 November 2025 indicating no issues with the draft conditions:

a. Minister for Seniors;

b. Watercare; and

c. New Zealand Transport Agency Waka Kotahi (NZTA). Notably, NZTA advised that their position on the proposed development remains **neutral** and that they have

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[44] *Summerset Village (Lower Hutt) Ltd v Hutt City Council* [2020] MZEnvC 31 at [156].

[45] *Bitumix Ltd v Mt Wellington Borough Council* [1979] 2 NZLR 57.

[46] *Turner v Allison* (1970) 4 NZTPA 104.

[47] Section 70(2), FTAA.

no comments on the draft decision or the draft conditions.

295 Substantive comments were provided by:

a. Auckland Conservation Board;

b. Director-General of Conservation;

c. Waitemata Clay Target Club;

d. Auckland Council; and

e. The Applicant.

296 The Acting Minister for Māori Crown relations and the Minister for Māori Development supported the draft decision and conditions subject to that decision, on the basis that:

- The application is consistent with the Te Kawerau ā Maki Settlement Claims Act 2015, and the use of commercial redress to further their aspirations;
- No concerns were raised by Iwi with Treaty Settlements relevant to the application; and
- The application is consistent with Toonui Māori and the Government's wider economic aims.

297 Auckland Council provided a memorandum in response to the Panel. On matters of key importance, the Council provided additional comments for the assistance of the Panel and the Applicant on the reasons as to why they considered that relevant conditions are required/should be materially reinstated. These included:

a. State Highway 16 Upgrade conditions;

b. Potential Natural Hazards/Flooding and Stormwater Effects; and

c. Dam permit conditions needing to be included in the stormwater permit if the Panel concurs with the Applicant that they are not dams.

298 The Applicant was then requested by the Panel to provide its response to the comments received from parties by 14 November 2025. A number of refinements were agreed between the Applicant, the Auckland Conservation Board and the Director-General of Conservation. Further refinements were also made in respect of most of the remaining concerns of the Council in relation to matters involving:

a. Staging, including stormwater infrastructure within Forestry Road;

b. Timeframes;

c. Restoration planting;

d. Management plan details;

e. Rainfall design events;

f. Bush protection (Countryside Living subdivision component); and

g. Bonds.

299 The Panel has accepted most of the amendments proposed by the Applicant for the reasons outlined in their comments on the conditions and in their response to Information Request No 4. The main outstanding issues between the Council and the Applicant related to:

a. State Highway 16 Upgrade conditions;

b. Dam permit conditions needing to be included in the stormwater permit if the Panel concurs with the applicant that they are not dams;

c. Bond conditions – whether a value should be specified on a per hectare basis.

300 The Panel has considered the views and generally accepted the suggested wording of the Applicant, subject to some drafting refinements. In the case of the first two matters above, the reasons for our findings on these matters have been discussed in Part I above. With regard to the final matter relating to bonds, the Panel agrees with Mr Brabant for the Applicant, that it is sufficient, reasonable and appropriate to rely upon a 1.5x multiplier of the contracted rate (without an additional minimum nominated figure) for the proposed planting bonds. We have subsequently adopted the Applicant's proposed amendments to the maintenance bond condition, together with accepting the additional two bond conditions offered, subject to some final drafting refinements.

301 There are a couple of exceptions where we have agreed with the Council. Firstly, granted condition 42 requires that Access 4 (in addition to Access 2 and 5) has warning signage implemented to alert drivers to concealed vehicle crossings. We note that the Applicant is not opposed to this outcome. Further in condition 101, the Panel has reinstated the requirement for certain stormwater management works to be constructed in accordance with GD01. Without this reference, and no mention of GD01 in the approved Stormwater Management Plan, it is our concern that there is a gap, with no requirement to design these features to any particular standard.

302 In the case of the advice note to condition 259 regarding the lawful operation of the Waitemata Clay Target Club, the wording for this has been agreed to by both the Applicant and the Council. This matter in contention has also been discussed in Part I.

303 With regard to the Wildlife Act Approval, the Applicant made one amendment to Condition 9 to clarify that this condition relates to lizard deaths that are associated with salvage activities and does not apply to incidental deaths that occur during lawful activities. This was in response to changes requested by the Director-General of Conservation. We have adopted that amendment and not made any further changes to the Wildlife Approval condition set.

Consent notices pursuant to s221 of the RMA

304 Consent notices are necessary to require the following conditions to be complied with on an ongoing basis:

a. Design and Landscape Guidelines;

b. No Vehicle Access onto Old North Road;

c. Built Form;

d. Residents Association;

e. Fire Fighting Water Supply;

f. Telecommunications;

g. Wastewater Servicing;

h. Stormwater Mitigation; and

i. Vehicle Sightlines.

305 The consent notices are targeted and appropriate to ensure that there is ongoing compliance with these requirements beyond the completion of the relevant stage of subdivision and that all future owners of each residential lot are fully informed as to their obligations with respect to these matters.

Conclusion regarding conditions

306 We are satisfied that the final consent conditions are appropriate and meet the requirements of sections 83 and 84 FTAA.

307 To the extent the final set contains minor errors, the Panel notes it has powers under section 89 FTAA to make minor corrections.

PART L: RMA 1991

308 As noted in Part C, Schedule 5, clause 17 sets out how the Application is to be assessed under various provisions of the RMA. The substantive provisions of relevance to the Application are Part 2, and the various matters engaged for consideration under section 104 RMA.

309 We observe that clause 17(1) sets up a directive hierarchy to enable decision makers under the FTAA to approve an application if it achieves the purpose of that statute, but fails, or fails in part, to achieve the purpose of the RMA, or has adverse effects on the environment, or is inconsistent with national, regional or local RMA policy direction.

Panel finding

310 Happily, the Panel has not found itself in a position where, with respect to the Application, it has to place the purpose of the FTAA above that of the RMA, and in so doing allow the sustainable management purpose of that statute to be compromised in the pursuit of 'fast-track' development. This is because, in the Panel's finding, the proposal easily achieves the purpose of both the FTAA and the RMA.

311 Part 2 of the RMA was discussed in the AEE.[48] As a result of the conclusions reached on the effects of the Application and in the context of the relevant planning provisions and the conditions, the Panel finds that the Application is consistent with Part 2. In particular, by reference to section 5 RMA, the development will enable Te Kawerau ā Maki to provide for their social, economic and cultural well-being in a way that results in overall environmental enhancement, while any adverse effects would be appropriately avoided, remedied, or mitigated.

[48] AEE, at 11.4.

PART M: FTAA, SECTION 3

312 The Panel's decision is subject to the purpose of the FTAA, contained in section 3, namely to: facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

313 As noted, and following its findings on this issue that was in contention, the Panel finds that the Project will deliver development with significant national and regional benefit.

PART N: OVERALL ASSESSMENT

314 As noted in Part C a panel may decline an approval if, in complying with section 81(2), the panel forms the view that:—

> (a) there are 1 or more adverse impacts in relation to the approval sought; and
> (b) those adverse impacts are sufficiently significant to be out of proportion to the project's regional or national benefits that the panel has considered under section 81(4), even after taking into account—
> (i) any conditions that the panel may set in relation to those adverse impacts; and
> (ii) any conditions or modifications that the applicant may agree to or propose to avoid, remedy, mitigate, offset, or compensate for those adverse impacts.[49]
>
> (4) To avoid doubt, a panel may not form the view that an adverse impact meets the threshold in subsection (3)(b) solely on the basis that the adverse impact is inconsistent with or contrary to a provision of a specified Act or any other document that a panel must take into account or otherwise consider in complying with section 81(2).

315 This test is different from the test developed over the years under the RMA which culminated in the decision of *Environmental Defence Society v The New Zealand King Salmon Company Limited & Ors (**King Salmon**)*[50]. The King Salmon case was clear – the approach by the Courts and local authorities of adopting an overall judgement approach to environmental decision making under the RMA was incorrect.

316 In contrast, the FTAA clearly envisages an overall judgment or balancing approach to decision making. The Panel must balance the adverse impacts against the regional or national benefits of the project.

317 With reference to our evaluation of the adverse impacts of the Application, and on the principal issues in contention considered in Part I, the Panel is satisfied that there are no adverse impacts of such significance as to be out of proportion to the project's national and regional benefits. In fact, in an overall sense, we have been unable to identify anything but positive cultural, social and environment effects arising from this development put forward by Te Kawerau ā Maki. The Application is well-conceived, thoroughly investigated and comprehensively designed.

318 There is therefore no basis for the approvals sought to be refused. Indeed, we are pleased to be able to do so within a timeframe that enables Te Kawerau ā Maki to move forward with their development aspirations after waiting so long to take back possession of their land, using a process that usefully breaks through the sometimes interminable bureaucracy that can often see so many good proposals compromised.

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[49] Section 82 FTAA

[50] [2014] NZSC 38

PART O: FINAL DECISION

319 The Panel has considered the Application and supporting information as well as the comments received on it and on the draft conditions, as well as the further information provided as a result of comments received from other participants and the subsequent refinement of the Application. We thank all those who commented for their contributions.

320 Overall, the Panel is satisfied that the matters set out in section 81 FTAA have been addressed appropriately and that the purpose of the FTAA is achieved by this Decision. In reaching that view, the Panel has had regard to the actual and potential effects on the environment of allowing the activity as set out above. The Panel has also had regard to the relevant planning documents.

321 The Panel determines to grant the RMA approvals sought subject to the Conditions attached as Appendix A1 to this Decision, and to approve the Wildlife Act approval sought subject to the Conditions attached as Appendix A2.

322 As required by section 99 of the FTAA the persons listed in that section are entitled to appeal and must commence any appeals within the 20-working day period from the day this Decision is published under section 88(3).

Nei raa te mihi ki te iwi o Te Kawerau aa Maki, e ngaa uri o Tainui waka.

E ngaa tupuna maatua o te iwi e moe mai naa i te aroaro o te Atua.

Moe mai, mau piri mai i roto i te Ariki.

E te iwi, e ngaa pane ora oo raatou maa, hei awhina te huarahi tika mo oo koutou tamariki mokopuna whakatupuranga.

Maa oo koutou ringaringa kia ora nui tonu ngaa uri e heke mai nei, mahia te mahi, hei painga mo te iwi.

Noo reira, kia mau ki te kakau o to hoe, kia tookihi whakamua to waka, hukere! hukere!

Ko te pae tawhiti whaaia kia tata, ko te pae tata whakamaua kia tina.

Ko te Atua to taatou piringa

Ka puta, ka ora

Paimaarire



Kitt R M Littlejohn
(Chair)



Karyn Kurzeja
(Member)



Nicholas Manukau
(Member)

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

Under ss 108 and 108AA, this resource consent is subject to the following conditions:

Definitions

Acronym/ Term	Definition
AEE	The document titled "Te Kawerau ā Maki and Avant Property Development Limited (Rangitoopuni Developments Limited Partnership) Fast Track Application and Assessment of Environmental Effects", prepared by Campbell Brown Planning Ltd dated 4 April 2025, including all technical assessments and supporting reports.
AUP	Auckland Unitary Plan (Operative in Part)
BMP	Bat Management Plan
Bulk Earthworks	Large scale soil disturbances associated with any Project Construction Works (excluding earthworks associated with Enabling Works) or post construction maintenance activities.
Consents	The consents include but are not limited to those bundled under BUN60449727: LUC60449772 (s9 – Main land use consent) LUC60452434 (s9 – new bore land use consent) DIS60449778(s15 - Stormwater permit) DIS60449777 (s15 - Wastewater permit) DIS60449777 (s15 – NES: FW permit) WAT60449801 (s14 - Water permit – Groundwater diversion) WAT60449800 (s14 – Water permit – Water Take) LUS60449776 (s13 - Streamworks consent) SUB60449775 (s11 subdivision consent)
Completion of Construction	The time when any Project Construction Stage is complete and is available for its intended use.
Construction	All activities related to constructing the Project excluding: • On-site monitoring activities; • Works necessary to implement sediment or erosion control improvements or repairs following rainfall events or to enact responses required in accordance with the ESCAMP or to address any other actual or potential consent non-compliance;
Council	Auckland Council
CMP	Construction Management Plan
CTMP	Construction Traffic Management Plan
DMP	Dust Management Plan

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

DRP	Design Review Panel Membership of the Design Review Panel must be comprised of: (a) A member of Te Kawerau ā Maki or the development entity. (b) A representative of the legal entity (residents' association) established under Condition 243. (c) A qualified professional design expert appointed by the legal entity who hold appropriate qualifications and experience in architecture, landscape architecture or urban design.
Earthworks	Alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
Enabling Works	Minor construction related activities not affecting any indigenous vegetation and occurring outside the following locations: • Any land within 10m of any stream; • Any land within 20m of any natural wetland or Wetland Management Area; • Any SEA (Terrestrial); • Any Natural Stream Management Area; Enabling Works include: • Re-grassing (spraying, sowing), stump grinding; • Geotechnical investigations and formation of associated access; • Establishment of site yards, site entrances and fencing where not requiring resource consent; • Relocation, upgrading and establishment of Project Site services and utilities;
AMP	Adaptive Management Plan
ESCP	Site-Specific Erosion and Sediment Control Plans
ChTMP	Chemical Treatment Management Plan
FPMMP	Fish Passage Monitoring and Maintenance Plan
GD05	Auckland Council Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region'
HNZPT	Heritage New Zealand Pouhere Taonga
In-Stream Works	Comprises the following works:
KC	Kaitiaki Committee

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

LIMP	Landscape Implementation and Management Plan
LMP	Lizard Management Plan
MMEMP	Mātauranga Māori Environmental Monitoring Plan
NFFRP	Native Freshwater Fish Relocation Plan
Project Site	All land within Rangitoopuni Developments Project Site to be used for the Project at Lot 1 and 2 DP 590677 on Old North Road and Forestry Road, Riverhead and public roads immediately adjoining the site.
Project Stage	A stage of earthworks, bulk earthworks or construction work associated with each stage of the proposal as detailed within Condition 5, preceded by a Pre-Construction Meeting and undertaken in accordance with the respective certified management plans for each stage.
RMA	Resource Management Act 1991
RPMP	Restoration Planting and Maintenance Plan
RSA	Road Safety Audit
SEA	Significant Ecological Area as shown in the Auckland Unitary Plan Overlay Maps
Start of Construction	The time when any Project Construction Stage (excluding Enabling Works) starts.
SOMP	Site Operations Management Plan
SQEP	Suitably Qualified and Experienced Person - A person (or persons) who can provide sufficient evidence to demonstrate their suitability and competence.
SMP	Streamworks Management Plan
SWMP	Stormwater Management Plan
SWOMP	Stormwater Operation and Maintenance Plan
WPCMP	Weed and Pest Control and Maintenance Plan

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

General conditions apply to all consents

Application Plans and Materials

1. Unless any changes are required by the conditions below, the land use, discharge, stream works, subdivision and water take activities must be carried out in general accordance with the plans and all information submitted with the application, documents and drawings and all supporting information submitted with the Application Form and the Assessment of Environmental Effects titled "Rangitoopuni – Application under the Fast-track Approvals Act 2024, dated 05 May 2025 under FTAA-2505-1055 detailed in **Schedule 1**, and all referenced by the Council as consent numbers LUC60449772 (land use), LUC60452434 (land use, bore) SUB60449775 (subdivision), DIS60449778[(stormwater discharge), DIS60449777 (wastewater discharge), LUS60449776 (stream works), WAT60449800 (water take permit) and WAT60449801 (water diversion permit)

Lapse of Consent

2. Under s125 of the RMA, these consents lapse ten years after the date they are granted unless:

   a. The consents are given effect to; or

   b. The Council extends the period after which the consents lapse.

Consent Duration

3. Unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA, the duration of each consent is as follows:

Consent	Duration (years)
Land use	
LUC60449772 (s9 Bulk earthworks, retirement village)	10
Discharge Permits	
DIS60449778 (s15 stormwater permit)	35
DIS60449777 (s15 wastewater permit)	35
DIS60449779 (stormwater permit, NES: FW)	35
Water Permits – Taking, using, damming and diverting water and drilling	
WAT60449801 (s14 water permit – groundwater diversion)	35
WAT60449800 (s14 water permit – water take)	33
Activities affecting lakes, rivers, streams and wetlands	
LUS60449776 (s13 streamworks consent)	35

Monitoring Charge

4. The Consent Holder must pay the Council an initial consent compliance monitoring charge of $5000 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this / these consents.

Advice note:

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

Staging

5. The proposal has been consented in 14 stages as detailed on the staging plan, drawing C100 prepared by Maven Associates dated 02/25. The Integrated Māori Development/ Retirement Village forms a separate component of the overall development, as shown on the staging plan. The stages are as follows:

Countryside Living Subdivision

a) Stage 1

- Residential Lots 1-11
- Commonly Owned Access Lots 7000 and 7001
- Balance Lots 5000, 8002, 8003 and 9000
- Road to Vest Lot 6000
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

b) Stage 2

- Residential Lots 12-16, 20-24
- Commonly Owned Access Lot 7002
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

c) Stage 3

- Residential Lots 45-54, 56, 61
- Commonly Owned Access Lot 7003
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

d) Stage 4

- Residential Lots 38-39, 55, 58-60, 62-66
- 'Residential Lot' 57, which includes the proposed communal facilities and public car parking
- Commonly Owned Access Lots 7004-7006
- Road to Vest 6001 and 6002
- Balance Lots 8006, 8007, 9001
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

e) Stage 5

- Residential Lots 17-19, 25-37, 40-44,
- Commonly Owned Access Lots 7007-7010
- Balance Lot 9002
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

f) Stage 6

- Residential Lots 67-84, 87, 88, 91-97
- Commonly Owned Access Lots 7011 & 7012
- Roads to Vest 6003 and 6004
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

g) Stage 7

- Residential Lots 85, 86, 89, 90, 98-112
- Commonly Owned Access Lots 7013-7015
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

h) Stage 8

- Residential Lots 113-118, 132-139, 146, 147
- Commonly Owned Access Lots 7016-7019
- Balance Lot 9003
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

i) Stage 9

- Residential Lots 119-131 and 149
- Commonly Owned Access Lot 7020
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

j) Stage 10

- Residential Lots 140-143, 167-170
- Commonly Owned Access Lots 7021-7023
- Balance Lot 9004
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

k) Stage 11

- Residential Lots 144, 145, 148, 150, 163, 165, 166, 171-178, 180-183
- Commonly Owned Access Lots 7024-7026
- Balance Lots 8012 and 9005
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

l) Stage 12

- Residential Lots 151-162, 185
- Commonly Owned Access Lots 7027-7029
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

m) Stage 13

- Residential Lots 179, 181, 184, 186, 200-209
- Commonly Owned Access Lots 7030-7035

- Balance Lot 8014
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

n) Stage 14

- Residential Lots 187-199
- Commonly Owned Access Lots 7036-7040
- Associated construction works, earthworks, vegetation clearance and replanting, and establishment of public walkways

Retirement Village

o) Integrated Māori Development

- Construction of retirement village and all associated construction works, earthworks, servicing and infrastructure installation, vegetation clearance and replanting, and establishment of public walkways
- Lots 1 & 2
- Road to vest Lot 3 and associated Forestry Road Upgrade works

6. The staging of the proposed development on Lot 1 DP 590677 and Lot 2 DP 590677 must be in accordance with the staging plan, drawing C100 detailed to each stage on drawing series C150-1-1 to 150-1404; and drawing series C190-1-1 to C190-1-3 as listed in **Schedule 1** prepared by Maven Associates dated 02/25, noting that more than one stage can occur simultaneously, however:

a. Stage 1 must be undertaken prior to or concurrently with Stages 2 and 3. Stages 2, 3 and 4 may then be undertaken in any order or concurrently.

b. Stage 4 must be undertaken prior to Stages 5-8. Stages 5-8 may then be undertaken in any order or concurrently.

c. Stages 4 and 8 must be undertaken prior to Stage 9.

d. Stages 4 and 8 must be undertaken prior to Stage 10.

e. Stages 4, 5, 8 and 10 must be undertaken prior to Stage 11.

f. Stages 4, 5,8, 10 and 11 must be undertaken prior to Stages 12 and 13.

g. Stages 4, 8, 10, 11, 12, and 13 must be undertaken prior to Stage 14.

h. The Stage 14 vehicle crossing onto Forestry Road must only be completed and made operational after Forestry Road has been upgraded and vested (Integrated Māori Development).

i. Within Stage 15 prior to the completion, operation and occupation of the Integrated Māori Development, Forestry Road must have been upgraded and vested.

7. The developments and works on Lot 1 and Lot 2 DP 590677 can occur independently of each other.

Kaitiaki Committee

8. The Consent Holder must invite Te Kawerau ā Maki to nominate at least one representative to be their representative(s) on a Kaitiaki Committee (KC). The purpose of the KC is to:

a) Foster and encourage mutual understanding between the Consent Holder and mana whenua on the effectiveness of the measures implemented by the Consent Holder to avoid, remedy, mitigate or offset adverse effects on sites of significance associated with the whenua, wetlands, wai and ngahere;

b) Facilitate ongoing engagement with mana whenua;

c) Enable mana whenua to provide kaitiaki inputs into the drafting and preparation of the Mātauranga Māori Environmental Monitoring Plan (MMEMP), Landscape Implementation Management Plan (LIMP) and Design and Landscape Guidelines;

d) Discuss access and management arrangements for sites of cultural significance to mana whenua; and

e) Provide mana whenua with reports, monitoring information and updates.

The first meeting of the KC must be convened prior to the commencement of any Bulk Earthworks. Thereafter the KC is to meet on at least six-monthly intervals (or at such lesser frequency as the KC decides). At least 20 working days prior to each KC meeting, the Consent Holder must provide meeting invites to all KC representatives including the date and time of the meeting. A record of all meetings is to be distributed to Auckland Council no later than 10 working days after each meeting.

The Consent Holder must fund the reasonable costs of the operation of the KC.

Advice Note:

Should any KC representatives choose not to attend a KC meeting, this does not constitute a non-compliance of this consent condition.

The Consent Holder commits to entering into Memoranda of Understanding with Te Kawerau Iwi Tiaki Trust and will use best endeavours to achieve this outcome.

Mātauranga Māori

Pre-Construction

9. At least 15 working days prior to the commencement of any Bulk Earthworks or stream

works, the Consent Holder must invite each KC representative to nominate a Kaitiaki Monitor to participate in pre-commencement meetings, provide cultural induction training and undertake cultural monitoring associated with the activities authorised by the consents.

Advice Note:

Kaitiaki Monitors can be changed by each Kaitiaki Committee representative at any time.

10. The Consent Holder must invite each Kaitiaki Monitor to attend any pre-commencement meeting required pursuant to any Project Construction Work Stage and any stream works. The invites must be provided at least 10 working days prior to any pre-commencement meeting occurring.

11. Prior to the commencement of any Bulk Earthworks or stream works, the Consent Holder must arrange a time for the Kaitiaki Monitor(s) to provide cultural induction and cultural safety training, including tikanga protocols, for construction workers and other specialists involved in such works.

During Construction

12. The Consent Holder must invite each Kaitiaki Monitor to undertake cultural monitoring visits and cultural surveys of the Project Site and surrounds for the duration of all works undertaken within any Project Construction Stage.

13. The Consent Holder must fund the reasonable costs incurred by Kaitiaki Monitors during the pre-construction and construction phases.

Advice Note:
Should any KC representatives choose not to nominate a Kaitiaki Monitor and should any Kaitiaki Monitor choose not to attend a pre-commencement meeting or provide cultural induction and cultural safety training or undertake cultural monitoring visits, this does not constitute non-compliance with the relevant consent condition.

Ongoing

14. Prior to any planting commencing, the Consent Holder must, in collaboration with the KC, prepare a Mātauranga Māori Environmental Monitoring Plan (MMEMP).

The purpose of the MMEMP is to establish a methodology to monitor and report on cultural values of the natural environment within and around the Project Site for the duration of the Consents.

To achieve this purpose, the MMEMP must include:

a) A methodology, established with the KC, to use Cultural Health Indicator (CHI) surveys to monitor the health of the environment;
b) The development of CHI attributes tailored to monitoring points on the site;
c) Recommendations and advice on landscape and ecological enhancement and restoration works including riparian, wetland enrichment, and forest planting treatment, pest flora and fauna management, and any fish passage devices; and
d) Optional initiatives that respond to the historic and cultural context of the Rangitoopuni Site and its features to be developed, confirmed and implemented in association with the KC, and where relevant, incorporated into the LIMP. For example, installation of interpretive signage, wayfinding devices, pouwhenua and/or artworks in suitable locations to reference the historic and cultural relationship and values of the Project Site and wider setting.

Implementation of the MMEMP must include the following

i. An introductory hui for the KC on the use of CHI survey and monitoring;
ii. ii. An initial CHI survey to be undertaken at, or within, 6 months of ecological enhancement and / or restoration works commencing; and
iii. Ongoing CHI surveys at monitoring sites on two occasions at least every five years thereafter (or at such greater frequency as the KC decides).

The final MMEMP will be provided to the KC for comment at least 20 working days prior to submitting the MMEMP to the Council for certification.

Any changes proposed to the MMEMP, or its implementation, must be confirmed in writing by the Consent Holder following consultation with the KC prior to the implementation of any changes proposed.

The Consent Holder must fund the reasonable costs of the implementation of the MMEMP.

Management Plans

15. Any management plans required under the conditions of this resource consent can either apply to works across the entire site, or to part of the site or works, depending on the programme / staging of works proposed by the Consent Holder.

Advice Note:
Where management plans are staged, this must be clearly specified in the respective plan and the plan must clarify which stage of works it applies to in accordance with the stages and requirements of Condition 16 below.

16. The Consent Holder must prepare Management Plans and Finalised Plans for each Project Stage in accordance with the following table and corresponding conditions of this consent prior to any works commencing on each Project Stage. Management plans can

be prepared either for one or more stages, or for the project overall. If the latter, then certification is only required once.

Project Stage	Pre-Construction Management and Finalised Plan Requirements
Stage 1 Stage 2 Stage 3	• CMP – conditions 23-25 • CTMP – conditions 26-27 • ESCP - condition 28 • ChTMP – conditions 29-30 • DMP – condition 32 • RPMP – condition 33 • LIMP – condition 34 • Transport Plans – condition 42 • Public Walkway Plans – condition 49 • SMP – condition 164 • NFFRP – condition 166
Stage 4	• CMP – conditions 23-25 • CTMP – conditions 26-27 • ESCP – condition 28 • ChTMP – conditions 29-30 • DMP – condition 32 • RPMP – condition 33 • LIMP – condition 34 • Transport Plans – condition 42 • Lighting Plans – conditions 88 • Public Walkway Plans – condition 49 • SMP – condition 164 • NFFRP – condition 166
Stage 5 Stage 6 Stage 7 Stage 8 Stage 9 Stage 10 Stage 11 Stage 12 Stage 13 Stage 14	• CMP – conditions 23-25 • CTMP – conditions 26-27 • ESCP – condition 28 • ChTMP – conditions 29-30 • DMP – condition 32 • RPMP – condition 33 • LIMP – condition 34 • Transport Plans – condition 42 • Public Walkway Plans – condition 49 • SMP – condition 164 • NFFRP – condition 166
Stage 15	• CMP – conditions 23-25 • CTMP – conditions 26-27 • ESCP – condition 28 • ChTMP – conditions 29-30 • AMP – conditions 31 • DMP – condition 32 • RPMP – condition 33 • LIMP – condition 34 • LMP – conditions 35-39 • BMP – conditions 40-41

	• Transport Plans – condition 42 • Lighting Plans – condition 88 • Landscape Plans – condition 92 • Public Walkway Plans – condition 49 • SMP – condition 164 • NFFRP – condition 166

17. The Consent Holder must supply a copy of each Management Plan, as set out in Condition 16, to the Council no less than 15 working days prior to commencement of the relevant Project Stage. The Consent Holder must not commence the relevant activities pertaining to a Management Plan until written certification has been obtained from the Council.

Advice Note:

The certification (or withholding certification) of a Management Plan by the Council must be based on the Council's assessment as to whether the plan adequately addresses its objectives as set out in these conditions. Where the relevant Council officer considers a Management Plan cannot be certified, their response should outline these inconsistencies to the Consent Holder.

18. To enable sequencing of the Project Stages, the Management Plans certified in accordance with the respective management plan conditions may be reviewed and amended over time.

Subsequent Management Plan changes and reviews must also be submitted to Council for certification in accordance with conditions 16 and 17. Any amended Management Plan must have no effect until certification has occurred. The Consent Holder must meet the costs of the production, monitoring and review of Management Plan changes.

19. This Consent and a copy of the Council certified versions of all the management plans required by this Consent must be kept on site at all times until practical completion of the development.

Pre-commencement meeting

20. Prior to the commencement of any works on site, and subsequently ahead of the commencement of each Project Stage, the Consent Holder must hold a pre-construction meeting that:

- is located on the subject site; and
- is scheduled not less than ten (10) working days before the anticipated commencement of the Project Construction Work Stage.

The pre-commencement meeting must include, at a minimum, a representative of the Consent Holder, Kaitiaki Monitors, the Council compliance monitoring officer, a representative from the contractor(s) who will undertake works for the Project Construction Work Component and any suitably qualified and experienced person(s) who are required to supervise any part of the Project Construction Work Component.

The following information must be made available at the prestart meeting(s):

a) Scheduling and staging of the works, including the proposed start date;
b) Resource consent conditions;
c) Contact details for all relevant parties;
d) Site inspections requirements;
e) All Management Plans required for the respective Project Stage by Condition 16;
f) Site Access and Storage area details;

g) Tree protection methodologies and arboricultural supervision requirements for the Integrated Māori Development stage which includes the upgrade of Foresty Road;
h) Any other documents relevant to the Project Stage in question.

The meeting must ensure all parties are aware of and familiar with the necessary conditions of this consent and any relevant plans.

Advice Note:
To arrange the pre-construction meeting please contact the Council to arrange this meeting on monitoring@aucklandcouncil.govt.nz or 09 301 01 01. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

Enabling Works

21. All Enabling Works involving earthworks permitted within the AUP must be undertaken in accordance with GD05 and a certified LMP.

Advice Note:
Enabling Works can commence without a pre-commencement meeting.

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

Specific conditions – Land Use Consent LUC60449772

Duration

22. The regional earthworks component of resource consent LUC60449772 expires ten (10) years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Management Plans

Construction Management Plan (CMP)

23. Prior to the commencement of any Project Stage requiring a CMP, as set out in condition 16, the Consent Holder must submit a CMP to the Council for certification. No earthwork activities may commence in relation to any Project Construction Work Component until certification is provided by Council that the CMP meets the requirements of GD05.

The purpose of the CMP is to set out the management procedures and construction methods to be undertaken to avoid, remedy or mitigate any adverse effects associated with Construction Works as far as practicable.

24. To achieve the purpose, the CMP must be prepared by an appropriately experienced person with specialist input from the project ecologist and include:

a) The roles and responsibilities of staff and contractors;

b) Details of the site or Project manager and the Project Liaison Person, including their contact details (phone and email address);

c) A detailed description of the scope of the activities it covers, including a list of all Project Construction Work Components and all land to be used;

d) The Construction Works programmes and staging approach, and the proposed hours of work;

e) The proposed site layouts (including construction yards), locations of refuelling activities and construction lighting;

f) A copy of all finalised Management Plans required for the applicable Project Construction Works Component forming the CMP scope;

g) Methods for controlling dust and the removal of debris and demolition of construction materials from public roads or places;

h) Methods for providing for the health and safety of the general public;

i) Measures to mitigate flood hazard effects such as siting stockpiles out of floodplains,

minimising obstruction to flood flows, actions to respond to warnings of heavy rain;

j) Procedures for incident management;
k) Procedures for the refuelling and maintenance of plant and equipment to avoid discharges of fuels or lubricants to watercourses.

l) Measures to address the storage of fuels, lubricants, hazardous and/or dangerous materials, along with contingency procedures to address emergency spill response(s) and clean up;

m) Procedures for responding to complaints about Construction Works; and

n) Methods for amending and updating the CMP as required.

25. To the extent they are applicable to the Project Stage the CMP must also include:

a) Clearing plans;
b) ESCPs; and
c) Cut and fill plans.

Construction Traffic Management Plan (CTMP)

26. Prior to the commencement of any Project Stage requiring a CTMP, as set out in condition 16, the Consent Holder must submit a CTMP to the Council for certification. The CTMP must be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Agency's Code of Practice for Temporary Traffic Management.

The overall objective of the CTMP is to manage the effects of earthworks and construction traffic and minimise impacts on the surrounding roading network (including footpaths) and on properties within the vicinity of the construction works.

The CTMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from earthworks, construction and management of all works associated with this development, and setting out procedures to be followed which ensure compliance with the conditions of consent, as follows:

a) Contact details of the appointed contractor or project manager (phone number, email, postal address);
b) A general outline of the construction programme;
c) Plans showing areas where stockpiles, equipment (including contractor parking) will occur so that there is no obstruction of public spaces (e.g. roads);
d) Plans showing the location of any site offices, staff facilities and staff car parking required during the construction period;
e) An overview of measures that will be adopted to prevent unauthorised public access during the construction period;

f) Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during construction;
g) Measures to ensure satisfactory vehicle and pedestrian access is maintained to adjacent properties at all times; These measures may include:
    a. Only providing a single access for construction at a time,
    b. Utilising temporary speed limits,
    c. Widened existing driveways,
    d. Improved visibility and,
    e. Limited truck movements.
h) Measures to manage any potential spill-over effects to on-street parking during the construction period;
i) Measures to ensure that the final construction access arrangement will be fit for purpose and will mitigate risk as required before construction commences;
j) Temporary protection measures that will be installed to minimise any damage to public roads, footpaths, berms, kerbs, drains, reserves or other public assets as a result of the earthworks and construction activities;
k) The process to record and investigate all traffic complaints that includes the following steps being taken as soon as practicable:
    a. Identify the relevant activity and the nature of the works at the time of the complaint;
    b. Review the mitigation and management measures in place;
    c. Record the findings and recommendations in a complaints register that is provided to the Project Manager after each and every complaint and made available to the Council on request; and
    d. Report the outcomes of the investigation to the complainant within 10 working days of the complaint being received, identifying where the relief sought by the complainant has been adopted or the reason(s) otherwise; and
l) Identification of haulage routes and procedure for agreeing existing condition with the Council and Auckland Transport prior to commencement of works;
m) Consideration to other construction projects in the area; and
n) The process for changing, and certifying any changes to, the CTMP. The above details must be shown on a site plan and supporting documentation as appropriate.

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

27. Construction activity in relation to any Project Stage requiring a CTMP must not commence until the CTMP has been certified by the Council and all construction traffic

must be managed at all times in accordance with the approved CTMP.

The CTMP must be included in the application for a Corridor Access Request.

Erosion and Sediment Control Plan (ESCP)

28. Prior to the commencement of any earthworks activity on the subject site that requires resource consent, a finalised Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with GD05 and submitted to the Council.
No earthworks activity on the subject site may commence until written certification from Council is provided that the ESCP meets the requirements of GD05 and must contain sufficient detail to address the following matters:

a) Specific erosion and sediment control works (location, dimensions, capacity) including the use of or the decommissioning of existing devices;
b) Confirmation that the sediment retention ponds have been sized to provide a minimum storage volume of 3.6% (360m^3 of storage for each hectare) of contributing catchment area and incorporates a forebay that provides a minimum volume of an additional 5% of the pond's volume.
c) Details of location of the site's stabilised entranceway(s);
d) Catchment boundaries and contour information;
e) Details of construction methods;
f) Timing and duration of construction and operation of control works;
g) Details relating to the management of exposed areas (e.g. grassing and mulching); and
h) Monitoring and maintenance requirements.

Chemical Treatment Management Plan (ChTMP)

29. Prior to the commencement of any earthworks commencing on site, and ahead of the commencement of each Project Stage requiring a ChTMP, as set out in condition 16 the Consent Holder must submit a ChTMP to the Council for certification. The ChTMP must be prepared by a suitably qualified and experienced person. No earthwork activities may commence in relation to any Project Construction Work Component until certification is provided by Council that the ChTMP meets the requirements of GD05, and the measures referred to in that plan have been implemented.

The ChTMP must include:

a) Specific design details of the chemical treatment system based on rainfall activated devices for sediment retention ponds and decanting earth bunds;
b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
c) Details of optimum dosage (including assumptions);
d) Results of an initial chemical treatment trial based on bench-testing of soils representative of those to be encountered on the site including existing subsoils;

e) A spill contingency plan; and
f) Details of the person or bodies that will hold responsibility for operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

30. Chemical treatment of sediment retention ponds, decanting earth bunds and any dirty water pumped from excavations must be undertaken in accordance with the approved ChTMP.

Adaptive Management Plan (AMP)

31. Prior to the commencement of any earthworks commencing on the Integrated Māori Development site, the Consent Holder must submit an AMP to the Council for certification. The AMP must be prepared by a suitably qualified and experienced person.

The AMP must be generally consistent with Auckland Council's 'Erosion and Sediment Control Adaptive Management Plan Guideline Document' July 2020 and its purpose is to ensure all earthwork activities maintain consistency with GD05 and any other relevant consent conditions, for the duration of works.

The AMP must include:

a) Site management structures, practices and procedures;

b) Weather monitoring procedures including the commissioning of an onsite rain gauge to monitor rainfall and provide alerts to trigger on site erosion and sediment control monitoring for rainfall trigger events as defined in Condition 57;

c) Control device monitoring plans (frequencies and parameters) including procedures for pre, during and post rain events including;
    i. Continuous and automated water quality monitoring (e.g. turbidity) at the inlet and outlet of a minimum of the main sediment retention pond within the active earthwork catchment.
    ii. Additional manual monitoring for all remaining sediment retention ponds and decanting earth bunds.
d) Sediment control device water quality targets and thresholds including;
    i. Treatment efficiency of >90% (up to the 2-year 1hr duration rain event); and
    ii. Discharge threshold (100mm water clarity or 150 NTU or 100g/m^3 TSS);
e) Management response measures to be undertaken in the event that the water quality targets are not achieved, or a threshold is breached; and
f) Reporting procedures.

Dust Management Plan (DMP)

32. Prior to the commencement of any works on site, and ahead of the commencement of each Project Stage requiring a DMP, as set out in condition 16, the Consent Holder must submit a DMP to the Council.

    The overall objective of the DMP is to set out the practices and procedures to be adopted to ensure dust emissions from construction activities do not cause an objectionable or offensive effect beyond the boundary of the site.

    Restoration Planting and Maintenance Plan (RPMP)

33. Prior to the commencement of revegetation of each Project Stage requiring a RPMP, as set out in Condition 16, the Consent Holder must submit a finalised Restoration Planting and Maintenance Plan (RPMP) for certification by Council.

    The purpose of the RPMP is to outline the site preparation, planting strategy, and ongoing maintenance programme to ensure the success of the Project. The RPMP must:

    a. Be in accordance with the Landscape Management Plan, prepared by Boffa Miskell, dated 1 May 2025 and the '*Ecological Impact Assessment for: Rangitoopuni Developments Limited Partnerships*, prepared by Bioresearches, dated 1 May 2025 as referenced in **Schedule 1**.

    b. Define the finalised protective covenant areas, in accordance with the areas detailed on the approved Scheme Plans referenced in **Schedule 1**.

    c. Details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.

    d. Ensure all plants are eco-sourced from the Rodney Ecological District or the Tāmaki Ecological Region.

    e. Include specifications for plant condition and a written specification detailing the planting methodologies to be used.

    f. Identify the existing native species to be retained.

    g. A programme of establishment and ongoing post establishment protection and maintenance (fertilising, eradication of invasive weeds through removal/spraying – including the removal of exotic vegetation incompatible with achieving native forest restoration – and pest animal control, replacement of dead/poorly performing plants, watering to maintain soil moisture and length of maintenance programme.)

    h. Detail the planting required to achieve the stormwater management outcomes required to achieve condition 105 for the respective stage of works.

    Advice Note:

The maintenance procedures must include a minimum of 5 years, achieve 80% canopy closure and a minimum of survival rate of the plants (being 90% of the original density through the entire planting areas), and replacement planting requirements for any plants that do not survive during that maintenance period. Item (h) may need to be prepared as a separate addendum document by a suitably qualified engineer to support the RPMP.

Landscape Implementation Management Plan (LIMP)

34. Prior to the commencement of revegetation of each Project Stage requiring a LIMP, as set out in Condition 16, the Consent Holder must submit a Landscape Implementation Management Plan (LIMP) to the Council for certification.

The purpose of the LIMP is to:

a) Set out a staged programme of planting establishment and ongoing protection and maintenance of plants to achieve the long-term objectives and vision of the Project. This must include details relating to:
    i. Irrigation (to apply to the high amenity areas within the Integrated Māori Development only)
    ii. Weed and pest control
    iii. Plant replacement
    iv. Inspection timeframes
    v. Contractor responsibilities

The LIMP must be prepared by a suitably qualified and experienced landscape architect as an overarching document that sets out the objectives and principles of the Project's landscape design, implementation and its ongoing management.

The LIMP must be consistent with Landscape Management Plan prepared by Boffa Miskell in March 2025, and the finalised RPMP required by Condition 33 of this consent where areas of planting overlap. This may require input from a suitably qualified ecologist to ensure the outcomes are consistent.

Fauna Management Plans

<u>Lizard Management Plan (LMP)</u>

35. Prior to the commencement of any physical works the Consent Holder must submit and have certified by Council, a LMP prepared by a suitably qualified and experienced ecologist/herpetologist. The LMP must be certified once and shall apply to all stages of the project.

The purpose of the LMP is to achieve the following two objectives:

- The population of each species of native lizard present within relevant areas of Enabling Works or Project Stages must be maintained or enhanced, either on the same site or at an appropriate alternative site; and

- The habitat(s) that lizards are relocated to will support viable native lizard populations for all species present pre-development.

To the extent it is applicable to the scope of work, the LMP must address the following (where relevant):

a) Credentials and contact details of the ecologist/herpetologist who will implement the plan;
b) Timing of the implementation of the LMP;
c) A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to:
   i. capture and salvage protocols;
   ii. relocation protocols (including method used to identify suitable relocation site(s));
   iii. supervised habitat clearance/transfer protocols;
   iv. opportunistic relocation protocols.
d) A description of the relocation site(s); including:
   i. provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released native skinks that have been rescued;
   ii. any protection mechanisms (if required) to ensure the relocation site is maintained (e.g.) covenants, consent notices etc; and
   iii. any weed and pest management to ensure the relocation site is maintained as appropriate habitat.
e) Monitoring methods, including but not limited to:
   i. baseline surveying within the site;
   ii. baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites;
   iii. ongoing annual surveys to evaluate relocation success;
   iv. pre and post – relocation surveys; and
   v. monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control; and
f) A post-vegetation clearance search for remaining lizards.

36. A suitably qualified and experienced ecologist/herpetologist must oversee the implementation of the LMP and supervise all and any habitat removal in order to search for and rescue any native lizards found and relocate them to a suitable alternative location on the site.

37. All works on site must comply with the certified LMP at all times.

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

38. Within three months of completion of works associated with any Project Stage requiring an LMP as set out in condition 16, all findings resulting from the implementation of the LMP must be recorded by a suitably qualified and experienced ecologist/herpetologist approved by the Council on an Amphibian/Reptile Distribution Scheme (ARDS) Card (or similar form that provides the same information) which must be sent to Council and the Department of Conservation.

39. A suitably qualified and experienced ecologist/herpetologist approved to oversee the implementation of the LMP must certify that the Lizard related works have been carried out according to the certified LMP within two weeks of the completion of the vegetation clearance works.

Bat Management Plan

40. Prior to any tree alteration works at the site, as set out in condition 16, the Consent Holder must submit a BMP to the Council for certification. The BMP must be consistent with the Bat Protocols (Protocols for minimising the risk of felling occupied bat roosts) and include details of effects management for the purpose of achieving the following objectives:
    a. To minimise the adverse effects of tree felling; and
    b. To avoid, remedy and/or mitigate adverse effects on bats and their habitat during and post-construction.

The BMP shall include (but not be limited to) the following:

a) A detailed description of the scope of activities it covers, including confirmation of all areas to which it will be applied and over what duration and timing of implementation of the BMP;
b) A tree removal protocol prepared by a qualified bat ecologist that sets out the monitoring procedures to be implemented for the removal of any vegetation and/or trees that are identified as potential bat roosts. This can be achieved through acoustic surveys, direct observation of trees prior to their removal, managing the time (month) of removal, and must be in accordance with the most up to date DOC bat roost protocols;
c) Details of ongoing monitoring and reporting of bat activity where occupied bat roosts are discovered
d) Protocol(s) for minimising disturbance from construction activities near any discovery of active roosts until the bat ecologist confirms they are vacant;
e) Methods for the replacement of any confirmed active or inactive bat roosts that are removed as part of the proposal; including but not limited to:
    i. Procedures and actions for the design, timing, location and placement of artificial roosts within pest controlled habitat prior to any vegetation clearance
    ii. Installation and maintenance of artificial roost boxes (ratio of 6 artificial roosts to every 1 confirmed tree)
    iii. Establishment of a monitoring programme for artificial roosts installed for a duration of up to 15 years
    iv. Reference to the NZ Bat Recovery Group Advice Note – The use of artificial roosts when undertaking this assessment;

f) Management actions to minimise disturbance to bats from temporary or permanent lighting including but not limited to:
   i. minimisation of artificial lighting by placing controls to minimise light spill and production of blue light wavelengths for residential and street lighting within the development site;
   ii. lighting protocols that require the shielding of lights that are downlit with a maximum colour corrected temperature of 2700K or below;

g) Management actions to minimise disturbance to bats from operational noise and lighting during construction; and

i) Methods to achieve enhancement of bat habitat within the site including (but not limited to):
   i. Protecting identified and potential roosting trees within the riparian corridors (Lot 1) and wetland margins
   ii. Pest control within high value bat habitat and revegetation areas
   iii. Planting of appropriate vegetation types suitable for long tailed bat habitat within the identified high value bat habitat and revegetation planting areas.

Once certified, the Consent Holder must comply with the certified BMP at all times.

Advice Notes:

For the avoidance of doubt, this condition does not apply to existing permitted forestry activities.

Wildlife Act 1953: The Consent Holder is required to ensure they comply with their responsibilities under the Wildlife Act 1953 to not disturb, harm, kill etc any protected wildlife. If approvals are required under the Wildlife Act 1953, the Consent Holder must ensure that the methodologies adopted under this condition do not conflict with any requirements of that Act.

41. The tree removal protocol set out in the BMP must be implemented for the removal of any vegetation and/or trees that are identified as potential bat roosts by a suitably qualified ecologist.

Transport

Final Plans for Certification

42. Prior to the commencement of engineering works on any existing or proposed public road, finalised plans must be submitted to the Council for certification. These plans must incorporate the following design details or outcomes, where relevant to the works of each Project Stage:

a) Each JOAL and vehicle access has been designed to accommodate B85 car tracking and 8m truck tracking where refuse collection within the JOAL is proposed (applies to all Stages);

b) Locations of warning signage (PW-26) alerting drivers to concealed vehicle crossings (Accesses 2, 4 and 5) (applies to Stage 4 and 6); Location of high friction surfacing for a 50m approach in both directions on Access 2 (applies to Stage 4);
c) Right Turn Bays to be installed:
    - on Old North Road for vehicles turning into Access 1 and Pinetone Road (Stage 1)
    - on Old North Road for vehicles turning into Access 2 (Stage 4); and
    - on Deacons Road at the intersection with Forestry Road (Stage 15); and
d) Establishment of speed signs (PW-17 sign in combination with a PW-25 curve advisory speed sign) or speed-activated warning signs on the south-western approach (Riverhead Road) to the Deacon Road/Riverhead Road intersection (applies to Stage 15).

All works must then be constructed and implemented in accordance with these finalised certified plans. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided to the Council within 20 working days of completion of each Project Stage and occupation of any dwellings and/or retirement units within the specified stage of the project as referenced above and described in Condition 5.

Waste Management Plan

43. A finalised Waste Management Plan must be submitted to Council for certification detailing the finalised Waste Management Proposal for Stages 1-14. This must include instructions for waste collection trucks to park in vehicle turning areas and use runners to collect refuse from beyond these points.

Vehicle Crossings and Accessways

44. The Consent Holder must design and construct all vehicle crossings and accessways in accordance with the finalised certified plans required under Condition 42 or the requirements of Auckland Transport's Transport Design Manual (AT-TDM), Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided to Council within 20 working days of completion of each Project Stage that involves vehicle crossings.

Advice Notes:

a) Right of ways, Commonly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to Common access way approval (aucklandcouncil.govt.nz)
b) Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.

c) *Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Plan Approval and should not be used for the purposes of constructing common access ways.*
d) *The Consent Holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Commonly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before applying for a section 223 certificate.*
e) *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
f) *Works within the road reserve require prior approval from Auckland Transport. The Consent Holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
g) *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/*

Maintenance of Sightlines

45. Vehicle Sightlines must be maintained in perpetuity within Covenant areas ZY and ZZ, and an additional Covenant Area that must be added over Lots 68 and 71 adjacent to Access 5. No buildings are permitted within this area, and all vegetation and any fencing within this area must be restricted to a maximum height of 1.1m from ground level.

Engineering Plan Approval – Transport

46. Prior to the commencement of any engineering works on any existing or proposed public road, within each stage, the Consent Holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.

a) Design details of the marking of a channelised right turn facility for right turning vehicles from Deacon Road to Forestry Road
b) Detailed engineering design plans for the proposed upgrades and extension of Forestry Road
    i. Design details demonstrating compliance with the Auckland Transport Design Manual (TDM) and relevant standards for road geometry

ii. Typical cross-sections showing carriageway width, shoulder treatment, pavement layers, and any drainage infrastructure (culverts, drainage flow paths and overland flow paths and necessary stormwater treatment).
iii. Details of how the extension integrates with existing road networks and provides safe access to adjacent lots

c) Design details of the erection of advisory speed signage and/or speed-activated warning signs on Riverhead Road on the western approach to the intersection as approved by Auckland Transport
d) Design details of the marking of a channelised right turn facility for right turning vehicles from Old North Road for vehicle access 1 and 2.
e) For culverts that are not considered classifiable dams but also do not meet the capacity requirements, the Consent Holder must:
   i. Demonstrate the culvert is designed with anti-seep drainage by a Chartered Geotechnical Engineer and provide copies of Producer Statements for the design and construction monitoring.
   ii. Demonstrate the road embankment within the influence line of the detained floodwater should be reinforced and specifically designed by a Chartered Geotechnical Engineer and provide copies of the Producer Statements for the design and construction monitoring.

47. As part of the Engineering Plan Approval, the Consent Holder must submit a flooding assessment which must include but not be limited to:
    a) Identifying flood-prone areas along the proposed and existing sections of Forestry Road, including any overland flow paths and ponding risks
    b) Show the extent and depth of flooding across the road reserve and adjacent areas for all relevant storm scenarios
    c) Compare flood depths across different design scenarios or mitigation options to demonstrate the effectiveness of proposed measures
    d) Identify areas where floodwaters pose a safety risk due to high velocity and depth, particularly where vehicles and pedestrians would be present within the road reserve**.**

48. As part of the application for Engineering Approval, a registered engineer must:
    a) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with Auckland Transport's Transport Design Manual to the extent practicable or desirable.
    b) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.
    c) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

Advice Notes:

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

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

Public Walkways, Cycleways and Golf-Cart Track

Detailed Design Plans

49. Prior to the construction of the Public Walkways, Cycleways or Golf Cart Track, for each Stage, detailed design plans must be prepared for all public walkways within that respective Stage and submitted to the Council for certification. The finalised plans must be prepared in accordance with the *Te Kawerau ā Maki Tracks Guideline document, Appendix 2 of the Landscape Management Plan.*

50. All walking, cycle and golf-cart tracks must then be implemented for each stage in accordance with the certified plans prior to the occupation of the respective stage of works.

Earthworks – Pre-commencement

Council Notification

51. The Council must be notified at least ten (10) working days prior to earthwork activities commencing on the subject site.

Natural Inland Wetlands

52. Prior to the commencement of any works authorised by this consent, including the installation of erosion and sediment controls, a suitably qualified freshwater ecologist must identify, in accordance with MFE protocols, a minimum 1m setback from the natural inland wetlands where works are proposed within 10m of the natural inland wetland. A protection fence must be installed at the 1m setback and must remain in place until the completion of all works on the site.

Advice Note:

A 'day glow' barrier mesh or 'pigtail' fence/wire or rope would be sufficient for this purpose.

Demarcation of Effluent Disposal Fields

53. The boundaries of the proposed wastewater disposal areas as indicated in the Wastewater Site Plans, DWGs 500-545, rev 0, prepared by GWE Consulting Engineers and dated 21/03/25 must be marked out and surrounded by temporary barriers for the retirement village site prior to earthworks commencing. The barrier marked areas must be protected from access by heavy machinery where practicable due bulk site earthworks.

Sediment and Erosion Control

54. Within ten (10) working days following implementation and completion of the erosion and sediment controls required by the finalised Erosion and Sediment Control Plan and prior to commencement of the earthwork activity in the corresponding Project Stage, the Consent Holder must provide to Council written certification prepared by a suitably qualified and experienced person confirming that the erosion and sediment control measures have been constructed in accordance with GD05 and any additional requirements of this consent.

Certified controls must include all erosion and sediment controls detailed in the certified ESCP. Information supplied, if applicable must include:

a) Details on the contributing catchment areas;
b) Retention volume of the structure (dead storage and live storage measured to the top of the primary spillway);
c) Dimensions and shape of the structure;
d) Position of inlets/outlets;
e) Details regarding stabilisation of the structure;
f) Confirmation of the alignment and locations of silt fences and super silt fences;
g) Location of stabilised entranceways; and
h) Confirmation that the dirty water and clean water diversions have been sized in accordance with GD05.

Earthworks – During Works

Erosion and Sediment Control

55. All erosion and sediment controls measures must be constructed and maintained in accordance with GD05 except where a higher standard is detailed in the documents referred to in the conditions of consent, in which case the higher standard must apply.

The erosion and sediment control measures must be maintained throughout the duration of the earthwork activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

56. All earthworks must be undertaken in accordance with the AMP (and any subsequent revisions) certified by the Council.

57. Pre-rain forecast inspections as defined in the AMP (for the Integrated Māori Development) must be undertaken at a minimum of 24 hours prior to the forecasted event. If the forecast is not made available within 24 hours of the event, all reasonable attempts must be made to inspect the site prior to the event.

Advice Note:
As a pre-curser to a possible trigger event, if forecasts indicate that >20mm over 24 hours of rainfall, additional pre-rain event inspections should be undertaken by an Erosion and Sediment Control Specialist in conjunction with the contractor. The aim of the inspection will be targeted at any additional ESC that are required to be installed to ensure that the site's ESC devices perform effectively.

58. The inspection(s) required by Condition 57 must be undertaken during trigger events as follows:

a) Greater than 25mm of rainfall over any 24 hour period (as measured by the onsite rain gauge).
b) Greater than 15mm of rainfall within an hour period.
c) Any failure of an erosion and/or sediment control measure leading to an uncontrolled discharge of sediment laden water to the receiving environment.
d) Spillage/accidents that cause a discharge of sediment or contaminants to the aquatic environment.
e) Obvious degradation of the receiving environment immediately downstream of the sediment retention ponds, such as accumulation of sediment, conspicuous oil/grease, scums/foams, floatable matter, fish kills, discolouration of water or significantly increased growth of nuisance algae.

Notification must be provided to Council within 24 hours of a trigger event.

59. Following each trigger event defined by Condition 57, a Trigger Event Report must be provided to Council within 10 working days of the trigger event. The report must include (but is not limited to):

a) A summary of the trigger event (i.e. rainfall summary, reason for trigger).
b) The results of the AMP monitoring regime.
c) Identification of any water quality targets that were not achieved during the trigger event.

d) Identification of any adaptive management responses that should be undertaken to improve the site's erosion and sediment control measures.
e) A summary of the performance of the site's erosion and sediment control measures.

60. An earthworks catchment which has been reduced (by stabilisation) or stabilised as a result of a trigger level exceedance as defined and required by the AMP and any subsequent revisions approved by the Council must only be re-opened or increased on the written approval of the Council.

61. Amendments to the AMP, including cessation of any further monitoring, must be approved by the Council in writing and may be applied for after a period of monitoring which provides sufficient record of site performance and justification for the amendments sought.

62. If in the Council's opinion, there are changes required to be made to the AMP as a result of observed inefficiencies on site or identified within the site reporting, Council may request that the AMP be updated to address those inefficiencies. If such a request is made by the Council, the revised plan must be submitted to the Council within ten (10) working days of the request. The revision must not be implemented without the Council's approval.

63. The site must be progressively stabilised against erosion in accordance with GD05 as soon as practicable as earthworks are finished over various areas of the site.

64. Earthworks must be managed to minimise the 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.

65. Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth must be permanently stabilised against erosion in accordance with GD05.

Imported Fill

66. All imported fill used within the Project Site must comply with the definition for 'cleanfill material' in the Auckland Unitary Plan (Operative in Part) – (Chapter J1 Definitions).

67. *Hazardous Substances & Contaminants*

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

Limiting Heavy Machinery or Earthworks within Potential Future Disposal Areas

68. Precautions must be maintained in place during subdivision earthworks to limit heavy machinery accessing potential future disposal area land adjacent to building platforms and to prevent the stockpiling of soils or machinery in any of these potential future wastewater disposal areas, as far as practicable. In the event of the identification of any cut or filled land within the potential future wastewater disposal areas and/or the potential disposal area land on any lot is accessed by heavy machinery during earthworks or construction activities which may have resulted in over compaction of the soils, then the soil compaction levels must be assessed and remedial measures undertaken as required to achieve soil compaction comparable to that of control natural non-earthworked soils nearby to the satisfaction of the Council.

    Should the areas not achieve the above requirements, the affected areas must be marked on final s224c development plans as areas not suitable for disposal purposes and appropriate consent notices be registered as part of condition 260 to ensure future owners are aware of the limitations.

    Advice Note:

    Earthworks or access by heavy machinery could adversely affect the longer-term permeability of the soils in the locality and when located on or alongside or downslope of a wastewater disposal area further impede the soils viability for wastewater disposal purposes and for general stormwater drainage.

    Staging

69. The maximum area of all earthworks being undertaken at the Project Site at any one time must not exceed 50 hectares, with a maximum area of 25 hectares open per existing Lot (Lot 1 DP 590677 and Lot 2 DP590677)

70. The site must be progressively stabilised against erosion at all stages of the earthworks activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with any approved ESCP.

    Discharges beyond the boundary

71. Beyond the boundary of the site there must be no odour, dust, particulate, smoke, ash or fume caused by discharges from the site which, in the opinion of the Council, is noxious, dangerous, offensive or objectionable.

    Avoid damaging assets

72. Unless specifically provided for by this consent, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity. In the event that such damage does occur, the Council must be notified within 24 hours of its discovery. The cost of rectifying such damage and restoring the asset to its original condition must be met by the Consent

Holder.

Hours of operation – Construction

73. The construction works must be restricted to between the hours of:

a) 7.30am and 6pm Monday to Saturday inclusive.
b) No work is permitted on public holidays (and any following Monday on which that public holiday is observed).

Seasonal restrictions

74. Earthworks and/or streamworks (other than those that are permitted activities under the AUP) on the subject site must not be undertaken between 1 May and 30 September in any year without the submission of a 'Request for winter works' for approval to Council. All requests must be renewed annually prior to the approval expiring and no works are to occur until written approval has been received from the Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by Council upon written notice to the Consent Holder.

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

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

Geotechnical

Supervision and certification of geotechnical works

75. The construction of Bulk Earthworks, excavations for retaining structures, building foundations and the placement and compaction of fill material must be supervised by a

suitably qualified engineering professional.

In supervising the works, the suitably qualified engineering professional must ensure that they are constructed and otherwise completed in general accordance with the geotechnical report recommendations within **Schedule 1**.

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 this condition, within ten (10) working days following completion of any Project Construction Stage. Written certification must be in the form of a geotechnical completion report, a PS 4 or any other form acceptable to the Council.

Ensure stability

76. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either adversely affecting the site, neighbouring properties or water courses. If such collapse or instability does occur, it must immediately be rectified and Council notified within one month.

Geotechnical Completion Report

77. Within three months of completion of Bulk Earthworks associated with any Project Construction Stage, or within three months of completion of any buildings, stormwater and wastewater infrastructure constructed as part of any Project Stage, an Engineer's certificate and Geotechnical Completion Report (GCR) prepared by a suitably qualified and experienced engineering professional responsible for supervising the works must be provided to the satisfaction of the Council, confirming that the works have been completed in accordance with relevant plans contained in the certified CEMP and the approved Geotechnical Reports referenced in **Schedule 1**. The GCR is to cover the following (as a minimum):

a) That the works were undertaken in accordance with NZS 4431:1989 Code of Practice for Earthfill for Residential Development or NZS4404:2004 Code of Practice for Urban Land Development & Subdivision Engineering and “Section 2 of the Code of Practice: City Infrastructure and Land Development" and the site-specific designs outlined in the Geotechnical Investigation Report within **Schedule 1**.

b) Recommendations for specific areas, confirming adequate factors of safety, and including as-built records of earthworks, groundwater levels and drainage;

c) Include a statement of professional opinion for the suitability of the site for the intended use;

d) Details of all earthworks and as-built plans, including the depth, extent of fill and drainage, subsoil drains, shear keys and soil reinforcement (as applicable); and

e) Any related matters identified in other conditions of this consent.

Accidental discovery protocol

78. If, at any time during any earthworks authorised by these consents, any archaeological features (including human remains, archaeology and artefacts) are uncovered on the Project Site, works must cease and the Council and Heritage New Zealand Pouhere Taonga (09 307 9920) must be notified immediately, and the protocol set out in Standards E11.6.1 and E12.6.1 of the AUP: OP must be followed.

79. The Consent Holder must ensure Te Kawerau ā Maki are invited to monitor the earthworks and conduct karakia and other such religious or cultural ceremonies and activities as appropriate.

Arboriculture

Forestry Road Upgrade

Works Arborist

80. A suitably qualified and experienced arborist must be engaged by the Consent Holder for the duration of the Project to direct, supervise and monitor the encroachment within the protected root zone of the retained trees required. The arborist must ensure compliance with the tree protection measures for the retained trees in the vicinity of the works area in accordance with current best arboriculture practice.

Tree protection methodologies

81. All works must be carried out in accordance with the recommendations of the Arboricultural Assessment Report prepared by The Tree Consultancy Company dated 1 May 2025.

82. The project manager / foreman must ensure that all contractors, sub-contractors and work site staff are advised of, and comply with, the tree protection measures listed in the arboricultural assessment report prepared by The Tree Consultancy Company dated on 1st May 2025 for the duration of the works. A copy of this arboricultural assessment report must be kept on site during the construction period.

Mitigation Planting for removal of street trees

83. Within the first available planting season (Autumn to Spring) after completion of the site works for the upgrade of Forestry Road, the Consent Holder must implement the proposed replanting of 225 new trees within the Project Site.

84. The replacement trees must be located in such a position so that their long-term growth and development is taken into consideration and maintained thereafter in correct arboricultural fashion, mulching and formative pruning as necessary.

85. The replacement trees and development must be monitored for a minimum of three years following planting. If any of the replacement trees die or decline beyond recovery during this period, it must be replaced by the Consent Holder with a new specimen of a similar

size and species to that which was originally planted.

Countryside Living Subdivision and Integrated Māori Development Works

Works Arborist

86. A suitably qualified and experienced arborist must be engaged by the Consent Holder to provide arboricultural input during the detail design stages to provide arboricultural input on the routing of the stormwater discharge, wastewater discharge with pipes installation, and formation of 11 culverts crossing the stream during the duration of the project to minimize and reduce the tree impacts of retained trees on the riparian margins.

87. A suitably qualified and experienced arborist must be engaged by the Consent Holder to direct, supervise and monitor the proposed tree removal, canopy trimming and encroachment within the protected root zone of the retained trees on the riparian margin of streams and wetlands. The arborist must ensure compliance with the tree protection measures for the retained trees in the vicinity of the works area in accordance with current best arboriculture practice.

Integrated Māori Development/Retirement Village and Community Facility (Lot 2 DP 590677, and Lot 57 of Lot 1 DP 590677)

Lighting

88. Prior to the approval of Building Consent for each building stage, the Consent Holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to Council. The purpose of this condition is to provide adequate lighting for the safety of people residing, working or visiting the premises and its immediate environs outside of daylight hours.

The Lighting Plan must:

a. Include the proposed Forestry Road Extension and Forestry Road and Deacon Road access points which will be vested to Auckland Transport. Their street lighting design must be based on the AT-TDM requirements and the plan must demonstrate compliance with those requirements.
b. Include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to, the private roads, building entrances, building frontage, outdoor carparks, footpaths, or common access areas.
c. Include all proposed signage illumination and demonstrate compliance with the lighting provisions in Chapter E23.
d. Include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of night time viewing.
e. Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part) as appended to this consent.

f. Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc,).
g. Demonstrate that dark-sky policies have been considered and that there will be no direct light emission towards the sky.
h. Demonstrate that the lighting specifications are consistent with the Bat Management Plan, specifically Conditions 40(f) and (g).

The finalised design details certified by the qualified Lighting Engineer and the Council must be established prior to the development hereby consented being first occupied and thereafter retained and maintained.

Advice Note:
The purpose of this condition is to ensure that adequate lighting is provided to frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.

Permanent Signage

89. Prior to installation of any permanent signage, the Consent Holder must provide detailed information to Council for certification and must illustrate the finalised design details of the proposed signage, including the proposed locations, dimensions, colours, materials and surface finishes. Once established, the signage must thereafter be retained and maintained.

Advice Note:
As part of the certification process, Council's monitoring officers will liaise with members of the Council's Design Review Unit to ensure that the submitted details are consistent with the approved plans and information.

Completion of parking areas

90. All access, parking and manoeuvring areas required to service, or contained within, that stage of the development, must be formed and sealed with an all-weather surface, and drained in accordance with the approved plans prior to occupation of that Stage of works. The Consent Holder must provide confirmation from a suitably qualified and experienced professional to Council that the parking spaces provided on site meet the Unitary Plan standards, relative to their allocation/users.

Forestry Road Upgrades and Private Wastewater System

91. All Forestry Road Upgrades and the Private Wastewater System, as defined in the approved plans and documents in **Schedule 1** and any subsequent finalised plans as required by conditions of this consent, must be completed and the road vested prior to

the occupation of the Integrated Māori Development.

Final Detailed Landscape Plans (LPs)

92. Prior to commencing building works the Consent Holder must provide to the Council for certification, a finalised set of detailed landscape design drawings and supporting written documentation (LPs) for the landscaping within the Integrated Māori Development (Retirement Village) and Community Facility (Lot 57). This information must have been prepared by a landscape architect or suitably qualified professional.

The submitted information must be consistent with the Landscape Concept and Plans prepared by Boffa Miskell, dated 1 May 2025 and the certified Restoration Planting and Maintenance Plan required by condition 33 where areas of planting overlap, and, at a minimum, must include landscape design drawings, specifications and maintenance requirements including:

a. Annotated planting plan(s) which communicate the proposed location and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation;

b. A plant schedule based on the submitted planting palettes and schedule, planting plan(s) which details specific plant species, plant sourcing, the number of plants and height and/or grade (litre) / Pb size at time of planting;

c. Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements;

d. Annotated pavement plan(s) and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing, including details for the proposed public walkways, cycleways and golf-cart track; and

e. Annotated street furniture plan(s) and related specifications which confirm the location and type of all seats, bins, lights, fences, walls and other structural landscape design elements.

Advice Note:

The finalised LPs should include details in accordance with the requirements of Condition 49 for the public walkways and cycleways within the respective Project Stage, unless a separate plan is prepared to satisfy Condition 50.

Landscaping Implementation and Maintenance Requirements

93. Prior to each stage of the development being first occupied or within the immediately following planting season, the Consent Holder must implement the landscape design which has been certified by the Council under Condition 92 for that stage. The implemented landscape design (planting and built elements) must be thereafter retained and maintained in perpetuity in accordance with the LIMP that has been certified by the Council under Condition 34.

Landscape Implementation Completion Report

94. Following completion of the certified landscape works, the Consent Holder must submit a completion report to the Council for certification which confirms that the objective of the certified LIMP (condition 34) has been achieved.

Restoration Planting – Implementation

95. The Consent Holder must carry out all mitigation planting as detailed within the certified Restoration Planting and Maintenance Plan (condition 33) within the first two planting seasons (April – September) immediately following the completion of works on site.

96. Following establishment of the required planting the Consent Holder must submit a completion report to Council, for certification within 30 working days of the planting works being completed. This report must confirm that all plantings have been completed in accordance with the approved planting plans including evidence of eco-sourcing.

Advice Note:

The planting completion report will include photos of the planted area, an inventory of the specimens planted (species, size & number) and evidence of eco-sourcing (e.g. nursery slip). This information can be compiled by the Consent Holder.

97. The Consent Holder must maintain all mitigation planting areas for a minimum of five years in accordance with the certified Restoration Planting and Maintenance Plan (Condition 33) and must achieve 80% canopy closure and a minimum of survival rate of the plants (being 90% of the original density through the entire planting areas). The maintenance period must commence once the completion report has been certified by Council in accordance with Condition 116. Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive pest plants and pest animals must be controlled at the time of initial planting and on an ongoing basis.

Firefighting Water Supply

98. At the time an application for building consent is submitted to the Council for any part of the Retirement Village activities, it must be demonstrated that fire-fighting water supply will be provided in accordance with NZFS Fire Fighting Water Supplies CoP SNZ 4509:2008. If an alternative fire-fighting water supply is to be provided, written approval of that system from Fire and Emergency New Zealand must be provided with the building consent application. The fire-fighting water supply provided must be maintained and retained as long as a habitable building is located within the site.

99. The shared path within the Project Site connecting the development to the eastern boundary of Lot 2 must be completed prior to the occupation of Stage 4 of the Integrated Māori Development and be constructed and implemented in accordance with the relevant plans within **Schedule 1**.

Advice note:

The provision of the upgraded path through the adjoining esplanade reserve will be subject to a separate private agreement, such as a Funding Agreement between the Consent Holder and the Council.

Specific conditions – Stormwater Permit DIS60449778

Expiry date

100. Stormwater diversion and discharge permit 60449778 must expire 35 years from commencement unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.

Stormwater management works

101. The following stormwater management works must be constructed for the following catchment areas and design requirements, and must be completed **prior** to discharges from the associated new impervious areas commencing from the site:

Retirement Village

Works to be undertaken	**Catchment area**	**Design requirement(s)**
Rain gardens and/ or proprietary devices	JOALS and private accessways (more than 10 units) Car parking areas with 30+ car parks.	Designed in accordance with GD01 or installed in accordance with manufacturer specifications.
Clean water (roof) network	All Roof Areas	Sized for 95th percentile rain event and will provide primary non-potable and potable supply in the Village (retention and reuse)
Native revegetation and stream planting		Extent as shown on the LIMP and protection via covenants.
Outfalls	Catchment area as relevant per stage.	Erosion protection to minimise bed scour and erosion In accordance with Auckland Council Technical Report 2013/018.

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

Countryside Living

Works to be undertaken	Catchment area	Design requirement(s)
Swales	All JOALS.	Treatment within the via grass swales (where possible) designed in accordance with GD01.
JOAL Drainage	All JOALS	Designed for a 10-yr rain event.
Native revegetation and stream planting		Extent as shown on the LIMP and protection via covenants.
On lot Rain tanks	Individual roof areas	As per Guidelines specifications Retention and reuse of 95th percentile rain fall event via on-lot storage tanks providing supply for potable and non-potable water supply for future buildings.
SW overflow device either via a level spreader and/or lot connection.	All lots.	Design in accordance with *The Countryside Living Toolbox – Stormwater Management Device Design Details* (April 2010)
Outfalls	Catchment area as relevant per stage.	Erosion protection to minimise bed scour and erosion In accordance with Auckland Council Technical Report 2013/018.

Forestry Road

Works to be undertaken	Catchment area	Design requirement(s)

Public Road Drainage	Extent of road to vest.	Designed for 10-yr rain event.
Outfalls	Catchment area as relevant per outfall.	Erosion protection to minimise bed scour and erosion In accordance with Auckland Council Technical Report 2013/018.

102. Detailed designs for stormwater mitigation for the site impervious areas including any relevant drawings, plans and calculations must be submitted to and approved by the Council at the time of application for Engineering Plan Approval and/or Building Consents.

Modifications approval

103. In the event that any modifications to the stormwater management system are required, that will not result in an application pursuant to s127 of the RMA, the following information must be provided:

a. Plans and drawings outlining the details of the modifications; and

b. Supporting information that details how the proposal does not affect the capacity or performance of the stormwater management system.

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

Advice Note:

All proposed changes must be discussed with the Council, prior to implementation. Any changes to the proposal which will affect the capacity or performance of the stormwater management system will require an application to the Council pursuant to s127 of the RMA.

Pre-construction meeting

104. A pre-construction meeting must be held by the Consent Holder, prior to commencement of the construction of any stormwater work onsite, that:

a. is arranged five working days prior to initiation of any stormwater work on the site;

b. is located on the subject area;

c. includes representation from the Council, including the Development Engineer and Environmental Monitoring; and

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

Advice Note:

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

Information required for Pre-construction meeting

105. The following information must be made available prior to, or at the pre-construction meeting:

a) timeframes for key stages of the works authorised under this consent;

b) contact details of the site contractor and site stormwater engineer; and

c) construction plans approved (signed/stamped) by the Council's Development Engineer.

Flooding

Flood Risk and Nuisance

106. The Consent Holder must ensure that the development does not result in any increase in flood risk or flood nuisance to upstream or downstream properties, measured against the existing rainfall and land use conditions as follows:
- Western Catchment (Stages 1-5 CSL) for the 50% AEP event, 10% AEP and 1% AEP event with climate change.
- Eastern Catchment (Stages 6-14 CSL and RV) 50% AEP, 20% AEP, 10% AEP, 2% AEP and 1% AEP storm events, considering both existing rainfall and future rainfall as affected by climate change.

Flood Management Structures and Planting

107. Prior to the construction of impervious surfaces within Stage 1 of Lot 1 DP 590677 and Lot 2 DP 590677, updated engineering drawings and design details for Culvert 1-1 (Stage 1 of Lot 1 DP 590677), Culvert 7 (Lot 2 DP 590677), and the Retirement Village attenuation basin (Lot 2 DP 590677) must be submitted to the Council, for certification.

The drawings must demonstrate that the devices are designed to achieve the following objectives:

a) Provide peak flow attenuation for the listed storm events listed in Condition 106 (above) consistent with the Stormwater Management Plan provided in support of the application;
b) Ensure post-development flows do not exceed pre-development flows at the downstream receiving environment for the design storm events;
c) Maintain conveyance capacity to prevent adverse flooding effects on upstream or downstream properties;
d) Provide safe conveyance of flows in the event of culvert blockages; and
e) Incorporate safe maintenance access, erosion protection, and energy dissipation measures consistent with GD01.

108. Culvert 1-1, Culvert 7, and the Retirement Village attenuation basin must be constructed within their respective stages in accordance with the certified drawings and be operational prior to the further development of any impervious areas within the Countryside Living development (Lot 1) or the Retirement Village (Lot 2), whichever occurs first.

109. Prior to the construction of impervious surfaces the planting required to offset that increase in area of impervious surfaces must be implemented so that the stormwater management outcomes of condition 106 are achieved, as detailed in the certified RPMP (condition 33).

Operation and Maintenance – Flood Management Structures

110. Prior to the occupation of any dwellings within Lot 1 or Lot 2, the Consent Holder must submit for certification by the Team Leader, Resource Consents, an Operation and Maintenance Plan that includes operation and maintenance details for Culvert 1-1, Culvert 7, and the Retirement Village attenuation basin. The OMP must include but not be limited to:

a) Inspection and maintenance procedures and frequencies;
b) Responsibilities for operation, inspection, and maintenance;
c) Procedures for repair and renewal of assets; and
d) Record-keeping requirements for inspections and maintenance undertaken.
e) The assets must be operated and maintained in accordance with the certified OMP for the lifetime of the development.

Retirement Village – Pond Access

111. Prior to the commencement of construction of the stormwater attenuation basin, updated engineering drawings must be submitted to the Team Leader, Resource Consents, for certification. The drawings must demonstrate that the attenuation basin has been designed in accordance with GD01, including but not limited to:

a) A minimum formed maintenance vehicle access width of 3.5 metres;
b) A maximum maintenance vehicle access grade of 1V:8H (12.5%); and
c) Alignment of the maintenance vehicle access with no sharp bends that would restrict movement.
d) The attenuation basin must be constructed in accordance with the certified drawings, and the access track must be maintained in good condition for the lifetime of the pond.

Post-construction meeting

112. A post-construction meeting must be held by the Consent Holder, within 20 working days of completion of the stormwater management works, that:

a. is located on the subject area;

b. includes representation from the Council, including the Development Engineer and

Environmental Monitoring; and

c. includes representation from the site stormwater engineer or contractors who have undertaken the works and any other relevant parties.

Advice Note:

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

Certification of stormwater management works (As-Built Plans)

113. As-Built certification and plans of the stormwater management works, which are certified (signed) by a suitably qualified registered surveyor as a true record of the stormwater management system, must be provided to the Council for the records.

Contents of As-Built Plans

114. As-Built Plans must be provided to the Council no less than five working days prior to the post- construction meeting required by this consent.

115. The As-Built plans must display the entirety of the stormwater management system, and must include:

a) location and dimensions of stormwater manholes and the outlet structure;

b) location, dimensions and levels of any overland flowpaths including cross sections and long sections; and

c) documentation of any discrepancies between the design plans and the As-Built plans approved by the Modifications Approval condition.

Stormwater Operation and Maintenance Plan

116. The final Stormwater Operation and Maintenance Plan ("Stormwater OMP") must be submitted to the Council for certification 5 working days prior to the post-construction meeting required by this consent.

117. The Stormwater OMP must set out how the stormwater management system is to be operated and maintained to ensure adverse environmental effects are minimised. The Stormwater OMP 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 outfalls; and

f. general inspection checklists for all aspects of the stormwater management system, including visual checks.

118. The stormwater management and treatment system must be managed in accordance with the Stormwater OMP.

Amendments to the Stormwater OMP

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

120. The Stormwater OMP must be updated and submitted to the Council for certification upon request.

Maintenance Report

121. Details of all inspections and maintenance for the Stormwater OMP, for the preceding three years, must be retained.

122. A maintenance report must be provided to the Council on request.

123. The maintenance report must include the following information:

a. details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;

b. details of any maintenance undertaken; and

c. details of any inspections completed.

Advice note:

The conditions of this consent may be reviewed by the Council pursuant to s128 of the RMA (with the costs of the review process being borne by the Consent Holder), by giving notice pursuant to s129 of the RMA, at one or more of the following times:

- *within one year of construction of the stormwater works; and/or*
- *at five yearly intervals after that time.*

The purpose of the review may be for any of the following purposes, namely:

a) To deal with any adverse effect on the environment which may arise from the exercise of the consent or is contributed to by the exercise of the consent, or is found appropriate to deal with at a later stage, and in particular but without limiting the ambit of this clause to:

i. insert conditions, or modify existing conditions, to require the Consent Holder to identify the character or nature of any discharges authorised by this consent and to report the results of that monitoring to the Council; and/or

ii. insert conditions, or modify existing conditions to require the Consent Holder to monitor the effects of any discharges authorised by this consent on the local receiving environment and to report the results of that monitoring to the Council;

b) Insert conditions, or modify existing conditions, requiring the Consent Holder to adopt the Best Practicable Option to remedy, mitigate or minimise any adverse effects on the environment resulting from the discharges authorised by this consent, including remedying or mitigating any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage.

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

Specific conditions – Wastewater Permit DIS60449777(Retirement Village)

Expiry date

124. Wastewater discharge permit DIS60449777 must expire 35 years from commencement unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.

Wastewater volume

125. The wastewater discharge volume to land must not exceed 173m^3/day.

Discharge quality standards

126. The quality of treated wastewater immediately before it is discharged to the land disposal system must not exceed the standards specified below:

Parameter	Units	Discharge standard
5-day Biochemical Oxygen Demand (BOD5)	mg/L	15 mg/L
Total suspended solids (TSS)	mg/L	15 mg/L

Wastewater system design

127. The key components of the wastewater treatment and land disposal system must be consistent with those described in the application and must comprise at least the following minimum, or additional, components, dimensions and standards:

a. Wastewater treatment system:

Primary Treatment

a. 7 x 25,000L Septic tanks complete with effluent outlet filters
b. 7 x 25,000L Pre-Anoxic Tanks

Stage 1 Biological Process

a. Recirculation Tanks (5 x 25,000 L interceptor/ septic tanks with AX100 pods for further treatment.
b. AX100 Pods (15 Units)

Stage 2 Biological Process

a. Recirculation Tanks (2 x 25,000 L)
b. AX100 Pods (5 Units)

Treated Effluent Storage

a. Seven treated effluent tanks 7 x 25,000L, 2 irrigation pumps

b. Ultraviolet (UV) disinfection

(1x) Remote monitoring and control panel.
(1x) Arkal type disc filter.

(1x) Wastewater discharge metre (with an accuracy of +/- 5% or better) installed immediately following the irrigation pump.

(1x) An audio/visual alarm system located in a prominent location on the site that detects pump failure or high wastewater levels.

(1x) Emergency storage volume, equivalent to 24 hours peak flow volume, above the high-water alarm levels, within the wastewater treatment system.

b. Wastewater land disposal system must be comprised of:

(i) At least 58,000m^2 land disposal area with pressure compensated drip irrigation (PCDI) system consisting of a minimum line length of 58,000m of line, line spacing of 1m, emitter spacing of less than 0.6m and with clearly marked flush valves at the end of each line. The PCDI lines must be securely pinned to the soil surface and covered in mulch or leaf litter.

(ii) At least 50% reserve land disposal area (29,000m^2).

(iii) The primary and reserve wastewater land disposal areas must be located in accordance with the approved plans in **Schedule 1**.

Staging

128. The design of the wastewater treatment plant and land disposal system can be staged. The final staging of installation must be certified by Council prior to the installation of the system.

129. In the event that any modifications to the wastewater treatment and land disposal system are required, these will not result in an application under s127 of the RMA or a new application, then the following information must be provided:

a. Plans and drawings outlining the details of the modifications; and

b. Supporting information that details how the proposal does not affect the capacity or performance of the wastewater treatment and land disposal system.

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

Certification of wastewater treatment and land disposal system (as-built plans)

130. As-built certification and plans of the wastewater treatment and land disposal system for each stage, must be certified (signed) by a suitably qualified and experienced wastewater professional as a true record of the wastewater system, and provided to the Council for its records.

Land Disposal Area – Vegetation Coverage

131. Prior to the installation of the irrigation system (or a zone of, if staged), the Consent Holder must review the irrigation area to ensure it is free from compacted soils or otherwise remediate the area to ensure it is suitable for the installation, operation and maintenance of the irrigation system.

Contents of as-built plans

132. For each stage the as-built plans must be provided to the Council either:

a. no less than 5 days prior to the post-construction inspection meeting; or

b. within 5 days of the discharge commencing, whichever is the earlier.

The as-built plans must display the entirety of the wastewater system, and must include:

a. location, dimensions and levels of any drainage field and reserve drainage field;

b. plans, descriptions and dimension of all wastewater devices, including confirmation of the storage volumes and levels of any outflow; and

c. details any other structures or works required by this consent (e.g. a fence or a stormwater diversion drain upslope of the land disposal area).

Post-construction inspection

133. For each stage the Consent Holder must contact the Council within 3 months of the completion of works relating to the wastewater treatment and land disposal system so that a post- construction inspection can be undertaken by the Council.

The post construction meeting must:

a. be located on the subject area;

b. include representation from the Council, including Environmental Monitoring; and

c. include representation from the Consent Holder's wastewater specialist or maintenance operator and any other relevant parties.

Advice Note:

To arrange the post-construction meeting required by this consent, please contact the Council or monitoring@aucklandcouncil.govt.nz.

Land disposal area vegetation coverage

134. For each stage the relevant land disposal area must be planted or maintained in a dense vegetative cover of suitable plant species (as recommended by TP58 Appendix G, or by a suitably qualified professional, with expertise in botany) that achieves or maintains suitable ground coverage or canopy closure to the satisfaction of the Council.

Vegetation Monitoring

135. The Consent Holder must undertake a visual inspection at least once per year to assess the health of the vegetation on the disposal field area. If any vegetation needs to be replaced this must occur in accordance with condition 134.

Land disposal area performance (Baseline Testing)

136. Prior to wastewater discharge occurring, the Consent Holder must appoint a suitably qualified individual to take six soil samples at evenly spaced distances across the disposal field, at 0 to150 mm soil depth. The samples must be tested for the following parameters. The baseline results must be sent to Council for its records within one month of the results being received by the Consent Holder.

PARAMETER	*UNITS*
pH	*Standard units*
Electrical Conductivity	*dS/m*
Olson Phosphorus	*g/m³*
Sodium	*me/100 g*
Potassium	*me/100 g*
Calcium	*me/10 0g*
Magnesium	*me/100 g*
Sulphate-Sulphur	*µg/g*
Base Saturation	*%*
Exchangeable Potassium Percentage	*%*
Exchangeable Sodium Percentage	*%*
Sodium Absorption Ratio	-
Potassium Absorption Ratio	-

Stream Sampling (Baseline)

137. Prior to a discharge taking place, water samples must be taken from two representative sample points (as agreed between the Consent Holder and Council's monitoring officer) monthly for 12 months, with weather conditions and a description of the water flow rate on the day being recorded. The samples must be tested for the following parameters. The baseline results must be sent to Council for its records within 5 working days of the testing results being received.

PARAMETER	*UNITS*
pH	-

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PARAMETER	*UNITS*
Temperature	*degrees Celsius*
5 day Biochemical Oxygen Demand (BOD_5)	*mg/L*
Total Suspended Solids (TSS)	*mg/L*
Escherichia Coli (E. Coli)	*cfu/100mL*
Total Nitrogen (TN)	*mg/L*
Total Kjeldahl Nitrogen (TKN)	*mg/L*
Ammoniacal Nitrogen (NH_3-N)	*mg/L*
Nitrate Nitrogen (NO_3-N)	*mg/L*
Nitrite Nitrogen (NO_2-N)	*mg/L*
Total Phosphorous (TP)	*mg/L*

138. The discharge of wastewater to land must not result in:

    a. ponding of wastewater within or adjacent to the land disposal area;

    b. channelling of wastewater that results in overland runoff of wastewater beyond the land disposal area; or

    c. surface seepage (breakout) of wastewater beyond the land disposal area.

Use of reserve wastewater disposal areas

139. Written approval from the Council must be obtained prior to the modification of the layout of the primary disposal area or use of part or all of the reserve disposal area on the site. The request for approval should include the following supporting information.

    a. The reason why the reserve land disposal area is needed;

    b. An assessment of the condition of the primary land disposal area and any maintenance or other mitigation measures required to allow its continued use;

    c. An assessment of discharge flow volumes on the site and an assessment of options to manage or reduce flows; and

    d. An updated site plan showing the proposed layout of the irrigation lines within the reserve land disposal area.

Protection of the reserve wastewater disposal area

140. The reserve wastewater land disposal area must be protected and maintained so that it remains available for future wastewater disposal should it be required. Retaining walls, buildings, or other permanent structures (including but not limited to vehicular access

ways) that may compromise the future use of the reserve land disposal area for wastewater disposal must not be established in the reserve land disposal area and any earthworks carried out within the reserve land disposal area must be limited to minor disturbances of weed management and replanting.

Maintenance standard

141. The wastewater treatment and land disposal system must be maintained in good working order at all times to the satisfaction of the Council.

Wastewater Operation and Maintenance Plan

142. Within three months of the discharge commencing, a Wastewater Operation and Maintenance Plan ("Wastewater OMP") for the on-going operation and maintenance of the wastewater treatment and land disposal system must be submitted to the Council for certification. The Wastewater OMP must include:

a. Details of a six-monthly inspection programme (or more frequent if required by the system's manufacturer) to be undertaken by a suitably qualified wastewater professional to inspect and maintain the key components of the wastewater treatment and land disposal systems.

b. A schedule, instructions, checklist and forms for all operation and maintenance tasks required for the satisfactory operation of the wastewater treatment and land disposal systems, including:

   (i) solids removal;

   (ii) filter cleaning;

   (iii) pump maintenance;

   (iv) flushing of PCDI lines (without discharging flushed effluent off site or into surface water);

   (v) inspection of the land disposal area and vegetation management within it;

   (vi) flow meter readings;

   (vii) 10 yearly audits; and

   (viii) the checklist must clearly specify who is responsible for completing the required maintenance (for example the Consent Holder may be responsible for cleaning of the outlet filter monthly and the maintenance contractor for the inspection and maintenance of other treatment system components).

c. Names of appropriate people to contact in the event system malfunctions occur including contact telephone numbers.

The wastewater treatment and disposal system must be managed in accordance with the Wastewater OMP.

Maintenance Contract

143. A written maintenance contract for the system to ensure it operates in accordance with the conditions of the consent, including:

a. Regular preventative maintenance of the system monitoring components;

b. Alarm response and reactive maintenance; and

c. Annual reporting of maintenance, sampling results and condition assessment in accordance with the conditions of the consent.

A copy of the current maintenance contract and any replacement contract(s) must be provided to the Council within three months of a contract being entered into.

Advice Note:

If the original wastewater provider that the Consent Holder has entered into a maintenance contract with becomes unable to fulfil the obligations of the contract, for any reason, then the Consent Holder will need to enter into a maintenance contract with another suitably qualified wastewater professional as soon as possible after becoming aware that the original provider will no longer be able to fulfil their contractual obligations.

Flow Meter

144. A wastewater flow meter must be installed and maintained on the treated wastewater discharge flow pipe from the wastewater treatment system to the irrigation system. The meter must continuously measure the flows to an accuracy of plus or minus 5 percent and must be installed in accordance with the manufacturer's specifications and to the satisfaction of the Council.

Alarms

145. An alarm system must be installed and maintained to operate in the event of any pump failure and must be located in a prominent location on the site.

Emergency Storage

146. Emergency storage volumes, equivalent to 24 hours peak flow volume, must be provided above alarm level within the wastewater treatment plant and/or the associated irrigation pump chamber.

Flow meter readings

147. The wastewater meter must be automatically and continuously read for the life of the consent when the wastewater system is being used.

Meter readings must be recorded on or collated onto a form that contains the following information: the consent number, site address, Consent Holder's name, the date the flow reading was recorded, the meter reading, and the calculated discharge flow volume.

Sampling Methodology

148. All samples must be collected and analysed in accordance with the latest edition of *"Standard Methods for the Examination of Water and Wastewater"*, a joint publication of the American Public Health Association, Water Environment Federation and the American Water Works Association; or an alternative method that has been approved in writing by the Council.

Inflow and Infiltration Monitoring

149. The Consent Holder must record daily rainfall depth from the nearest National Institute for Water and Atmosphere (NIWA) weather station and report this data together with daily discharge flow information in the annual report. Should the discharge flow data exceed the consented daily volume, and the incidence of peak daily flows corresponds with days where there is rainfall, the Consent Holder must engage a suitable qualified expert to provide advice and recommendations on addressing these exceedances.

Discharge quality monitoring

150. Samples of treated wastewater must be collected and analysed annually for the following parameters. The results and analysis must be sent to Council for its records.

PARAMETER	*UNITS*
5-day Biochemical Oxygen Demand (BOD_5)	*mg/L*
Total suspended solids (TSS)	*mg/L*
Escherichia coli (E. coli)	*cfu/100ml*
Total Nitrogen (TN)	*mg/L*
Total Kjeldahl Nitrogen (TKN)	*mg/L*
Nitrate Nitrogen (NO_3-N)	*mg/L*
Nitrite Nitrogen (NO_2-N)	*mg/L*
Ammoniacal nitrogen (NH_3)	*mg/L*
Total phosphorus (TP)	*mg/L*
Dissolved Reactive Phosphorous (DRP)	*mg/L*

Soil Monitoring – Ongoing

151. Every two years following the commencement of wastewater discharges at the site, the Consent Holder must engage a suitably qualified individual to take six soil samples at locations spaced appropriately across the disposal field, at 0 to150 mm deep. The samples must be taken at approximately the same location as those selected in condition

136. The samples must be tested for the following parameters. The results must be sent to the Council for its records and condition 152 below may be triggered.

PARAMETER	*UNITS*	*FREQUENCY (0 TO 150 mm SAMPLE DEPTH)*
pH	*Standard units*	*Every two years at evenly spaced distances on each separately managed area, in approximate location as baseline samples*
Electrical Conductivity	*dS/m*	
Olson Phosphorus	*g/m³*	
Sodium	*me/100 g*	
Potassium	*me/100 g*	
Calcium	*me/100 g*	
Magnesium	*me/100 g*	
Sulphate-Sulphur	*µg/g*	
Base Saturation	*%*	
Exchangeable Potassium Percentage	*%*	
Exchangeable Sodium Percentage	*%*	
Sodium Absorption Ratio	-	
Potassium Absorption Ratio	-	

152. After ten years following the first discharge on site the Consent Holder must engage a suitably qualified individual to prepare a soil sample monitoring report which analyses and summarises the sampling results, and recommends actions to be taken if necessary (for example, if the sodium absorption ration is seen to be in continual decline). The report must be sent to Council for certification. The actions from the report must then be undertaken within a timeframe agreed with Council.

Stream Sampling – Ongoing

153. Water samples must be taken from the two representative baseline sample points at six monthly intervals in July and January of each year. The samples must be tested for the following parameters:

PARAMETER	*UNITS*
pH	-
Temperature	*degrees Celsius*

PARAMETER	*UNITS*
5 day Biochemical Oxygen Demand (BOD_5)	*mg/L*
Total Suspended Solids (TSS)	*mg/L*
Escherichia Coli (E. Coli)	*cfu/100mL*
Total Nitrogen (TN)	*mg/L*
Total Kjeldahl Nitrogen (TKN)	*mg/L*
Ammoniacal Nitrogen (NH_3-N)	*mg/L*
Nitrate Nitrogen (NO_3-N)	*mg/L*
Nitrite Nitrogen (NO_2-N)	*mg/L*
Total Phosphorous (TP)	*mg/L*
Dissolved Reactive Phosphorous (DRP)	*mg/L*

154. After ten years following the first discharge on site the Consent Holder must engage a suitably qualified individual to prepare a stream sample monitoring report which analyses and summarises the sampling results, and recommends actions to be taken if necessary. The report must be sent to Council for certification. The actions from the report must then be undertaken within a timeframe agreed with the Council.

Actions if discharge volumes or quality standards are exceeded

155. In the event of any exceedance of the consented discharge volume or quality standards from the baseline levels within conditions 136 and 137 the Consent Holder must:

a. Advise the Council of the exceedance within two working days of the exceedance being detected;

b. Advise the Council of the actions taken/being taken to address and remedy the cause of the exceedance within five working days of the exceedance being detected; and

c. Undertake additional sampling and analysis (such as nitrate nitrogen, ammonia, etc.) at the request of the Council to verify the wastewater treatment and land disposal system is being operated in accordance with the consent discharge standards.

Reporting

156. The following information must be submitted to the Council by 30 September of each year:

a. Maintenance service records for the preceding period of 1 September to 31 August;

b. Flow monitoring records for the preceding period of 1 September to 31 August;

c. Results and analysis of the Discharge Quality Monitoring samples for the preceding period of 1 September to 31 August.

Audit

157. An audit of the condition, operation, and performance of the wastewater treatment and land disposal system must be undertaken by a suitably qualified wastewater professional every 10 years from the date the discharge begins. The audit must include:

a. An assessment of the condition of the wastewater treatment and land disposal system;

b. An assessment of the adequacy of the system to treat and dispose the consented wastewater volume;

c. An up-to-date list of the components of the wastewater treatment and land disposal system; and

d. Recommendations including timeframes for any changes, upgrades or remedial works to the treatment and land disposal system or process.

A copy of the assessment report must be provided to the Council by no later than 30 September of the year in which the assessment is undertaken.

Compliance with audit

158. All recommendations specified in the audit report must be implemented to the satisfaction of the Council.

Advice notes:

All information requirements of this consent including the engineer's certificates, as-built plans, maintenance contract, operations and maintenance plan, annual flow monitoring records, copies of maintenance service records, audit reports any other monitoring requirements of this consent can be emailed to the Council at monitoring@aucklandcouncil.govt.nz

Please include the consent number in the email title.

Flushing of pressure compensating drip irrigation (PCDI) lines should be conducted in a manner that does not result in discharges of flushed water off the property or into surface water.

Staged Upgrades to Wastewater Treatment Plant and Disposal Field

Flow Monitoring and Capacity Thresholds

159. The Consent Holder must continuously monitor the daily volume of wastewater received at the wastewater treatment plant.

Prior to the final staging of the treatment plant, if the rolling three-month daily average flow reaches or exceeds 80% of the design capacity (as certified in the accepted engineering

plans within **Schedule 1**, the Consent Holder must, within three months, investigate the source of the increase in flows. Should it be as a result of increased occupancy the Consent Holder must submit to the Council a detailed upgrade plan.

The upgrade plan must set out how the wastewater treatment plant and/or disposal field will be expanded or enhanced to accommodate projected increased flow volumes and must include a timetable for implementing the upgrade. The upgrade must be completed in accordance with this timetable to the satisfaction of the Council.

Disposal Field Capacity and Expansion

160. The Consent Holder must ensure the disposal field loading rate does not exceed the design infiltration or hydraulic loading rates specified in the approved design plans within **Schedule 1**.

Prior to the final staging of the disposal field, if the field monitoring indicates the average loading rate reaches or exceeds a rolling three-month daily average of 80% or more of the design limit, the Consent Holder must investigate the source of the increase in flows. Should it be as a result of an increase in occupancy, planning for the disposal field expansion in conjunction with any necessary treatment upgrades must commence.

Construction and commissioning of any required disposal field expansion must be completed within 12 months of the date on which the Council receives written notification from the Consent Holder that the threshold has been (or is about to be) exceeded.

Upgrade Implementation and Certification

161. Within one month of completing any upgrade within conditions 159 and 160 the Consent Holder must provide the Council with:

a) As-built drawings certified by a suitably qualified engineer,

b) A commissioning report confirming the treatment plant and/or disposal field meets or exceeds the specified performance standards.

Review Condition

162. Pursuant to sections 128 and 129 of the Resource Management Act 1991, the Council may, at any time, review the conditions of this consent if monitoring data indicate ongoing or significant non-compliance with consented discharge quality limits, or if the volume of wastewater exceeds design thresholds in a way not anticipated by the original consent application.

Specific conditions – Streamworks Consent LUS60449776

163. Resource consent LUS60449776 expires thirty-five (35) years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Streamworks Management Plan (SMP)

164. Prior to the commencement of any streamworks, including upstream flows being dammed or diverted, a Streamworks Management Plan (SMP) must be prepared and submitted by the Consent Holder to the Council for certification.

The SMP must be prepared in general accordance with GD05 (section G4 Works within a watercourse) and include:

a) Site specific construction methodology for each culvert, design details and erosion and sediment control measures.
b) Details of any stream diversion methodologies, including location, type, and capacities designed in accordance with GD05;
i) Supporting calculations and design drawings as necessary;
ii) Monitoring and maintenance requirements;
iii) Confirmation of fish protection measures at any pump inlets; and
iv) Identification of peak migratory and spawning periods for freshwater species present, during which stream works must be avoided.

165. The SMP must be prepared by a suitably qualified and experienced person.

Native Freshwater Fish Relocation Plan (NFFRP)

166. Should the streams contain flow upon the commencement of stream works, the Consent Holder must submit a Native Freshwater Fish Relocation Plan (NFFRP) to the Council for certification prior to any stream works commencing.

The NFFRP must be prepared by a suitably qualified and experienced freshwater ecologist.

The NFFRP must set out the practices and procedures to be adopted to avoid loss of native freshwater fish during any streamworks undertaken on the Project Site.

The NFFRP must include, as a minimum:

a) The timing and duration of fish capture;

b) The methodologies to capture fish;

c) Methodologies to ensure effects on fish from any streamworks, including dewatering, are minimised;

d) The transportation methodology;

e) Identification of appropriate habitat for fish relocation release sites - this should be within the same waterway from where fish were taken wherever practical, and should ensure sufficient capacity for and habitat appropriate to species that will be relocated;

f) A qualified ecologist to undertake the capture and relocation;

g) Details of the relocation site;

h) Storage and transport measures including prevention of predation and death during capture;

i) Euthanasia methods for diseased or pest species; and

j) Copies of all relevant permits and permissions.

Once certified, the Consent Holder must comply with the certified SMP and NFFRP.

Fish Salvage Report

167. The Consent Holder must provide a Fish Salvage Report detailing the relocation site, the species and number of freshwater fauna relocated prior to and during dewatering, to the Council within 5 days of completion of the native fish capture and relocation and upload the results into NIWA's New Zealand Native Freshwater Fish database.

Pre-commencement Meeting

168. Prior to the commencement of any streamworks, the Consent Holder must arrange and hold a pre-commencement meeting at the Project Site with the Council and Kaitiaki Monitors not less than five working days before the anticipated commencement of any streamworks.

169. The pre-commencement meeting must include, at a minimum, a representative of the Consent Holder, the Council Earthworks and Streamworks Monitoring Officer, a representative from the contractor(s) who will undertake the streamworks and any suitably qualified and experienced person(s) who are required to supervise any part of the streamworks.

The following must be covered at the meeting:

a) Scheduling and staging of the works, including the proposed start date;
b) Responsibilities of all relevant parties;
c) Contact details for all relevant parties;
d) Expectations regarding communication between all relevant parties;
e) Any relevant cultural safety training or tikanga protocols;
f) Site inspections;
g) Erosion and sediment control measures;
h) Confirmation that all relevant parties have copies of the relevant Consent

documents and all relevant management plans including the SMP and NFFRP.

170. The pre-commencement meeting for streamworks may form part of a pre-commencement meeting required for any Project Construction Work Stage required under the Consents.

Native Freshwater Fish Relocation Plan Implementation

171. A suitably qualified and experienced freshwater ecologist is required to:

a) Conduct the fish relocation in accordance with the certified NFFRP; and
b) Be on site during any dewatering to rescue and relocate any native fish present.

Timing of works

172. Streamworks must only be carried out during periods when all flows, normal for the time of year the works are undertaken can be diverted around the area of works up to the 5% annual exceedance probability (AEP) storm event, plus 300mm freeboard, unless an alternative approach is approved by Council.

173. No streamworks are to be undertaken between 01 May and 30 September in any year, without the submission of a '*Request for winter works'* for approval to Council.

During Works

174. Should dewatering of streams be required prior to streamworks commencing, a suitably qualified freshwater ecologist must undertake native fish salvage in accordance with the approved NFFRP prior to dewatering.

175. No machinery must enter the wetted cross section of the bed of any live stream at any time.

176. All machinery associated with any streamworks must be operated (including maintenance, lubrication and refuelling) in a way, that ensures no hazardous substances such as fuel, oil or similar contaminants are discharged.

Advice note:
Refuelling, lubrication, and maintenance activities associated with any machinery should be carried out away from any water body with appropriate methods in place so if any spillage does occur that it will be contained and does not enter the water body.

177. All rip-rap must be embedded into the bed of the stream to ensure water flows over, rather than through, the rock to maintain fish passage. The installation of the rip rap must be overseen by a freshwater ecologist.

178. All reasonable precautions must be taken to avoid the spread of pest species, including, but not limited to:

a) Waterblast all machinery that will be working in or adjacent to streams to remove any visible dirt and/or vegetation prior to being brought onsite, to reduce the potential for pest species being introduced to the bed of the watercourse;
b) Machinery and equipment that has worked in watercourses must, before entering the site, also be cleaned with suitable chemicals or agents to kill invasive freshwater pest species;
c) Avoid working in areas where aquatic weeds are known to be present;
d) Remove any vegetation caught on the machinery at the completion of works;
e) After finishing the works and before leaving the site, waterblast all machinery, to reduce the potential for pest species being spread from the bed of the watercourse; and
f) All recommendations and requirements of MPI's gold clam standard should be followed for decontaminating absorbent materials and equipment when moving between waterways.

Following Completion of Works

NES: FW Requirements

179. Within twenty (20) working days following completion of the installation of the new culvert structures, the Consent Holder must submit to the Council the information required by regulations 62, 63 and 64 of the National Environmental Standard for Freshwater (2020), specifying the time and date of collection.

Fish Passage Monitoring and Maintenance Plan

180. Within twenty (20) working days following the completion of the new culvert structures, the Consent Holder must submit a Fish Passage Monitoring and Maintenance Plan (FPMMP) to the Council for certification. The FPMMP must specify the ongoing and maintenance measures of the culvert structures to ensure fish passage is maintained and does not reduce over the lifetime of the structures and include the following detail and processes:

a) Specific aspects of the structures to be monitored, including fish monitoring where success of passage may be compromised (for example where NES FM criteria cannot be met, novel fish passage solutions are utilised and in regards to attenuation structures) to ensure that fish passage is provided for and that the structure's provision for the passage of fish does not reduce over its lifetime;
b) Programme frequency of routine monitoring and maintenance;
c) Method of visual inspection of the structures within 5 days following a significant natural hazard or event that may otherwise affect the provision for fish passage;
d) Record keeping of monitoring results including photos; and
e) Follow up actions including the preparation of as-built plans and supporting information, further steps and remediation measures.

181. If any of the routine or visual inspections identify that the provision for fish passage has been reduced or that the culvert structures are damaged, the Consent Holder must

undertake maintenance, and remediation works as soon as practicable to remediate the issues identified.

Advice Note:
Prior to the remedial works being undertaken, the Consent Holder should assess whether the works meet the permitted activity regulations in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (or any other superseding regulations).

182. Fish passage must be maintained through the culvert structures in perpetuity, and monitoring, maintenance and remediation measures must be undertaken in accordance with the FPMMP (condition 180) through the lifetime of the structures.

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

Specific conditions – Water Permit, Groundwater Diversion and dewatering WAT60449801

Words in the ground dewatering (take) and groundwater diversion consent conditions have specific meanings as outlined in the table below.

Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5 m in diameter.
Commencement of Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.
Commencement of Construction Phase Excavation	Means commencement of Bulk Excavation and/or the commencement of the taking of any groundwater from the tunnel, trench or shaft excavation and/or any dewatering prior to excavation.
Completion of Dewatering	Means in the case of a drained site, the stage when all earthworks has been completed and site infrastructure (roads, stormwater and other services) is able to be installed or in the process of being installed and the permanent drainage system(s) are in place and no further groundwater is being taken for site development.
Commencement of Excavation	Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 meters of the perimeter retaining wall have been completed.
Completion of Excavation	Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 meters of the perimeter retaining wall have been completed.
Damage	Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described in the table below.
RL	Reduced Level.
Services	Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.
SQEP	Suitably Qualified Engineering Professional

Duration of Consent

183. WAT60449801 expires thirty-five (35) years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Notice of Commencement of Construction Phase Dewatering

184. The Council must be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering.

Excavation Limit

185. The design and construction of the proposed bulk earthworks must be undertaken in accordance with the specifications contained in the relevant geotechnical reports and earthwork drawings within **Schedule 1**.

Notice of Completion

186. The Council must be advised in writing within 10 working days of when excavation and dewatering has been completed.

Performance Standards

Damage Avoidance

187. All excavation, dewatering systems, retaining structures, basements and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid Damage to buildings, structures and Services on the site or adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.

Contingency Actions

188. If the Consent Holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder must:

a) Notify the Council and the asset owner within two (2) working days of the Consent Holder becoming aware of the Damage.
b) Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur and describes actions that will be taken to avoid further Damage.
c) Provide a copy of the report prepared under (b) above, to the Council and the asset owner within ten (10) working days of notification under (a) above.

Advice Note:
It is anticipated that the Consent Holder will seek permission of the damaged asset owner to access the property and asset, to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

Review

189. Under section 128 of the RMA, the conditions of this consent WAT60437910 may be reviewed by the Manager Resource Consents at the Consent Holder's cost:

a) Within six (6) months after Completion of Construction Phase Dewatering and subsequently at intervals of not less than five (5) years thereafter in order:

b) To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage.

c) To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:

a) ground conditions
b) aquifer parameters
c) groundwater levels
d) ground surface movement.

Advice Note:

The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge rules that may apply.

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

Specific conditions – Water Permit, Water Take WAT60449800

Duration

190. WAT60449800 expires thirty-three (33) years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Advice of Commencement

191. The Consent Holder must notify the Council within one week of the commencement of the groundwater abstraction under consent WAT60449800.

Advice Note:

The notification of the commencement of groundwater abstraction should be submitted to monitoring@aucklandcouncil.govt.nz.

Authorised Use

192. The take and use of groundwater from the AUP: OP Lower Kaipara Waitemata Aquifer is authorised in the manner set out below:

a) The take is from a 150mm diameter, 362m deep bore (ID 31691) at map reference 1740968mE 5932152 mN or a bore certified by the Council to be a replacement of the production bore.

b) The take must only be used for water supply to the proposed retirement village on land legally described as Lot 2 DP 590677 for the site at Forestry Road, Riverhead and the services provided by the Consent Holder.

Advice Notes:

Changes to the listed land use activities utilising the water take may require an application to change the conditions pursuant to s127 of the RMA.

Authorised quantities

193. The abstraction in accordance with consent WAT60449800 must comply with the following:

a) The total pumping rate must not exceed 4.6L/s.

b) The total daily abstraction must not exceed 200 cubic metres.

c) The total volume of water abstracted in each 12-month period, commencing 1 July of any year and ending 30 June of the following year, must not exceed 29,000 cubic metres.

194. If any limits specified in condition 193 are exceeded, the Consent Holder must provide the Council with a report detailing:

a) The reason for the exceedance and the mitigation measures proposed to ensure future compliance.

b) A timeframe for implementing the mitigation measures.

c) The report must be submitted to the Council within one (1) month of the identified exceedance.

Advice Note:

The exceedance notifications report should be submitted to monitoring@aucklandcouncil.govt.nz.

Contact details

195. Within 10 days of the consent being granted, the Consent Holder must provide to Council, the details of a nominated contact person, including their full name, their role with respect to the consent (for example, Consent Holder, tenant, site manager), a valid email address and mobile phone number that the Council may contact if required, regarding water use data. The contact details must be kept up-to-date, and the Council must be notified of any changes within 10 working days of the change occurring.

Advice Note:

The contact person may be someone other than the Consent Holder, for example, a site manager or tenant. However, overall responsibility for compliance with consent conditions remains with the Consent Holder.

Bore construction for water level measurements

196. Provision at the top of the bore for water level measurements must be made and maintained so that a probe can be lowered vertically into the bore between the riser tube and casing to measure the static water level in the bore.

Advice Note:

Access to the wellhead for water level measurement can be achieved by having an access tube of at least 2 centimetres internal diameter extending from the top of the bore to the submersible pump. In order to keep out foreign matter, the tube should be fitted with an easily removed plug.

Bore construction for sampling

197. Provision at the top of the bore for water quality sampling must be made and maintained so that a sample of water can be taken from the bore for water quality analysis. A tap or hand valve must be fitted as close to the pump outlet as possible and before the water ends any storage tank or filter. The tap or valve should have at least 0.3 metre clearance above ground level or any other obstruction to allow a sample bottle to be filled. This condition must be implemented within three months from the granting of the consent.

Installation of water meter

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

198. Prior to the exercise of this consent, a water meter with a visual tumbler display and an electronic pulse output connected to a data logger and telemetry device, must be installed and verified in-situ for accuracy on production bore ID 31691, or a bore certified by the Council to be a replacement of the production bore, to the satisfaction of the Council.

199. The water meter and recording device/systems must:

a) be fit for the purpose and water it is measuring;

b) measure the volume of water taken 60-minute intervals, with an accuracy of+/- 5% of the actual volume taken;

c) transmit the volume of water taken in real time. The telemetry device must transmit logged data at intervals of no more than 60 minutes to the Council's Hydrotel water database (or to any replacement database required in writing by the Council) in a format that is compatible with the Council systems;

d) be tamper-proof and sealed;

e) installed (water meter) on the outlet pump;

f) have systems and equipment in place to ensure continued operation in the event of a power outage;

g) have backup data storage;

h) be safely accessible; and

i) be installed and maintained in accordance with the manufacturer's specifications.

200. Prior to exercise of this consent, the Consent Holder must contact monitoring@aucklandcouncil.govt.nz or to any replacement email address identified in writing by the Council, to arrange set-up of the telemetry device to ensure logged data is transmitting to the Council correctly.

201. Water meter verification must be completed by a Suitably Qualified and Experienced Professional (SQEP) for meter verification.

Advice Note:

The Council interprets a SQEP to be a person that has obtained a relevant NZQA recognised qualification in the verification and installation of water meters.

Verification of water meter/device accuracy

202. The water meters and any device or system used to record water take volume, must be verified in-situ as accurate by a SQEP at the following times:

a) Prior to the exercise of this consent.

b) Within 5 working days of the water meter being serviced or replaced.

c) By 31 May of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

The water meter, its verification and evidence of its accuracy must be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2020 (or any equivalent regulations that may replace them) and a copy of the verifications must be provided to the Council within 10 working days of the meter/devices being verified as accurate.

Water meter verification must be completed by a Suitably Qualified and Experienced Professional (SQEP) for meter verification. The verification of the water meter must be to the installation specifications noted in condition 199.

Advice Note:

The Council interprets a SQEP to be a person that has obtained a relevant NZQA recognised qualification in the verification and installation of water meters.

Water meter readings

203. Water meter measurements of water abstraction from the outlet of the pump must be recorded daily at 15-minute intervals, commencing before pumping starts for the day and finishing at the end of pumping for the day. Daily records of the measurements must be provided electronically to the Council by the end of the next day (unless otherwise agreed by the Council).

204. In the event of failure of the data logger, telemetry unit and/or associated electronic devices, the water meter must be read manually at daily intervals until the devices are repaired and records kept of the date, time and corresponding water meter reading.

205. If no water is taken during any period, then the current meter reading must still be recorded.

Advice notes:

- *For any issues with the submissions of compliance data or documentation, including access to the Water Use Data Management System, contact monitoring@aucklandcouncil.govt.nz.*
- *The web address for Council's on-line Water Use Data Management System is:*

  http://aklc.hydrotel.co.nz/hydrotel/cgi-bin/WudmsWebServer.cgi
- *Your WUDMS customer number is P2601339089 for consent* WAT60449800, *and the default password is 1234. For the link to work properly you need to ensure that the Council has your up-to-date email address for contact purposes. An on-line manual explaining how to enter and submit your water readings is available at the web address specified above.*

- *For any issues with the submissions of compliance data or documentation, including access to the Water Use Data Management System, contact monitoring@aucklandcouncil.govt.nz.*

206. A photograph of the water meter, showing the meter reading, must be provided to the Council annually by the first week of July. This water meter reading must be taken in the month of June each year.

Advice note:

This photograph must be provided to the following email address monitoring@aucklandcouncil.govt.nz.

Water Level Readings

207. Water levels in production bore ID 31691, or a bore certified by the Council to be a replacement of the production bore, must be measured at quarterly intervals each year in the following months: March, July, October and January, and records must be kept of the date, time and corresponding water level for the production bore, in accordance with criteria specified in the advice note below.

208. The results of each quarterly water level reading must be submitted to the council at monitoring@aucklandcouncil.govt.nz by no later than the 7th day of the following month in which the reading was undertaken.

Advice Note:

The static water level shall be measured from the top of surface elevation, and shall be recorded to the nearest 0.01 of a meter (nearest cm). The bore shall be monitored after pumping water levels have fully recovered to non-pumping levels. Recovery to non- pumping levels shall be verified by taking a series of three or more water levels made over a half hour period that are all within 0.02m of each other and are not showing a rising or falling head. If there is a difference of more than 0.02m, then the bore shall be allowed to recover further from any pumping, until the groundwater level has stabilised.

Water Use Efficiency Report

209. A water use efficiency report must be provided to the Council in June 2029 and subsequently at intervals of five years thereafter. The report must assess the water use over the previous five-year reporting period, against best practice with respect to the efficient use of water for the purpose consented. This report must include, but not be limited to:

a) Annual summary of water usage in relation to the water consented.

b) Reasons why annual water use may have varied over the previous five years.

c) Information whether any changes regarding water transport and dust suppression equipment and their use are planned for the coming five years.

d) Water conservation steps taken (e.g., leak detection).

e) Demonstrate the measures that have been implemented to ensure the abstraction limit is not breached. These could be sensors, alarms, shut off activation, etc. Maintenance or contingency plan.

Review Condition

210. Pursuant to Section 128 of the RMA, the conditions of this consent may be reviewed by the Council at the Consent Holder's cost in June 2028 and subsequently at intervals of not less than five years thereafter in order:

a) To deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage; or

b) To vary the quantities, monitoring, operating and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on:

- water availability, including alternative water sources;
- actual and potential water use;
- groundwater levels;
- efficiency of water use;
- groundwater quality; and
- the relationship of Maori with water.

c) To deal with non-compliances or inefficiencies on the Consent Holder's site related to water use.

Advice Notes:

Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents South at the Consent Holder's cost in the following circumstances:

a) *To provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(7) (b) of the RMA) that have been made operative since the commencement of consent.*

b) *To provide compliance with any relevant national environmental standard that has been made since the commencement of consent.*

c) *At any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and*

the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

Under section 126 of the RMA a consent authority may cancel a resource consent by written notice served on the Consent Holder if the resource consent has been exercised in the past but has not been exercised during the preceding 5 years.

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

Specific conditions – Subdivision Consent SUB60449775

Lapse Date

211. Under section 125 of the Resource Management Act 1991, this subdivision consent will lapse 10 years after the date of commencement unless:

- a survey plan for each stage or for all stages is approved under section 223 of the Resource Management Act 1991; or
- an application to extend the lapse period under section 125 of the Resource Management Act 1991 is granted by the consent authority.

Staging Lot 1 DP 590677 (Countryside Living Lots)

212. For the purposes of the section 223 and section 224(c) conditions set out below, the subdivision staging for the subdivision of Lot 1 DP 5906777 is proposed as follows:

Stage 1

Subdivision of Lot 1 DP 590677 into Lots 1-11 (Residential), Lot 6000 (Road to Vest), Lot 7001 (JOAL), Lots 8002 and 8003 (Balance Lot for Stage 2-3), and Lot 9000 (Balance Lot for Stage 4-5), and boundary adjustment of Lot 2 DP 590677.

Stage 2

Subdivision of Lot 8002 into Lots 12-16 and 20-24 (Residential) and Lot 7002 (JOAL)

Stage 3

Subdivision of Lot 8003 into Lots 45-54, 56 and 61 (Residential) and Lot 7003 (JOAL)

Stage 4

Subdivision of Lot 9000 into Lots 38-39, 55, 57-60, and 62-66 (residential), Lots 7004-70010 (JOAL), Lots 8006 and 8007 (Balance Lot for Stage 6 and 7), and 9001 (Balance Lot).

Stage 5

Subdivision of Lot 9002 into Lots 17-19, 25-37, and 40-44, Lots 7007-7009 (JOAL) and 9002 (Balance Lot).

Stage 6

Subdivision of Lot 8006 into Lots 67-84, 87, 88, 91-97, Lots 6003 and 6004 (Road to Vest) and Lots 7011-7012 (JOAL).

Stage 7

Subdivision of Lot 8007 into Lots 85, 86, 89, 90, 98-12 (Residential) and Lots 7013-7015 (JOAL).

Stage 8

Subdivision of Lot 9002 into Lots 113-118, 132-139, 146 and 147 (Residential), Lots 7016-7019 (JOAL), Lots 8009 (for Stage 9) and Lot 9003 (Balance Lot).

Stage 9

Subdivision of Lot 8009 into Lots 119-131 and 149 (Residential), Lot 7020 (JOAL).

Stage 10

Subdivision of Lot 9003 into Lots 140-143, 167-170 (Residential), Lots 7021-7023 (JOAL) and Lots 9004 (Balance Lot).

Stage 11

Subdivision of Lot 9004 into Lots 144, 145, 148, 150, 163, 165, 166 and 171-183 (Residential), Lots 7024-7026 (JOAL) and Lot 8012 (Balance Lot for Stage 12) and Lot 9005 (Balance Lot)

Stage 12

Subdivision of Lot 8012 into Lots 151-162 and 185 (Residential) and Lots 7027-7029 (JOAL).

Stage 13

Subdivision of Lot 8012 into Lots 179, 181, 184, 186 and 200-209 (Residential), Lots 7030-7035 (JOAL) and Lot 8014 (Balance Lot).

Stage 14

Subdivision of Lot 8014 into Lots 187-199 (Residential) and Lots 7036-7040 (JOAL).

Staging of Subdivision of Lot 2 DP 590677 (Retirement Village)

213. For the purposes of the section 223 and section 224(c) conditions set out below, the subdivision staging for the subdivision of Lot 1 DP 5906777 is proposed as follows:

Stage 1

Subdivision of Lot 2 DP 590677 into Lot 1 and 2 (Retirement Village) and Lot 3 (Road to Vest).

Sequencing of Subdivision Lot 1 DP 5906777

214. Stage 1 must be undertaken prior to Stages 2, 3, and 4. Stages 2, 3 and 4 may then be undertaken in any order or concurrently.

215. Stages 4 and 5 must be undertaken prior to Stages 6-8.

216. Stages 4, 5 and 8 must be undertaken prior to Stage 9.

217. Stages 4, 5 and 8 must be undertaken prior to Stage 10.

218. Stages 4, 5, 8 and 10 must be undertaken prior to Stage 11.

219. Stages 4, 5, 8, 10 and 11 must be undertaken prior to Stages 12 and 13.

220. Stages 4, 5, 8, 10, 11, 12, and 13 must be undertaken prior to Stage 14.

221. The Consent Holder may commence work required to comply with conditions under section 224 of the RMA for any stage at any time so that the work is completed on a stage-by-stage basis or across more than one stage provided such works are undertaken in accordance with all relevant conditions of this consent.

Design and Landscape Guidelines

222. Prior to the lodgement of s223 for any subdivision/ or stage the Consent Holder must submit to the Council for certification a final set of Design and Landscape Guidelines for the development of dwellings within the Countryside Living Subdivision on Lot 1 DP 590677. The updated guidelines must be based on the Urban Design and Landscape Effects Assessment, prepared for Rangitoopuni Developments Limited Partnership by Boffa Miskell dated 31 March 2025.

Survey plan approval (s223) conditions

Survey Plan

223. The Consent Holder must submit a survey plan for each stage in accordance with the approved resource consent subdivision scheme plans included in **Schedule 1**. The survey plan must show all lots to vest in Council (including roads, parks and land in lieu of reserves), all easements, any amalgamation conditions, and any areas subject to other covenants required by this subdivision consent.

224. The Survey Plan required by Condition 223 above must also include the following additional details that are not shown on the approved Scheme Plans, where relevant to the Project Stage in question:

a) Protective Land Covenants for Vegetation Protection over all restoration planting areas detailed in the finalised RPMP and the LIMP required by Conditions 33 and 34 of LUC60449772. This includes additional covenants over the Restoration planting areas as detailed on the RPMP (condition 33) within Lot 2 DP 590677;

b) An additional Sightline Protection Covenant over Lots 68 and 71 adjacent to Access 5;

c) Suitable Right of Way Easements in gross in favour of the public over all pedestrian walkways and cycleways as defined on the finalised LIMPs (condition 34) and/or Walkway and Cycleway Plans (condition 49); and

d) Suitable Right of Way Easements in gross in favour of the public over the publicly accessible car park within Lot 57.

Easements to be created

225. The right to convey electricity/ water/ gas/ telecommunication and the right to drain water/ sewage and any services easements must be included in a memorandum 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 (records of title).

Right of Ways

226. The right(s)-of-way in gross over parts of Lot(s) in favour of the public must be included in a memorandum of easements endorsed on the survey plans referred to in **Schedule 1** and must be created, granted or reserved as necessary. The Consent Holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (records of title).

Areas to be subject to land covenant(s)

The survey plan for each stage must show and identify (including labelling) all the areas of indigenous revegetation planting to be protected on the Lot(s) as shown on the approved scheme plan(s) referred to in **Schedule 1** as "areas to be subject to land covenant for vegetation protection", and the additional covenant areas on Lot 2 DP 590677 required by condition 224. The boundaries of the covenant areas must coincide with the extents shown in the final LIMP and RPMP within condition 33 and 34.

227. Lot 68 must have a Land Covenant applied for Area ZZ for a building and vegetation restriction for maintenance of sight lines. The survey plan submitted with the s223c application must clearly show the covenanted area.

228. Lot 8003 must have a Land Covenant applied for Area ZY for a building and vegetation restriction for maintenance of sight lines. The survey plan submitted with the s223c application must clearly show the covenanted area.

Section 224(c) compliance conditions (apply to all stages)

Section 224c Approval

229. The application for a certificate under section 224(c) of the Resource Management Act 1991 for each phase must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies;

b) a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent.

c) a completion certificate has been issued in relation to any conditions to which section 222 applies.

Culverts

230. The design of the culverts must ensure that they are structurally sound and fit for purpose.

231. If any culvert(s) cannot meet the capacity requirements of The Auckland Code of Practice for Land Development and Subdivision Chapter 4: Stormwater or the NZTA Bridge Manual, the Consent Holder must:

a) Provide certification by a suitably qualified and experienced Chartered Geotechnical Engineer that appropriate anti-seepage measures are included in the culvert(s) design and construction.

b) Provide a Producer Statement from a qualified and experienced Chartered Geotechnical Engineer for the design and construction of the anti-seepage measures to Auckland Transport.

c) Demonstrate that the road embankment within the influence line of the detained floodwater is reinforced and specifically designed by a Chartered Geotechnical Engineer and provide copies of the Producer Statements for the design and construction monitoring to Auckland Transport.

Engineering Plan Approval – Transport

232. Prior to the commencement of any engineering works on existing or proposed public roads, within each stage, the Consent Holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.

a) Design details of the marking of a channelised right turn facility for right turning vehicles from Deacon Road to Forestry Road;
b) Detailed engineering design plans for the proposed upgrades and extension of Forestry Road:
    i. Design details demonstrating compliance with the Auckland Transport Design Manual (TDM) and relevant standards for road geometry to the extent that is practicable and/or desirable.
    ii. Typical cross-sections showing carriageway width, shoulder treatment, pavement layers, and any drainage infrastructure (culverts, drainage flow paths and overland flow paths and necessary stormwater treatment).

iii. Details of how the extension integrates with existing road networks and provides safe access to adjacent lots;

c) Design details of the erection of advisory speed signage and/or speed-activated warning signs on Riverhead Road on the western approach to the intersection as approved by Auckland Transport; and
d) Design details of the marking of a channelised right turn facility for right turning vehicles from Old North Road for vehicle access 1 and 2.

233. As part of the Engineering Plan Approval, the Consent Holder must submit a flooding assessment which must include but not be limited to:
   a) Identifying flood-prone areas along the proposed and existing sections of Forestry Road, including any overland flow paths and ponding risks
   b) Show the extent and depth of flooding across the road reserve and adjacent areas for all relevant storm scenarios
   c) Compare flood depths across different design scenarios or mitigation options to demonstrate the effectiveness of proposed measures
   d) Identify areas where floodwaters pose a safety risk due to high velocity and depth, particularly where vehicles and pedestrians would be present within the road reserve.

234. As part of the application for Engineering Approval, a registered engineer must:
   a) Certify that all public roads and associated structures/facilities or access ways have been designed, as far as practicable or desirable, in accordance with Auckland Transport's Transport Design Manual.
   b) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.
   c) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

Advice Notes:

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

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

Road Vesting

235. The proposed public road shown as Lot 3 (Forestry Road Extension) on the approved scheme plan C190-1-2 Rev A must vest in the Council as a public road. The Consent Holder must meet all costs associated with the vesting of the roads.

236. Lot 6000 (Old North Road Widening) on the approved scheme plan C150-1-2 Rev A must vest in the Council as a public road in Stage 1. The Consent Holder must meet all costs associated with the vesting of the roads.

237. Lots 6003 and 6004 (Old North Road Widening) on the approved scheme plan C150-6-3 Rev A must vest in the Council as a public road in Stage 6. The Consent Holder must meet all costs associated with the vesting of the roads.

Advice Note:

Any construction changes to the existing Old North Road under Stages 1 – Lot 6000 and 6 – Lot(s) 6003 and 6004 (Old North Road Widening) affecting existing trees may require Tree Owner Approval.

Engineering Completion Certification – Transport

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

As-Built Plans

239. Prior to the issue of the 224(c) certificate for Stage 15, the Consent Holder must provide to the Manager Parks Planning as-built plans for street tree planting within the road to be vested, being Lot 3 (Forestry Road Extension - Subdivision Lot 2 DP 5906777) in the following format:

a) For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as a pdf copy of the signed as-built plan(s).

b) The following requirements apply to digital formats:
    i. All dimensions are to be in millimetres, and all levels and lengths in metres.

ii. All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).

c) All graphical data to be located/plotted to the following accuracy:
   i. X & Y coordinates +/-100mm
   ii. Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates
   iii. Invert levels +/- 20mm.
   iv. Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.

d) The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.

e) The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.

f) Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets

g) Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars

h) Existing assets and assets to be removed or abandoned must be shown on as-built plans.

i) Copies of the following documents are required, where these assets will be maintained by the Council.
   i. All assets | Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.
   ii. Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.

Restoration Planting

240. The Consent Holder must carry out all mitigation planting as detailed within the certified Restoration Planting and Maintenance Plan (condition 33) within the first two planting seasons (April – September) immediately following the completion of works on site for that Project Stage and prior to the issue of s224(c) for each Project Stage where a Restoration Planting and Maintenance Plan is required pursuant to condition 16.

241. Following establishment of the required planting and prior to the issue of s224(c) the Consent Holder must submit a completion report to the Council, for certification within 30 working days of the planting works being completed. This report must confirm that all plantings have been completed in accordance with the approved planting plans including evidence of eco-sourcing.

Advice Note:

The planting completion report will include photos of the planted area, an inventory of the specimens planted (species, size & number) and evidence of eco-sourcing (e.g. nursery slip). This information can be compiled by the applicant. If the accepted planting plan includes an initial/pioneer planting (year 1) and enrichment planting stage (year 2/3), a completion report should be provided following the initial planting as this is when the five-year maintenance period begins.

242. The Consent Holder must maintain all revegetation planting areas for a minimum of five years in accordance with the certified Restoration Planting and Maintenance Plan (Condition 33) and must achieve 80% canopy closure and a minimum survival rate of the plants (being 90% of the original density through the entire planting areas). The maintenance period must commence once the completion report has been certified by Council in accordance with Condition 94. Plant maintenance includes the ongoing replacement of plants that do not survive. All invasive pest plants and pest animals must be controlled at the time of initial planting and on an ongoing basis.

Design and Landscape Review Panel

243. Prior to application for the first s224(c) certificate, the Consent Holder must provide written confirmation to the satisfaction of the Council that they have established an appropriate Design Review Panel and process to manage the implementation of the approved certified Design Guidelines, (condition 222), for development on each of the residential Lots 1-208. The Design Review Panel must be responsible for ensuring building that development on each lot is progressed in accordance with the certified Design Guidelines, including the approval of building proposals for dwellings or accessory buildings. Membership of the Design Review Panel must be comprised of:

(a) A member of Te Kawerau ā Maki or the development entity.

(b) A representative of the legal entity (residents' association) established under condition 256.

(c) One qualified professional design expert appointed by the legal entity who hold appropriate qualifications and experience in architecture, landscape architecture or urban design.

Confirmation of location of building sites

244. A plan certified and dated by a suitably qualified and experienced person, fixing the location and size of the identified building sites on Lot(s) within the relevant stage by offsets from surveyed boundary pegs must be provided to the Council.

Geotechnical Completion Report (Building Platforms)

245. A Geotechnical Completion Report by a suitably qualified and Registered Engineer must be provided to Council with the section 224(c) application in accordance with the "Auckland Council Code of Practice (CoP) for Land Development and Subdivision", Section 2.6. The report must confirm the Factor of Safety as per CoP and stability of the land for residential development including any special conditions/requirements to be met for any future development on the site. The Geotechnical Completion Report must also include all associated as-built plans for earthworks and subsoil drains and a Statement of Professional Opinion on Suitability of the Land for building construction.

Advice Note:

The findings of this Geotechnical Completion Report may necessitate the requirement for a consent notice on the residential lots in respect to future development of a dwelling.

Infrastructure

Electricity

246. The Consent Holder must make provision for electricity to all lots in accordance with the requirements of the respective utility operators. 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 Act.

Telecommunications

247. Written confirmation must be provided from a telecommunications network supplier, that provision of telephone services has been made available to the Lot(s) within the relevant stage and that all the network supplier's requirements for making such services available have been met or satisfactory arrangements have been made with the Consent Holder to complete the provision of the service.

Where the provision of a physical telecommunications connection is not provided, the Consent Holder must provide suitable evidence that reliable wireless telecommunication

coverage is available at the identified building sites on Lot(s) within the relevant stage to the Council. Suitable evidence must include any form of confirmation from a wireless/mobile service provider (e.g.: website information, email or similar).

Advice Note:

The following Consent Notice condition must be registered against the title of the relevant Lot(s) if telecommunications are proposed via wireless means:

"Future owners of Lot(s) X, Y, and Z are advised that a physical telecommunication connection has not been provided to Lot(s) X, Y, and Z, and if such services are required, the full cost of providing and maintaining these services will be met by the owners. This cost may include the installation of equipment to the utility providers and Council requirements and any growth or other applicable charges."

Stormwater Swales (JOALS), Individual Spreaders and Outlets

Certification by a suitably qualified and Registered Engineer must be provided to Council with the section 224(c) application confirming that the swales (as relevant) within the JOAL, individual stormwater spreaders on the residential lots and outlets for the stages have been constructed.

Vehicle Accessways (JOALS)

248. The Consent Holder must design and construct a vehicle accessway (JOAL) to serve the Lot(s) as required for the stage in accordance with the approved plans within Schedule 2. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

JOAL Naming

249. The Consent Holder must provide and install road naming signs in accordance with the Council's standards for the private roads (JOALS) that serve six or more lots within the subdivision. The names must be as approved by the Council.

Advice Note:

Land Information New Zealand (LINZ) requires that proposed roads, private roads within common access lots or lot accesses comprising panhandle access strips and/or reciprocal rights of way easements that serve six (6) or more lots are to be named. LINZ has indicated that a name for the road or private road should be in place before the survey plan of subdivision is approved by the council under section 223 of the RMA and advises that if no name is in place this could be problematic when titles are later requested. The Consent Holder should obtain evidence of acceptance from LINZ that the proposed names are not

duplicated within the Auckland Council area before submitting the names to the Council for reporting to the relevant Local Board for approval. In giving its approval, the Local Board will have regard to the relevance of the road names to the locality, or determine that the names are otherwise appropriate.

Vehicle crossings

250. The Consent Holder must design and construct all vehicle crossings onto public roads (Stages 1, 4 and 6 onto Old North Road and Stage 14 onto the upgraded and extended Forestry Road) in accordance with the finalised certified plans required under Condition 42 and the requirements of Auckland Transport's Transport Design Manual (AT-TDM), Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Vehicle Accessways

251. The Consent Holder must design and construct all vehicle accessways in accordance with the finalised certified plans required under Condition 42 or the requirements of Auckland Transport's Transport Design Manual (AT-TDM), Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Notes:

a) *Right of ways, Commonly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to Common access way approval (aucklandcouncil.govt.nz)*
b) *Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.*
c) *Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Plan Approval and should not be used for the purposes of constructing common access ways.*
d) *The Consent Holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Commonly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before applying for a section 223 certificate.*

e) An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.

f) Works within the road reserve require prior approval from Auckland Transport. The Consent Holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.

g) A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/

Pedestrian Walkways and Cycleways

252. The pedestrian walkways and cycleways within the Easement areas shown as "Right of Way (Pedestrian)" in favour of the public must be formed to allow pedestrian and/or cycle use in accordance with the certified LIMPs (condition 34) or finalised Walkway Plans (condition 49), where relevant for the Project Stage in question.

Common ownership of infrastructure / assets

253. Lots 1-208 share commonly owned access lots with infrastructure including stormwater management devices including swales and culverts, landscaping, waste collection points and lighting, which are located within the accessways. Lots 1-208 also accommodate comprehensive restoration planting areas that are subject to protective covenants. To ensure that all Lots remain adequately serviced and accessible, and the restoration planting areas are appropriately managed and maintained in perpetuity, the Consent Holder must create a single common entity (incorporated society, residents' association or similar legal entity) to represent and ensure that future owners of Lots 1-208 are jointly responsible and liable for the ongoing operation, maintenance and repair of the referenced infrastructure and vegetation.

Advice Note:

All Lots (Lots 1-208) must be members of the same legal entity (i.e.: it is not appropriate to establish separate entities to comply with this condition for each Stage of subdivision as reflected in Condition 253 above. The documentation required to comply with this condition must ensure that this is the case and functions appropriately for the staged nature of this application.

254. A copy of the document(s) describing the functions, powers, duties and liabilities of the common entity must be provided to the Council for certification when applying for a certificate under Section 224(c) of the RMA for each Stage. The document(s) must evidence that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for. In particular,

- All lot owners must be required to join the legal entity and cannot opt out.
- All owners will be required to pay an annual levy to fund the work of the legal entity.
- The levies cover the maintenance/replacement of commonly owned assets such as the communal facilities, walking and cycling tracks, JOALs, stormwater management devices, culverts, lighting, protected vegetation etc.
- It is intended that Te Kawerau ā Maki would be actively involved in the maintenance contracts and management of the revegetated areas of the site. Kaitiakitanga is a concept fundamental to the iwi view of resource management. The sustainable management of the environment will be promoted in accordance with Te Kawerau ā Maki tikanga, and the role of kaitiaki will continue in perpetuity.

255. Further, to ensure that future owners maintain membership of the common entity, the following must be registered as a consent notice on the record(s) of title to be issued for Lots 1-208:

"Lots 1-208 are served or serviced by a number of common property assets, which for so long as they are a registered proprietor of that Lot, the owners of Lots 1-208 must be members of the established common entity that is jointly responsible and liable for the ongoing operation, maintenance and repair of the shared common assets located within the common areas including (but not limited to):

- Lot 57 (Community Hub) and parking areas, including publicly accessible parking area(s);
- Walking and cycling tracks and public access;
- Jointly Owned Access Lots (JOALs);
- Stormwater Management Devices;
- Lighting and;
- Bush Protection Covenants"

Legal Entity

256. Evidence that a Residents' Society (or similar legal entity) has been created in accordance with the requirements of conditions 253-255 must be provided to Council prior to the issue of s224(c). All lot owners must be required to become members of this entity in perpetuity. The legal entity must be responsible for and include (but is not limited to) rules on the following:

a) Commonly owned assets including JOALs including all traffic calming measures and safety measures, stormwater management devices, culverts, walking and cycling and other tracks, community facilities and public and communal parking areas within Lot 57, and lighting;
b) Measures to ensure the ongoing maintenance of the sightline covenant areas;
c) Measures to ensure the ongoing operation and maintenance of stormwater management devices and culverts;
d) Management of all revegetated restoration planting areas, including vegetation protection covenant areas identified within the Landscape Management Plan ('**LIMP**') and Restoration Planting and Maintenance Plan ('**RPMP**');

e) The process for establishing any new vegetation other than those species identified within the Landscape Management Plan ('**LIMP**') and Restoration Planting and Maintenance Plan ('**RPMP**');
f) Measures to ensure the ongoing maintenance and protection of the proposed revegetation including weed and pest management; and
g) The rules to determine and collect an annual levy providing for the operation, maintenance and replacement of these assets and areas of vegetation.

Land Covenants

Bush Protection – Countryside Living Subdivision

257. The Consent Holder must enter into a bush protection covenant in accordance with section 108 of the Resource Management Act 1991 or consent notice pursuant to section 221 of the Resource Management Act for Lots 1-208. The covenant must be duly registered in conjunction with deposit of the survey plan and the Consent Holder must give an undertaking that this will occur prior to the issuing of the S224c completion certificate for the subdivision.

a) The covenant or consent notice must secure the protection in perpetuity of areas AA-AZ, BA-BZ, CA-CZ, DA-DZ, EA-EZ, FA-FZ, GA-GZ, HA-HZ, IA-IZ, JA-JZ, KA-KZ and LA-LE, as shown on the Scheme Plans referenced in **Schedule 1**, entitled Proposed Scheme Plans Stages 1-14, prepared by Maven Associates Ltd and dated 04/2025.

b) The covenant or consent notice must require the Consent Holder or Residents' Association (as the body responsible for the ongoing management of the Restoration Planting areas) to provide a single consolidated 5 yearly monitoring report, to Council, on the health and management (e.g., weed and pest animal control) of the habitat. The monitoring and reporting obligation will commence 5 years after initial planting is undertaken, and cease twenty years from the date planting is completed for the final stage.

c) The owners or their successors in title of the respective lots must:
    i. Preserve in perpetuity the indigenous flora and fauna, wildlife habitats and the natural landscape within the areas to be protected on Lots 1-208.
    ii. Not do anything that would prejudice the health or ecological value of the areas to be protected, their long-term viability and/or sustainability,

Including but not limited to:

    i. Not cut down, damage or destroy, or permit the cutting down, damage or destruction of the vegetation or wildlife habitats within the areas to be protected.
    ii. Maintain the protected area free from residential encroachment, earthworks, or land modification.

iii. The landowner must not place any building and/or significant structures within the covenant area/s.
iv. Continue to eradicate all invasive plants and control pest animals within the areas to be protected, in accordance with but not limited to the certified Restoration Planting and Maintenance Plan required by Condition 33.

The covenant must:

- be drafted by a Solicitor; and
- be registered against the Computer Register and /or Certificate of Title applying to the affected land by the Consent Holder at their cost;

Bush Protection – Integrated Maori Development

258. The Consent Holder must enter into a covenant in accordance with section 108 of the Resource Management Act 1991 or consent notice pursuant to section 221 of the Resource Management Act in favour of Auckland Council for Lot 1. The Consent Holder must contact Council to initiate the preparation of the covenant. The covenant must be duly registered in conjunction with deposit of the survey plan and the Consent Holder must give an undertaking that this will occur prior to the issuing of the S224c completion certificate for the subdivision.

a) The covenant or consent notice must secure the protection in perpetuity of all protective covenant areas – vegetation protection, as shown on the finalised Survey Plan as required by conditions 223 and 224 and detailed within the Restoration Planting and Maintenance Plan (condition 33).

b) The owners or their successors in title of the respective lots must:
i. Preserve in perpetuity the indigenous flora and fauna, wildlife habitats and the natural landscape within the area to be protected on Lot 1.
ii. Require the Covenant owner to provide for a 5 yearly monitoring report, to Council, on the health and management (e.g., weed and pest animal control) of the habitat. The monitoring and reporting obligation will cease twenty years from the completion of planting.
iii. Not do anything that would prejudice the health or ecological value of the areas to be protected, their long-term viability and/or sustainability,

Including but not limited to:

iv. Not (cut down, damage or destroy, or permit the cutting down, damage or destruction of the vegetation or wildlife habitats within the areas to be protected.
v. Maintain the protected area free from residential encroachment, earthworks, or land modification.
vi. The landowner must not place any building and/or and significant structures within the covenant area/s.

vii. Continue to eradicate all invasive plants and control pest animals within the areas to be protected, in accordance with but not limited to the certified Restoration Planting and Maintenance Plan required by Condition 33.

The covenant must:

- be drafted by a Solicitor; and
- be registered against the Computer Register and /or Certificate of Title applying to the affected land by the Consent Holder at their cost.

Waitemata Clay Target Club

259. The following lots must be subject to a land covenant requiring that an instrument be registered on the records of title advising of the presence of the Waitematā Clay Target Club at 465 Old North Road, and its lawful ability to undertake clay target shooting from that site:

Stage 1: – Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9
Stage 2: - Lots 12, 13, 23 and 24
Stage 3: - Lots 50, 51, 52, 53 and 54

The land covenant must be drafted to prevent Lot owners from making complaints in relation to the extent of those lawful activities and the noise that may be generated from those activities. The covenant must be duly registered in conjunction with deposit of the survey plan and the Consent Holder must give an undertaking that this will occur prior to the issuing of the S224c completion certificate for the subdivision.

Advice Note:
The lawful operation of the Waitemata Clay Target Club at the date of this decision is to undertake clay target shooting from the site on one day per month between the hours of 11am and 5pm.

Consent Notices

260. The Consent Holder shall cause to be registered against the Certificate of Titles for all lots a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following condition to be complied with on a continuing basis:

TABLE 1 – Consent Notices

Note: Capitalised letters in the following table refer to the specific consent notices set out below.

Lots	Built Form	Guidelines	Restrictions

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

Lots 1-208 (Lot 1 DP 590677)	C	A	C, D, E, F, G, H, I
Lots 1-3, 50-52, 54, 57, 67, 71, 74, 75, 77			B
Lot 8003 (Balance lot of stage 1), Lot 50, 68			J

Design and Landscape Guidelines

A. The design of any buildings on this lot must be consistent with the Design and Landscape guidelines certified under condition 222 of resource consent SUB60449975, unless otherwise approved by the Design Review Panel. The lot owner must obtain the approval of the Design Review Panel established under condition 243 of resource consent SUB60449975 for any building design and such approval must be submitted to the Council with the lot owner's application for building and/or resource consent.

No Vehicle Access onto Old North Road

B. There must be no direct vehicle access onto Old North Road from the lot.

Built Form

C. Any application for building consent lodged with the Council for building development on this lot must demonstrate that the following requirements are met:

- A minimum yard of 3m must be provided.
- Any building must be approved by the DRP.
- Maximum height within the AUP yards must not exceed 6m.
- The combined maximum building footprint within the AUP yards on any lot must not exceed 100m^2.

Failure to meet any of the requirements noted above will necessitate an application for resource consent to be made to the Council for the AUP yard infringement.

Residents Association

D. Lots 1-208 are served or serviced by a number of common property assets, which for so long as they are a registered proprietor of that Lot, the owners of Lots 1-208 must be members of the established common entity that is jointly responsible and

liable for the ongoing operation, maintenance and repair of the shared common assets located within the common areas including (but not limited to):

- Lot 57 (Community Hub);
- Walking and cycling tracks;
- Jointly Owned Access Lots (JOALs);
- Stormwater Management Devices;
- Lighting; and
- Bush Protection Covenants

The owners of Lots identified in Table 1 within condition 260 of resource consent SUB60449974, must, at all times when registered as proprietors of the lots:

- be and remain members of any legal entity set up by condition 256 of resource consent SUB60449975; and
- comply with the obligations applying to the lot owners as members of the legal entity, recognising that the legal entity is required to maintain, manage and operate the facilities on the common areas and all protected vegetation areas in accordance with all relevant resource and other consents and all statutory obligations.

Fire Fighting Water Supply

E. At the time an application for building consent is submitted to the Council for the dwellings it must be demonstrated that fire-fighting water supply will be provided in accordance with NZFS Fire Fighting Water Supplies CoP SNZ 4509:2008. If an alternative fire-fighting water supply is to be provided, written approval of that system from Fire and Emergency New Zealand must be provided with the building consent application. The fire-fighting water supply provided must be maintained and retained as long as a habitable building is located within the site.

Telecommunications

F. "Future owners of Lot(s) X, Y, and Z are advised that a physical telecommunication connection has not been provided to Lot(s) X, Y, and Z, and if such services are required, the full cost of providing and maintaining these services will be met by the owners. This cost may include the installation of equipment to the utility providers and Council requirements and any growth or other applicable charges."

Advice Note:
Consent Notice G is only required to be registered where telecommunications are provided via wireless means.

Wastewater Servicing

G. A wastewater system design proposal by a suitably qualified and experienced

wastewater engineer must be submitted at the time of the land use and building consent applications for the site development (or only the latter if no land use consent application is required). The design must be prepared by an experienced wastewater engineer and meet relevant Council standards.

The proposed final design proposal and plans for each Lot development must be undertaken by or reviewed by a suitably experienced geotechnical engineer who has experience with on-site wastewater disposal system designs and TP58 design standards. The geotechnical design or review must be provided with the wastewater system design proposal to Council prior to its construction. The geotechnical assessment must specifically include:

i. An inspection of the site and an assessment of the site conditions;
ii. An assessment of the adequacy of the subsoil assessment within the proposed disposal area;
iii. An assessment of the proposed design flow rate, treatment standard and disposal area loading rate and size;
iv. Assessment of the suitability of the land proposed for primary and reserve disposal areas;
v. An assessment of the risks of the on-going wastewater discharge in the proposed location to the site stability over the long term;
vi. An assessment of the site soils to ensure that they were not adversely affected by subdivision construction activities, and any remediation measures recommended;
vii. An assessment of the risks of the irrigated wastewater accessing stormwater drainage and/or other short circuit paths and/or accessing natural water. This should include an assessment of whether suitable distances are achieved from on-site and off-site roadside surface stormwater drains, retaining wall toe drains that drain to stormwater drains, overland flow paths and watercourses; and

Note - 'suitable' in this context means the surface water distances are in accordance with the specifications in Table 5.2 in TP58.

viii. A conclusion as to whether in the opinion of the geotechnical engineer, the disposal area location is the same or better than that indicated in the Wastewater Site Plans, DWGs 500-545, rev 0, prepared by GWE Consulting Engineers and dated 21/03/25.

H. During construction works on the site, the landowner must ensure that there is no stockpiling of earthmoving equipment or of construction materials and no access by heavy machinery in any areas that are specified as wastewater disposal area/s in the Wastewater Site Plans, DWGs 500-545, rev 0, prepared by GWE Consulting Engineers and dated 21/03/25 and/or in any other area/s that may be proposed for alternative wastewater disposal area/s.

Stormwater Mitigation

I. At the time a building consent application is submitted for the dwelling(s) it must be demonstrated that stormwater management tanks will be provided that achieve hydrology mitigation:
   - Retention and reuse of 95th percentile rain fall event via on-lot storage tanks providing supply for potable and non-potable water supply for future buildings.
   - The hydrology mitigation provided must be maintained as long as the habitable dwelling is located within the site.

Vehicle Sightlines

J. Vehicle Sightlines must be maintained in perpetuity within Covenant areas ZY and ZZ, and the additional area adjacent to Access 5 required by Schedule 1. No buildings are permitted within this area, and all vegetation and any fencing within this area must be restricted to a maximum height of 1.1m above ground level.

Consent Notice Instrument

261. The Consent Notice Instruments will be prepared by Auckland Council's solicitors at the cost of the Consent Holder and will contain the terms and conditions the solicitors usually include in such documents. The owner or the Consent Holder's solicitor must contact the Council to request the Consent Notice Instruments be prepared and registered. The following must accompany that request:
   - A copy of the consent condition; and
   - A recent copy of the Record of Title.

Bonds

Uncompleted Works Bonds

262. Prior to the lodgement of the section 224(c) certificate and in accordance with section 108(2)(b) of the Resource Management Act 1991, an uncompleted works bond must be entered into where any landscape works required by the conditions of this consent have not been completed in accordance with the approved plans and conditions of all consents within BUN60449771 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 Council prior to lodging the bond. The liability of the Consent Holder must not be limited to the amount of the bond.

Advice note:
This condition will not be applicable to bonding for street landscaping, which will be in accordance with s222 of the RMA. It will also not be applicable to restoration planting.

Maintenance Bonds

263. Prior to the issue of the section 224(c) certificate, and in accordance with section 108(2)(b) of the Resource Management Act 1991, the Consent Holder must provide the Council a bond in respect of the maintenance of the restoration planting and landscaping works required by the conditions of this consent. If a cash bond, the bond is refundable. The maintenance bond will be held for a period of five years from the issue of a practical completion certificate for restoration planting, and two years for landscape planting. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Council.

Advice note:
This condition will not be applicable to bonding for street landscaping, which will be in accordance with s222 of the RMA

262. Unless the bond for conditions 262 and 263 is a cash bond, the performance of all the conditions of the bond must be guaranteed by a guarantor acceptable to the Council. The guarantor must bind itself to pay for the carrying out and completion of any condition in the event of any default of the Consent Holder, or any occurrence of any adverse environmental effect requiring remedy.

263. The bond value for conditions 262 and 263 may be adjusted annually to reflect the works completed and which works remain outstanding, provided that any such changes must be certified by the Council as being reflective of work and outcomes secured by the bond being completed.

APPENDIX A1

FTAA-2505-1055 – Rangitoopuni - Conditions of RMA Consent

Advice Notes

Corridor Access Request

1. *The Consent Holder will need to obtain a Corridor Access Request approval from Auckland Transport for the proposed works in or occupation of the road reserve. It will be the responsibility of the Consent Holder to determine the presence of any underground services that may be affected by the Consent Holders work in the road reserve. Should any services exist, the Consent Holder must contact the owners of those and agree on the service owners' future access for maintenance and upgrades. Services information may be obtained from https://www.beforeudig.co.nz/*

2. *All work in the road reserve must be carried out in accordance with the general requirements of the National Code of Practice for Utility Operators Access to Transport Corridors https://nzuag.org.nz/wp-content/uploads/2018/11/National-Code-amended-version-29-Nov-2018.pdf and Auckland Transport Design Manual https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/*

3. *Prior to carrying out any work in the road corridor the Consent Holder must submit to Auckland Transport a Corridor Access Request (CAR) and Traffic Management Plan (TMP), the latter prepared by an NZ Transport Agency qualified person and work must not commence until such a time as the Consent Holder has approval in the form of a Works Access Permit (WAP). The application may be made at https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests and 15 working days should be allowed for approval.*

Schedule 1

Drawing Title	Drawing Number	Rev	Date	Author
Engineering Drawings				
Countryside Living Subdivision				
Proposed Development Overview - Stages	C100	A	02/2025	Maven Associates
Proposed Concept Overview – Stages	C110	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 1	C110-1-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 2	C110-2-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 3	C110-3-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 4	C110-4-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 5	C110-5-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 6	C110-6-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 7	C110-7-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 8	C110-8-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 9	C110-9-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 10	C110-10-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 11	C110-11-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 12	C110-12-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 13	C110-13-1	A	02/2025	Maven Associates
Proposed Concept Plan – Stage 14	C110-14-1	A	02/2025	Maven Associates
Proposed Earthworks Overview – Stage 1	C200-1-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 1	C200-1-1	A	03/2025	Maven Associates
Earthworks				
Proposed Earthworks Contour Plan – Stage 1	C200-1-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 1	C220-1-1	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 1	C230-1-1	B	09/2025	Maven Associates
Proposed Earthworks Overview – Stage 2	C200-2-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 2	C200-2-1	A	03/2025	Maven Associates
Proposed Earthworks Contour Plan – Stage 2	C200-2-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 2	C220-2-0	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 2	C230-2-1	A	03/2025	Maven Associates
Proposed Earthworks Overview – Stage 3	C200-3-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 3	C200-3-1	A	03/2025	Maven Associates
Proposed Earthworks Contour Plan – Stage 3	C200-3-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 3	C220-3-1	A	03/2025	Maven Associates

Proposed Erosion Sediment Control Plan – Stage 3	C230-3-1	A	03/2025	Maven Associates
Proposed Earthworks Overview – Stage 4	C200-4-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 4	C200-4-1	A	03/2025	Maven Associates
Proposed Earthworks Contour Plan – Stage 4	C200-4-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 4	C220-4-1	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 4	C230-4-1	A	03/2025	Maven Associates
Proposed Earthworks Overview – Stage 5	C200-5-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 5	C200-5-1	A	03/2025	Maven Associates
Proposed Earthworks Contour Plan – Stage 5	C200-5-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 5	C220-5-1	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 5	C230-5-1	A	03/2025	Maven Associates
Proposed Earthworks Overview – Stage 6	C200-6-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 6	C200-6-1	A	03/2025	Maven Associates
Proposed Earthworks Contour Plan – Stage 6	C200-6-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 6	C220-6-1	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 6	C230-6-1	A	03/2025	Maven Associates
Proposed Earthworks Overview – Stage 7	C200-7-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 7	C200-7-1	A	03/2025	Maven Associates
Proposed Earthworks Contour Plan – Stage 7	C200-7-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 7	C220-7-1	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 7	C230-7-1	A	03/2025	Maven Associates
Proposed Earthworks Overview – Stage 8	C200-8-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 8	C200-8-1	A	03/2025	Maven Associates
Proposed Earthworks Contour Plan – Stage 8	C200-8-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 8	C220-8-1	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 8	C230-8-1	A	03/2025	Maven Associates
Proposed Earthworks Overview – Stage 9	C200-9-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 9	C200-9-1	A	03/2025	Maven Associates

Proposed Earthworks Contour Plan – Stage 9	C200-9-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 9	C220-9-1	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 9	C230-9-1	A	03/2025	Maven Associates
Proposed Earthworks Overview – Stage 10	C200-10-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 10	C200-10-1	A	03/2025	Maven Associates
Proposed Earthworks Contour Plan – Stage 10	C200-10-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 10	C220-10-1	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 10	C230-10-1	A	03/2025	Maven Associates
Proposed Earthworks Overview – Stage 11	C200-11-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 11	C200-11-1	A	03/2025	Maven Associates
Proposed Earthworks Contour Plan – Stage 11	C200-11-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 11	C220-11-1	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 11	C230-11-1	A	03/2025	Maven Associates
Proposed Earthworks Overview – Stage 12	C200-12-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 12	C200-12-1	A	03/2025	Maven Associates
Proposed Earthworks Contour Plan – Stage 12	C200-12-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 12	C220-12-1	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 12	C230-12-1	A	03/2025	Maven Associates
Proposed Earthworks Overview – Stage 13	C200-13-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 13	C200-13-1	A	03/2025	Maven Associates
Proposed Earthworks Contour Plan – Stage 13	C200-13-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 13	C220-13-1	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 13	C230-13-1	A	03/2025	Maven Associates
Proposed Earthworks Overview – Stage 14	C200-14-0	A	03/2025	Maven Associates
Existing Contour Plan – Stage 14	C200-14-1	A	03/2025	Maven Associates
Proposed Earthworks Contour Plan – Stage 14	C200-14-2	A	03/2025	Maven Associates
Proposed Cut/Fill Plan – Stage 14	C220-14-1	A	03/2025	Maven Associates
Proposed Erosion Sediment Control Plan – Stage 14	C230-14-1	A	03/2025	Maven Associates

Existing Earthworks Contour Topsoil Strip 350mm - Whole Site	C200-W-1	A	03/2025	Maven Associates
Proposed Earthworks Contour PGL Subgrade – Whole Site	C200-W-2	A	03/2025	Maven Associates
Proposed Cut/Fill Whole Site	C220-W-1	A	03/2025	Maven Associates
Proposed Sediment Erosion Control Details Sheet 1	C240	A	02/2025	Maven Associates
Proposed Sediment Erosion Control Details Sheet 2	C241	A	02/2025	Maven Associates
Proposed Sediment Erosion Control Details Sheet 3	C242	A	02/2025	Maven Associates
Proposed Sediment Erosion Control Details Sheet 4	C243	A	02/2025	Maven Associates
Proposed Sediment Erosion Control Details Sheet 5	C244	A	02/2025	Maven Associates
Roading				
Proposed Roading Overview – Stage 1	C300-1-0	B	09/2025	Maven Associates
Proposed Roading Plan – Stage 1	C300-1-1	B	09/2025	Maven Associates
Proposed Roading Plan – Stage 1	C300-1-2	B	09/2025	Maven Associates
Proposed Roading Overview – Stage 2	C300-2-0	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 2	C300-2-1	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 2	C300-2-2	A	03/2025	Maven Associates
Proposed Roading Overview – Stage 3	C300-3-0	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 3	C300-3-1	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 3	C300-3-2	A	03/2025	Maven Associates
Proposed Roading Overview – Stage 4	C300-4-0	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 4	C300-4-1	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 4	C300-4-2	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 4	C300-4-3	A	03/2025	Maven Associates
Proposed Roading Overview – Stage 5	C300-5-0	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 5	C300-5-1	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 5	C300-5-2	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 5	C300-5-3	A	03/2025	Maven Associates
Proposed Roading Overview – Stage 6	C300-6-0	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 6	C300-6-1	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 6	C300-6-2	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 6	C300-6-3	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 6	C300-6-4	A	03/2025	Maven Associates
Proposed Roading Overview – Stage 7	C300-7-0	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 7	C300-7-1	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 7	C300-7-2	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 7	C300-7-3	A	03/2025	Maven Associates
Proposed Roading Overview – Stage 8	C300-8-0	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 8	C300-8-1	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 8	C300-8-2	A	03/2025	Maven Associates
Proposed Roading Overview – Stage 9	C300-9-0	A	03/2025	Maven Associates

Proposed Roading Plan – Stage 9	C300-9-1	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 9	C300-9-2	A	03/2025	Maven Associates
Proposed Roading Overview – Stage 10	C300-10-0	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 10	C300-10-1	A	03/2025	Maven Associates
Proposed Roading Overview – Stage 11	C300-11-0	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 11	C300-11-1	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 11	C300-11-2	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 11	C300-11-3	A	03/2025	Maven Associates
Proposed Roading Overview – Stage 12	C300-12-0	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 12	C300-12-1	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 12	C300-12-2	A	03/2025	Maven Associates
Proposed Roading Overview – Stage 13	C300-13-0	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 13	C300-13-1	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 13	C300-13-2	A	03/2025	Maven Associates
Proposed Roading Overview – Stage 14	C300-14-0	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 14	C300-14-1	A	03/2025	Maven Associates
Proposed Roading Plan – Stage 14	C300-14-2	A	03/2025	Maven Associates
Proposed Stage 1 JOAL/Roading Plan Overview	C320-1-0	A	03/2025	Maven Associates
Proposed Stage 1 JOAL/Roading Plan	C320-1-1	A	03/2025	Maven Associates
Proposed Stage 1 JOAL/Roading Plan	C320-1-2	A	03/2025	Maven Associates
Proposed Stage 2 JOAL/Roading Plan Overview	C320-2-0	A	03/2025	Maven Associates
Proposed Stage 2 JOAL/Roading Plan	C320-2-1	A	03/2025	Maven Associates
Proposed Stage 2 JOAL/Roading Plan	C320-2-2	A	03/2025	Maven Associates
Proposed Stage 3 JOAL/Roading Plan Overview	C320-3-0	A	03/2025	Maven Associates
Proposed Stage 3 JOAL/Roading Plan	C320-3-1	A	03/2025	Maven Associates
Proposed Stage 3 JOAL/Roading Plan	C320-3-2	A	03/2025	Maven Associates
Proposed Stage 3 JOAL/Roading Plan	C320-3-3	A	03/2025	Maven Associates
Proposed Stage 4 JOAL/Roading Plan Overview	C320-4-0	A	03/2025	Maven Associates
Proposed Stage 4 JOAL/Roading Plan	C320-4-1	A	03/2025	Maven Associates
Proposed Stage 4 JOAL/Roading Plan	C320-4-2	A	03/2025	Maven Associates
Proposed Stage 4 JOAL/Roading Plan	C320-4-3	A	03/2025	Maven Associates
Proposed Stage 4 JOAL/Roading Plan	C320-4-4	A	03/2025	Maven Associates
Proposed Stage 5 JOAL/Roading Plan Overview	C320-5-0	A	03/2025	Maven Associates
Proposed Stage 5 JOAL/Roading Plan	C320-5-1	A	03/2025	Maven Associates
Proposed Stage 5 JOAL/Roading Plan	C320-5-2	A	03/2025	Maven Associates
Proposed Stage 5 JOAL/Roading Plan	C320-5-3	A	03/2025	Maven Associates
Proposed Stage 5 JOAL/Roading Plan	C320-5-4	A	03/2025	Maven Associates
Proposed Stage 5 JOAL/Roading Plan	C320-5-5	A	03/2025	Maven Associates
Proposed Stage 5 JOAL/Roading Plan	C320-5-6	A	03/2025	Maven Associates
Proposed Stage 6 JOAL/Roading Plan Overview	C320-6-0	A	03/2025	Maven Associates

Proposed Stage 6 JOAL/Roading Plan	C320-6-1	A	03/2025	Maven Associates
Proposed Stage 6 JOAL/Roading Plan	C320-6-2	A	03/2025	Maven Associates
Proposed Stage 6 JOAL/Roading Plan	C320-6-3	A	03/2025	Maven Associates
Proposed Stage 6 JOAL/Roading Plan	C320-6-4	A	03/2025	Maven Associates
Proposed Stage 7 JOAL/Roading Plan Overview	C320-7-0	A	03/2025	Maven Associates
Proposed Stage 7 JOAL/Roading Plan	C320-7-1	A	03/2025	Maven Associates
Proposed Stage 7 JOAL/Roading Plan	C320-7-2	A	03/2025	Maven Associates
Proposed Stage 7 JOAL/Roading Plan	C320-7-3	A	03/2025	Maven Associates
Proposed Stage 7 JOAL/Roading Plan	C320-7-4	A	03/2025	Maven Associates
Proposed Stage 8 JOAL/Roading Plan Overview	C320-8-0	A	03/2025	Maven Associates
Proposed Stage 8 JOAL/Roading Plan	C320-8-1	A	03/2025	Maven Associates
Proposed Stage 8 JOAL/Roading Plan	C320-8-2	A	03/2025	Maven Associates
Proposed Stage 8 JOAL/Roading Plan	C320-8-3	A	03/2025	Maven Associates
Proposed Stage 9 JOAL/Roading Plan Overview	C320-9-0	A	03/2025	Maven Associates
Proposed Stage 9 JOAL/Roading Plan	C320-9-1	A	03/2025	Maven Associates
Proposed Stage 9 JOAL/Roading Plan	C320-9-2	A	03/2025	Maven Associates
Proposed Stage 10 JOAL/Roading Plan Overview	C320-10-0	A	03/2025	Maven Associates
Proposed Stage 10 JOAL/Roading Plan	C320-10-1	A	03/2025	Maven Associates
Proposed Stage 11 JOAL/Roading Plan Overview	C320-11-0	A	03/2025	Maven Associates
Proposed Stage 11 JOAL/Roading Plan	C320-11-1	A	03/2025	Maven Associates
Proposed Stage 11 JOAL/Roading Plan	C320-11-2	A	03/2025	Maven Associates
Proposed Stage 11 JOAL/Roading Plan	C320-11-3	A	03/2025	Maven Associates
Proposed Stage 12 JOAL/Roading Plan Overview	C320-12-0	A	03/2025	Maven Associates
Proposed Stage 12 JOAL/Roading Plan	C320-12-1	A	03/2025	Maven Associates
Proposed Stage 12 JOAL/Roading Plan	C320-12-2	A	03/2025	Maven Associates
Proposed Stage 12 JOAL/Roading Plan	C320-12-3	A	03/2025	Maven Associates
Proposed Stage 12 JOAL/Roading Plan	C320-12-4	A	03/2025	Maven Associates
Proposed Stage 13 JOAL/Roading Plan Overview	C320-13-0	A	03/2025	Maven Associates
Proposed Stage 13 JOAL/Roading Plan	C320-13-1	A	03/2025	Maven Associates
Proposed Stage 13 JOAL/Roading Plan	C320-13-2	A	03/2025	Maven Associates
Proposed Stage 13 JOAL/Roading Plan	C320-13-3	A	03/2025	Maven Associates
Proposed Stage 13 JOAL/Roading Plan	C320-13-4	A	03/2025	Maven Associates
Proposed Stage 13 JOAL/Roading Plan	C320-13-5	A	03/2025	Maven Associates
Proposed Stage 14 JOAL/Roading Plan Overview	C320-14-0	A	03/2025	Maven Associates
Proposed Stage 14 JOAL/Roading Plan	C320-14-1	A	03/2025	Maven Associates
Proposed Stage 14 JOAL/Roading Plan	C320-14-2	A	03/2025	Maven Associates
Proposed Stage 14 JOAL/Roading Plan	C320-14-3	A	03/2025	Maven Associates
Proposed Stage 14 JOAL/Roading Plan	C320-14-4	A	03/2025	Maven Associates

Proposed Stage 14 JOAL/Roading Plan	C320-14-5	A	03/2025	Maven Associates
Proposed Private Access Typical Cross Section 1 of 2	C330-1	A	02/2025	Maven Associates
Proposed Private Access Typical Cross Section 2 of 2	C330-2	A	02/2025	Maven Associates
Proposed Private Access Typical Passing Bay	C330-3	A	02/2025	Maven Associates
Proposed Private Access Vehicle Crossing	C330-4	A	02/2025	Maven Associates
Stormwater				
Proposed Stormwater Overview – Stage 1	C400-1-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 1	C400-1-1	A	03/2025	Maven Associates
Proposed Stormwater Overview – Stage 2	C400-2-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 2	C400-2-1	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 2	C400-2-2	A	03/2025	Maven Associates
Proposed Stormwater Overview – Stage 3	C400-3-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 3	C400-3-1	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 3	C400-3-2	A	03/2025	Maven Associates
Proposed Stormwater Overview – Stage 4	C400-4-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 4	C400-4-1	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 4	C400-4-2	A	03/2025	Maven Associates
Proposed Stormwater Overview – Stage 5	C400-5-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 5	C400-5-1	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 5	C400-5-2	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 5	C400-5-3	A	03/2025	Maven Associates
Proposed Stormwater Overview – Stage 6	C400-6-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 6	C400-6-1	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 6	C400-6-2	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 6	C400-6-3	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 6	C400-6-4	A	03/2025	Maven Associates
Proposed Stormwater Overview – Stage 7	C400-7-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 7	C400-7-1	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 7	C400-7-2	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 7	C400-7-3	A	03/2025	Maven Associates
Proposed Stormwater Overview – Stage 8	C400-8-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 8	C400-8-1	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 8	C400-8-2	A	03/2025	Maven Associates

Proposed Stormwater Overview – Stage 9	C400-9-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 9	C400-9-1	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 9	C400-9-2	A	03/2025	Maven Associates
Proposed Stormwater Overview – Stage 10	C400-10-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 10	C400-10-1	A	03/2025	Maven Associates
Proposed Stormwater Overview – Stage 11	C400-11-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 11	C400-11-1	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 11	C400-11-2	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 11	C400-11-3	A	03/2025	Maven Associates
Proposed Stormwater Overview – Stage 12	C400-12-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 12	C400-12-1	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 12	C400-12-2	A	03/2025	Maven Associates
Proposed Stormwater Overview – Stage 13	C400-13-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 13	C400-13-1	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 13	C400-13-2	A	03/2025	Maven Associates
Proposed Stormwater Overview – Stage 14	C400-14-0	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 14	C400-14-1	A	03/2025	Maven Associates
Proposed Stormwater Plan – Stage 14	C400-14-2	A	03/2025	Maven Associates
Proposed Stormwater Catchment Plan Stage 1-5	C455	A	03/2025	Maven Associates
Proposed Stormwater Catchment Plan Stage 6-9	C456	A	03/2025	Maven Associates
Proposed Stormwater Catchment Plan Stage 10-14	C457	A	03/2025	Maven Associates
Culverts				
Proposed Culvert Overall Plan	C480	A	03/2025	Maven Associates
Culvert 13-4 Plan and Longsection	C481	B	09/2025	Maven Associates
Culvert 14-1 Plan and Longsection	C482	B	09/2025	Maven Associates
Culvert 6-6 Plan and Longsection	C483	B	09/2025	Maven Associates
Culvert 1-1 Plan and Longsection	C484	C	09/2025	Maven Associates
Culvert 1-1 100 YR Flood Storage Plan	C485	A	09/2025	Maven Associates
Typical Culvert Cross Section	C490	A	03/2025	Maven Associates
Typical Culvert Long Section	C491	A	03/2025	Maven Associates
Culvert 1-1 Cross Section	C492	B	10/2025	Maven Associates
Typical Rip-Rap Details	C493	A	03/2025	Maven Associates
Stormwater Typical Details				
Typical Onsite Stormwater Management	C495	A	02/2025	Maven Associates
Proposed Level Spreader Details	C496	A	02/2025	Maven Associates
Typical Water Tank Details	C497	A	02/2025	Maven Associates

Roading Standard Details				
Roading Standard Details Sheet 1	C800	A	02/2025	Maven Associates
Roading Standard Details Sheet 2	C800-1	A	02/2025	Maven Associates
Roading Standard Details Sheet 3	C800-2	A	02/2025	Maven Associates
Roading Standard Details Sheet 4	C800-3	A	02/2025	Maven Associates
Roading Standard Details Sheet 5	C800-4	A	02/2025	Maven Associates
Roading Standard Details Sheet 6	C800-5	A	02/2025	Maven Associates
Roading Standard Details Sheet 7	C800-6	A	02/2025	Maven Associates
Roading Standard Details Sheet 8	C800-7	A	02/2025	Maven Associates
Roading Standard Details Sheet 9	C800-8	A	02/2025	Maven Associates
Roading Standard Details Sheet 10	C800-9	A	02/2025	Maven Associates
Roading Standard Details Sheet 11	C800-10	A	02/2025	Maven Associates
Roading Drainage Standard Details				
Roading Drainage Standard Details Sheet 1	C801	A	02/2025	Maven Associates
Roading Drainage Standard Details Sheet 2	C801-1	A	02/2025	Maven Associates
Roading Drainage Standard Details Sheet 3	C801-2	A	02/2025	Maven Associates
Roading Drainage Standard Details Sheet 4	C801-3	A	02/2025	Maven Associates
Roading Drainage Standard Details Sheet 5	C801-4	A	02/2025	Maven Associates
Stormwater Standard Details				
Stormwater Standard Details Sheet 1	C802	A	02/2025	Maven Associates
Stormwater Standard Details Sheet 2	C802-1	A	02/2025	Maven Associates
Stormwater Standard Details Sheet 3	C802-2	A	02/2025	Maven Associates
Stormwater Standard Details Sheet 4	C802-3	A	02/2025	Maven Associates
Stormwater Standard Details Sheet 5	C802-4	A	02/2025	Maven Associates
Stormwater Standard Details Sheet 6	C802-5	A	02/2025	Maven Associates
Retirement Village				
Retirement Village Development Overview Plan	C100	A	03/2025	Maven Associates
Retirement Village Proposed Concept Overview Plan	C105	A	03/2025	Maven Associates
Retirement Village Proposed Concept Plan	C105-1	A	03/2025	Maven Associates
Earthworks				
Existing Earthworks Contour Topsoil Strip 350mm-sitewide	C200	A	03/2025	Maven Associates
Proposed Earthworks Contour Subgrade Sitewide	C200-1	A	03/2025	Maven Associates
Proposed Cut/Fill Sitewide	C205	A	03/2025	Maven Associates
Retirement Village Proposed Overview Earthworks Plan	C210	A	03/2025	Maven Associates

Retirement Village Proposed Earthworks Plan	C210-1	A	03/2025	Maven Associates
Retirement Village Proposed Earthworks Plan	C210-2	A	03/2025	Maven Associates
Retirement Village Proposed Earthworks Plan	C210-3	A	03/2025	Maven Associates
Retirement Village Proposed Cut/Fill Plan	C220-1	A	03/2025	Maven Associates
Retirement Village Proposed Cut/Fill Plan	C220-2	A	03/2025	Maven Associates
Retirement Village Proposed Erosion & Sediment Control Overview Plan	C230-1	A	03/2025	Maven Associates
Retirement Village Proposed Erosion & Sediment Control Plan	C230-2	A	03/2025	Maven Associates
Retirement Village Proposed Erosion & Sediment Control Plan	C230-3	A	03/2025	Maven Associates
Retirement Village Proposed Erosion & Sediment Control Plan	C230-4	A	03/2025	Maven Associates
Retirement Village Proposed Erosion & Sediment Control Plan	C230-5	A	03/2025	Maven Associates
Retirement Village Proposed Erosion & Sediment Control Plan	C230-6	A	03/2025	Maven Associates
Retirement Village Proposed Erosion & Sediment Control Details	C240	A	03/2025	Maven Associates
Retirement Village Proposed Erosion & Sediment Control Details	C241	A	03/2025	Maven Associates
Retirement Village Proposed Erosion & Sediment Control Details	C242	A	03/2025	Maven Associates
Retirement Village Proposed Erosion & Sediment Control Details	C243	A	03/2025	Maven Associates
Retirement Village Proposed Erosion & Sediment Control Details	C244	A	03/2025	Maven Associates
Retirement Village Proposed Erosion & Sediment Control Details	C245	A	03/2025	Maven Associates
Roading				
Retirement Village Proposed Roading Overview Plan	C300	B	09/2025	Maven Associates
Retirement Village Proposed Roading Plan	C300-0	B	09/2025	Maven Associates
Retirement Village Proposed Roading Plan	C300-1	A	03/2025	Maven Associates
Retirement Village Proposed Roading Plan	C300-2	A	03/2025	Maven Associates
Retirement Village Proposed Roading Plan	C300-3	A	03/2025	Maven Associates

Retirement Village Proposed Roading Plan	C300-4	A	03/2025	Maven Associates
Retirement Village Proposed Roading Plan	C300-5	A	03/2025	Maven Associates
Retirement Village Proposed Roading Plan	C300-6	A	03/2025	Maven Associates
Retirement Village Proposed Roading Plan	C300-7	A	03/2025	Maven Associates
Retirement Village Proposed Roading Plan	C300-8	B	10/2025	Maven Associates
Retirement Village Foresty Road Extension Plan	C300-9	B	09/2025	Maven Associates
Retirement Village Foresty Road Extension Plan	C300-10	B	09/2025	Maven Associates
Retirement Village Foresty Road Extension Plan	C300-11	B	09/2025	Maven Associates
Retirement Village Foresty Road Extension Plan	C300-12	B	09/2025	Maven Associates
Retirement Village Foresty Road Extension Plan	C300-13	B	09/2025	Maven Associates
Retirement Village Foresty Road Extension Plan	C300-14	B	09/2025	Maven Associates
Retirement Village Foresty Road Vehicle Crossings	C300-15	B	09/2025	Maven Associates
Retirement Village Foresty Road Vehicle Crossings	C300-16	B	09/2025	Maven Associates
Proposed Intersection Improvement Plan	C310	A	03/2025	Maven Associates
Proposed Intersection Improvement Plan	C310-1	A	03/2025	Maven Associates
Proposed Intersection Improvement Plan	C310-2	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C320	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C320-1	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C320-2	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C320-3	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C321	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C322	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C323	A	03/2025	Maven Associates

Retirement Village Accessway Longsections	C323-1	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C323-2	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C324	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C325	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C325-1	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C326	A	03/2025	Maven Associates
Retirement Village Accessway Longsections	C326-1	A	03/2025	Maven Associates
Retirement Village Foresty Road Extension Longsections	C327-1	A	03/2025	Maven Associates
Retirement Village Foresty Road Extension Longsections	C327-2	A	03/2025	Maven Associates
Retirement Village Foresty Road Extension Longsections	C327-3	A	03/2025	Maven Associates
Retirement Village Shared Path Longsections	C328-1	A	03/2025	Maven Associates
Retirement Village Shared Path Longsections	C328-2	A	03/2025	Maven Associates
Retirement Village Shared Path Longsections	C328-3	A	03/2025	Maven Associates
Retirement Village Shared Path Longsections	C328-4	A	03/2025	Maven Associates
Retirement Village Accessway Typical Cross Section	C340	B	09/2025	Maven Associates
Retirement Village Accessway Typical Cross Section	C341	B	09/2025	Maven Associates
Retirement Village Accessway Typical Cross Section	C342	A	03/2025	Maven Associates
Retirement Village Roading Typical Cross Sections	C343	A	03/2025	Maven Associates
Retirement Village Roading Typical Cross Sections	C344	A	03/2025	Maven Associates
Stormwater				
Retirement Village Proposed Stormwater Overview Plan	C400	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater Plan	C400-0	B	09/2025	Maven Associates
Retirement Village Proposed Road Stormwater Plan	C400-1	A	03/2025	Maven Associates

Retirement Village Proposed Road Stormwater Plan	C400-2	A	03/2025	Maven Associates
Retirement Village Proposed Road Stormwater Plan	C400-3	A	03/2025	Maven Associates
Retirement Village Proposed Road Stormwater Plan	C400-4	A	03/2025	Maven Associates
Retirement Village Proposed Road Stormwater Plan	C400-5	A	03/2025	Maven Associates
Retirement Village Proposed Road Stormwater Plan	C400-6	A	03/2025	Maven Associates
Retirement Village Proposed Road Stormwater Plan	C400-7	A	03/2025	Maven Associates
Retirement Village Proposed Roof Stormwater Plan	C400-8	A	03/2025	Maven Associates
Retirement Village Proposed Roof Stormwater Plan	C400-9	A	03/2025	Maven Associates
Retirement Village Proposed Roof Stormwater Plan	C400-10	A	03/2025	Maven Associates
Retirement Village Proposed Roof Stormwater Plan	C400-11	A	03/2025	Maven Associates
Retirement Village Proposed Roof Stormwater Plan	C400-12	A	03/2025	Maven Associates
Retirement Village Proposed Roof Stormwater Plan	C400-13	A	03/2025	Maven Associates
Retirement Village Proposed Roof Stormwater Plan	C400-14	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater Overview Plan	C401	B	09/2025	Maven Associates
Retirement Village Proposed Stormwater Extension Plan	C401-1	B	09/2025	Maven Associates
Retirement Village Proposed Stormwater Extension Plan	C401-2	B	09/2025	Maven Associates
Retirement Village Proposed Stormwater Extension Plan	C401-3	B	09/2025	Maven Associates
Retirement Village Proposed Stormwater Extension Plan	C401-4	B	09/2025	Maven Associates
Retirement Village Proposed Stormwater Extension Plan	C401-5	B	09/2025	Maven Associates
Retirement Village Proposed Stormwater Extension Plan	C401-6	B	09/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-1	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-2	A	03/2025	Maven Associates

Retirement Village Stormwater Longsections – Road Runoff	C420-3	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-4	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-5	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-6	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-7	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-8	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-9	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-10	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-11	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-12	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-13	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-14	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-15	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-16	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-17	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-18	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-19	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-20	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-21	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-22	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-23	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-24	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Runoff	C420-25	A	03/2025	Maven Associates

Retirement Village Stormwater Longsections – Road Run Off	C420-26	B	09/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Run Off	C420-27	B	09/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Run Off	C420-28	B	09/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Run Off	C420-29	B	09/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Run Off	C420-30	B	09/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Run Off	C420-31	B	09/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Run Off	C420-32	B	09/2025	Maven Associates
Retirement Village Stormwater Longsections – Road Run Off	C420-33	B	09/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-1	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-2	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-3	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-4	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-5	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-6	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-7	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-8	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-9	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-10	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-11	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-12	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-13	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-14	A	03/2025	Maven Associates

Retirement Village Stormwater Longsections – Roof Run Off	C421-15	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-16	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-17	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-18	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-19	A	03/2025	Maven Associates
Retirement Village Stormwater Longsections – Roof Run Off	C421-20	A	03/2025	Maven Associates
Retirement Village Stormwater Overview Catchment	C450	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-0	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-1	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-2	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-3	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-4	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-5	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-6	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-7	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-8	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-9	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-10	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-11	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-12	A	03/2025	Maven Associates
Retirement Village Stormwater Catchment Plan	C450-13	A	03/2025	Maven Associates
Retirement Village Stormwater Dry Pond Plan	C460	B	09/2025	Maven Associates
Retirement Village Stormwater Dry Pond Sections	C460-1	A	03/2025	Maven Associates

Retirement Village Stormwater Dry Pond Outfall Details	C460-2	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Overview Plan	C470	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-0	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-1	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-2	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-3	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-4	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-5	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-6	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-7	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-8	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-9	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-10	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-11	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-12	A	03/2025	Maven Associates
Retirement Village Proposed Stormwater OLFP Plan	C470-13	A	03/2025	Maven Associates
Retirement Village 100YR Flood Extent Overview Plan	C475	A	03/2025	Maven Associates
Retirement Village 100YR Flood Extent Plan	C475-1	A	03/2025	Maven Associates
Retirement Village 100YR Flood Extent Plan	C475-2	A	03/2025	Maven Associates
Retirement Village 100YR Flood Extent Plan	C475-3	A	03/2025	Maven Associates
Retirement Village 100YR Flood Extent Plan	C475-4	A	03/2025	Maven Associates
Retirement Village 100YR Flood Extent Plan	C475-5	A	03/2025	Maven Associates
Retirement Village 100YR Flood Extent Plan	C475-6	A	03/2025	Maven Associates

Retirement Village 100YR Flood Extent Cross Section – OLFP	C475-7	A	03/2025	Maven Associates
Retirement Village 100YR Flood Extent Cross Section – OLFP	C475-8	A	03/2025	Maven Associates
Retirement Village 100YR Flood Extent Cross Section – OLFP	C475-9	A	03/2025	Maven Associates
Retirement Village 100YR Flood Extent Cross Section – OLFP	C475-10	A	03/2025	Maven Associates
Retirement Village 100YR Flood Extent Cross Section – OLFP	C475-11	A	03/2025	Maven Associates
Retirement Village 100YR Flood Extent Cross Section – OLFP	C475-12	A	03/2025	Maven Associates
Retirement Village 1% AEP Pre Development Overview Plan	C475-1A-0	A	10/2025	Maven Associates
Retirement Village 1% AEP Pre Development Flood Plan	C475-1A-1	A	10/2025	Maven Associates
Retirement Village 1% AEP Pre Development Flood Plan	C475-1A-2	A	10/2025	Maven Associates
Retirement Village 1% AEP Pre Development Flood Plan	C475-1A-3	A	10/2025	Maven Associates
Retirement Village 1% AEP Post Development Overview Plan	C475-1B-0	A	10/2025	Maven Associates
Retirement Village 1% AEP Post Development Flood Plan	C475-1B-1	A	10/2025	Maven Associates
Retirement Village 1% AEP Post Development Flood Plan	C475-1B-2	A	10/2025	Maven Associates
Retirement Village 1% AEP Post Development Flood Plan	C475-1B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-1A_1B-1	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-1A_1B-2	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-1A_1B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-1A_1B-4	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-1A_1B-5	A	10/2025	Maven Associates
Retirement Village 1% AEP Pre Development Overview Plan	C475-2A-0	A	10/2025	Maven Associates
Retirement Village 1% AEP Pre Development Flood Plan	C475-2A-1	A	10/2025	Maven Associates
Retirement Village 1% AEP Pre Development Flood Plan	C475-2A-2	A	10/2025	Maven Associates
Retirement Village 1% AEP Pre Development Flood Plan	C475-2A-3	A	10/2025	Maven Associates

Retirement Village 1% AEP Post Development Overview Plan	C475-2B-0	A	10/2025	Maven Associates
Retirement Village 1% AEP Post Development Flood Plan	C475-2B-1	A	10/2025	Maven Associates
Retirement Village 1% AEP Post Development Flood Plan	C475-2B-2	A	10/2025	Maven Associates
Retirement Village 1% AEP Post Development Flood Plan	C475-2B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-2A_2B-1	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-2A_2B-2	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-2A_2B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-2A_2B-4	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-2A_2B-5	A	10/2025	Maven Associates
Retirement Village 2% AEP Pre Development Overview Plan	C475-3A-0	A	10/2025	Maven Associates
Retirement Village 2% AEP Pre Development Flood Plan	C475-3A-1	A	10/2025	Maven Associates
Retirement Village 2% AEP Pre Development Flood Plan	C475-3A-2	A	10/2025	Maven Associates
Retirement Village 2% AEP Pre Development Flood Plan	C475-3A-3	A	10/2025	Maven Associates
Retirement Village 2% AEP Post Development Overview Plan	C475-3B-0	A	10/2025	Maven Associates
Retirement Village 2% AEP Post Development Flood Plan	C475-3B-1	A	10/2025	Maven Associates
Retirement Village 2% AEP Post Development Flood Plan	C475-3B-2	A	10/2025	Maven Associates
Retirement Village 2% AEP Post Development Flood Plan	C475-3B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-3A_3B-1	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-3A_3B-2	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-3A_3B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-3A_3B-4	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-3A_3B-5	A	10/2025	Maven Associates
Retirement Village 2% AEP Pre Development Overview Plan	C475-4A-0	A	10/2025	Maven Associates

Retirement Village 2% AEP Pre Development Flood Plan	C475-4A-1	A	10/2025	Maven Associates
Retirement Village 2% AEP Pre Development Flood Plan	C475-4A-2	A	10/2025	Maven Associates
Retirement Village 2% AEP Pre Development Flood Plan	C475-4A-3	A	10/2025	Maven Associates
Retirement Village 2% AEP Post Development Overview Plan	C475-4B-0	A	10/2025	Maven Associates
Retirement Village 2% AEP Post Development Flood Plan	C475-4B-1	A	10/2025	Maven Associates
Retirement Village 2% AEP Post Development Flood Plan	C475-4B-2	A	10/2025	Maven Associates
Retirement Village 2% AEP Post Development Flood Plan	C475-4B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-4A_4B-1	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-4A_4B-2	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-4A_4B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-4A_4B-4	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections - Flood	C475-4A_4B-5	A	10/2025	Maven Associates
Retirement Village 5% AEP Pre Development Overview Plan	C475-5A-0	A	10/2025	Maven Associates
Retirement Village 5% AEP Pre Development Flood Plan	C475-5A-1	A	10/2025	Maven Associates
Retirement Village 5% AEP Pre Development Flood Plan	C475-5A-2	A	10/2025	Maven Associates
Retirement Village 5% AEP Pre Development Flood Plan	C475-5A-3	A	10/2025	Maven Associates
Retirement Village 5% AEP Post Development Overview Plan	C475-5B-0	A	10/2025	Maven Associates
Retirement Village 5% AEP Post Development Flood Plan	C475-5B-1	A	10/2025	Maven Associates
Retirement Village 5% AEP Post Development Flood Plan	C475-5B-2	A	10/2025	Maven Associates
Retirement Village 5% AEP Post Development Flood Plan	C475-5B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-5A_5B-1	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-5A_5B-2	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-5A_5B-3	A	10/2025	Maven Associates

Retirement Village Pre & Post Development Cross Sections	C475-5A_5B-4	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-5A_5B-5	A	10/2025	Maven Associates
Retirement Village 5% AEP Pre Development Overview Plan	C475-6A-0	A	10/2025	Maven Associates
Retirement Village 5% AEP Pre Development Flood Plan	C475-6A-1	A	10/2025	Maven Associates
Retirement Village 5% AEP Pre Development Flood Plan	C475-6A-2	A	10/2025	Maven Associates
Retirement Village 5% AEP Pre Development Flood Plan	C475-6A-3	A	10/2025	Maven Associates
Retirement Village 5% AEP Post Development Overview Plan	C475-6B-0	A	10/2025	Maven Associates
Retirement Village 5% AEP Post Development Flood Plan	C475-6B-1	A	10/2025	Maven Associates
Retirement Village 5% AEP Post Development Flood Plan	C475-6B-2	A	10/2025	Maven Associates
Retirement Village 5% AEP Post Development Flood Plan	C475-6B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-6A_6B-1	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-6A_6B-2	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-6A_6B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-6A_6B-4	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-6A_6B-5	A	10/2025	Maven Associates
Retirement Village 10% AEP Pre Development Overview Plan	C475-7A-0	A	10/2025	Maven Associates
Retirement Village 10% AEP Pre Development Flood Plan	C475-7A-1	A	10/2025	Maven Associates
Retirement Village 10% AEP Pre Development Flood Plan	C475-7A-2	A	10/2025	Maven Associates
Retirement Village 10% AEP Pre Development Flood Plan	C475-7A-3	A	10/2025	Maven Associates
Retirement Village 10% AEP Post Development Overview Plan	C475-7B-0	A	10/2025	Maven Associates
Retirement Village 10% AEP Post Development Flood Plan	C475-7B-1	A	10/2025	Maven Associates
Retirement Village 10% AEP Post Development Flood Plan	C475-7B-2	A	10/2025	Maven Associates
Retirement Village 10% AEP Post Development Flood Plan	C475-7B-3	A	10/2025	Maven Associates

Retirement Village Pre & Post Development Cross Sections	C475-7A_7B-1	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-7A_7B-2	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-7A_7B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-7A_7B-4	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-7A_7B-5	A	10/2025	Maven Associates
Retirement Village 10% AEP Pre Development Overview Plan	C475-8A-0	A	10/2025	Maven Associates
Retirement Village 10% AEP Pre Development Flood Plan	C475-8A-1	A	10/2025	Maven Associates
Retirement Village 10% AEP Pre Development Flood Plan	C475-8A-2	A	10/2025	Maven Associates
Retirement Village 10% AEP Pre Development Flood Plan	C475-8A-3	A	10/2025	Maven Associates
Retirement Village 10% AEP Post Development Overview Plan	C475-8B-0	A	10/2025	Maven Associates
Retirement Village 10% AEP Post Development Flood Plan	C475-8B-1	A	10/2025	Maven Associates
Retirement Village 10% AEP Post Development Flood Plan	C475-8B-2	A	10/2025	Maven Associates
Retirement Village 10% AEP Post Development Flood Plan	C475-8B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-8A_8B-1	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-8A_8B-2	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-8A_8B-3	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-8A_8B-4	A	10/2025	Maven Associates
Retirement Village Pre & Post Development Cross Sections	C475-8A_8B-5	A	10/2025	Maven Associates
Retirement Village Proposed Culvert Overview Plan	C480	A	03/2025	Maven Associates
Retirement Village Proposed Culvert Plan and Longsection	C481	B	09/2025	Maven Associates
Retirement Village Proposed Culvert Plan and Longsection	C481-1	B	09/2025	Maven Associates
Retirement Village Proposed Culvert Plan and Longsection	C481-2	B	09/2025	Maven Associates
Retirement Village Proposed Culvert Plan and Longsection	C481-3	B	09/2025	Maven Associates

Retirement Village Proposed Culvert Plan and Longsection	C481-4	B	09/2025	Maven Associates
Retirement Village Proposed Culvert Plan and Longsection	C481-5	C	09/2025	Maven Associates
Retirement Village Proposed Culvert Plan and Longsection	C481-6	B	09/2025	Maven Associates
Retirement Village Proposed 100-Year Flood Storage Plan	C481-6-1	A	03/2025	Maven Associates
Retirement Village Proposed Bridge Plan and Long Section	C481-7	B	09/2025	Maven Associates
Retirement Village Proposed 100-Year Flood Storage – Culvert 1	C482-1	A	03/2025	Maven Associates
Retirement Village Proposed 100-Year Flood Storage – Culvert 2	C482-2	A	03/2025	Maven Associates
Retirement Village Proposed 100-Year Flood Storage – Culvert 3	C482-3	A	03/2025	Maven Associates
Retirement Village Proposed 100-Year Flood Storage – Culvert 4	C482-4	A	03/2025	Maven Associates
Retirement Village Proposed 100-Year Flood Storage – Culvert 5	C482-5	A	03/2025	Maven Associates
Retirement Village Proposed 100-Year Flood Storage – Culvert 6	C482-6	A	03/2025	Maven Associates
Retirement Village Typical Culvert Cross Sections	C490	A	03/2025	Maven Associates
Retirement Village Typical Culvert Longsections	C491	A	03/2025	Maven Associates
Retirement Village Culvert 7 Details	C492	A	03/2025	Maven Associates
Retirement Village Typical Rip-Rap Details	C493	A	03/2025	Maven Associates
Retirement Village Proposed Wastewater Overview Plan	C500	A	03/2025	Maven Associates
Retirement Village Proposed Wastewater Plan	C500-0	A	03/2025	Maven Associates
Retirement Village Proposed Wastewater Plan	C500-1	A	03/2025	Maven Associates
Retirement Village Proposed Wastewater Plan	C500-2	A	03/2025	Maven Associates
Retirement Village Proposed Wastewater Plan	C500-3	A	03/2025	Maven Associates
Retirement Village Proposed Wastewater Plan	C500-4	A	03/2025	Maven Associates
Retirement Village Proposed Wastewater Plan	C500-5	A	03/2025	Maven Associates
Retirement Village Proposed Wastewater Plan	C500-6	A	03/2025	Maven Associates

Retirement Village Proposed Wastewater Plan	C500-7	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-1	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-2	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-3	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-4	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-5	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-6	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-7	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-8	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-9	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-10	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-11	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-12	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-13	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-14	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-15	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-16	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-17	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-18	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-19	A	03/2025	Maven Associates
Retirement Village Wastewater Longsections	C520-20	A	03/2025	Maven Associates
Water Supply				

Retirement Village Proposed Water Supply Overview Plan	C600	A	03/2025	Maven Associates
Retirement Village Proposed Water Supply Plan	C600-0	A	03/2025	Maven Associates
Retirement Village Proposed Water Supply Plan	C600-1	A	03/2025	Maven Associates
Retirement Village Proposed Water Supply Plan	C600-2	A	03/2025	Maven Associates
Retirement Village Proposed Water Supply Plan	C600-3	A	03/2025	Maven Associates
Retirement Village Proposed Water Supply Plan	C600-4	A	03/2025	Maven Associates
Retirement Village Proposed Water Supply Plan	C600-5	A	03/2025	Maven Associates
Retirement Village Proposed Water Supply Plan	C600-6	A	03/2025	Maven Associates
Retirement Village Proposed Water Supply Plan	C600-7	A	03/2025	Maven Associates
Retirement Village Proposed Water Supply Plan	C600-8	B	09/2025	Maven Associates
Engineering Standard Details				
Retirement Village Roading Standard Details	C800	A	03/2025	Maven Associates
Retirement Village Roading Standard Details	C800-1	A	03/2025	Maven Associates
Retirement Village Roading Standard Details	C800-2	A	03/2025	Maven Associates
Retirement Village Roading Standard Details	C800-3	A	03/2025	Maven Associates
Retirement Village Roading Standard Details	C800-4	A	03/2025	Maven Associates
Retirement Village Roading Standard Details	C800-5	A	03/2025	Maven Associates
Retirement Village Roading Standard Details	C800-6	A	03/2025	Maven Associates
Retirement Village Roading Standard Details	C800-7	A	03/2025	Maven Associates
Retirement Village Roading Standard Details	C800-8	A	03/2025	Maven Associates
Retirement Village Roading Standard Details	C800-9	A	03/2025	Maven Associates
Retirement Village Roading Standard Details	C800-10	A	03/2025	Maven Associates
Retirement Village Roading Drainage Standard Details	C801	A	03/2025	Maven Associates

Retirement Village Roading Drainage Standard Details	C801-1	A	03/2025	Maven Associates
Retirement Village Roading Drainage Standard Details	C801-2	A	03/2025	Maven Associates
Retirement Village Roading Drainage Standard Details	C801-3	A	03/2025	Maven Associates
Retirement Village Roading Drainage Standard Details	C801-4	A	03/2025	Maven Associates
Retirement Village Stormwater Standard Details	C802	A	03/2025	Maven Associates
Retirement Village Stormwater Standard Details	C802-1	A	03/2025	Maven Associates
Retirement Village Stormwater Standard Details	C802-2	A	03/2025	Maven Associates
Retirement Village Stormwater Standard Details	C802-3	A	03/2025	Maven Associates
Retirement Village Stormwater Standard Details	C802-4	A	03/2025	Maven Associates
Retirement Village Stormwater Standard Details	C802-5	A	03/2025	Maven Associates
Retirement Village Stormwater Standard Details	C802-6	A	03/2025	Maven Associates
Retirement Village Stormwater Standard Details	C802-7	A	03/2025	Maven Associates
Retirement Village Stormwater Standard Details	C802-8	A	03/2025	Maven Associates
Retirement Village Stormwater Standard Details	C802-9	A	03/2025	Maven Associates
Retirement Village Wastewater Standard Details	C803	A	03/2025	Maven Associates
Retirement Village Wastewater Standard Details	C803-1	A	03/2025	Maven Associates
Retirement Village Wastewater Standard Details	C803-2	A	03/2025	Maven Associates
Retirement Village Wastewater Standard Details	C803-3	A	03/2025	Maven Associates
Retirement Village Wastewater Standard Details	C803-4	A	03/2025	Maven Associates
Retirement Village Water Supply Standard Details	C804	A	03/2025	Maven Associates
Retirement Village Water Supply Standard Details	C804-1	A	03/2025	Maven Associates
Retirement Village Water Supply Standard Details	C804-2	A	03/2025	Maven Associates
Retirement Village Water Supply Standard Details	C804-3	A	03/2025	Maven Associates

Retirement Village Water Supply Standard Details	C804-4	A	03/2025	Maven Associates
Scheme Plans				
Proposed Scheme Plan Stage 1	C150-1-1	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 1	C150-1-2	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 1	C150-1-3	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 1	C150-1-4	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 1	C150-1-5	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 1	C150-1-6	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 1	C150-1-7	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 2	C150-2-1	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 2	C150-2-2	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 3	C150-3-1	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 3	C150-3-2	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 3	C150-3-3	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 4	C150-4-1	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 4	C150-4-2	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 4	C150-4-3	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 4	C150-4-4	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 4	C150-4-5	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 5	C150-5-1	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 5	C150-5-2	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 5	C150-5-3	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 6	C150-6-1	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 6	C150-6-2	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 6	C150-6-3	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 6	C150-6-4	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 6	C150-6-5	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 6	C150-6-6	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 6	C150-6-7	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 7	C150-7-1	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 7	C150-7-2	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 7	C150-7-3	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 7	C150-7-4	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 8	C150-8-1	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 8	C150-8-2	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 8	C150-8-3	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 8	C150-8-4	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 9	C150-9-1	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 9	C150-9-2	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 10	C150-10-1	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 10	C150-10-2	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 10	C150-10-3	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 11	C150-11-1	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 11	C150-11-2	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 11	C150-11-3	B	04/2025	Maven Associates

Proposed Scheme Plan Stage 11	C150-11-4	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 11	C150-11-5	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 12	C150-12-1	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 12	C150-12-2	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 12	C150-12-3	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 13	C150-13-1	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 13	C150-13-2	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 13	C150-13-3	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 13	C150-13-4	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 13	C150-13-5	B	04/2025	Maven Associates
Proposed Scheme Plan Stage 14	C150-14-1	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 14	C150-14-2	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 14	C150-14-3	A	04/2025	Maven Associates
Proposed Scheme Plan Stage 14	C150-14-4	A	04/2025	Maven Associates
Retirement Village Proposed Scheme Plan	C190-1-1	B	09/2025	Maven Associates
Retirement Village Proposed Scheme Plan	C190-1-2	B	09/2025	Maven Associates
Retirement Village Proposed Scheme Plan	C190-1-3	B	09/2025	Maven Associates
Wastewater Design Plans				
Countryside Living Subdivision				
Wastewater Site Plan	500	0	21/03/25	GWE Consulting Engineers
Wastewater Site Plan	501	0	21/03/25	GWE Consulting Engineers
Wastewater Site Plan	502	0	21/03/25	GWE Consulting Engineers
Wastewater Site Plan	503	0	21/03/25	GWE Consulting Engineers
Wastewater Site Plan	504	0	21/03/25	GWE Consulting Engineers
Wastewater Site Plan	505	0	21/03/25	GWE Consulting Engineers
Wastewater Site Plan	506	0	21/03/25	GWE Consulting Engineers
Wastewater Site Plan	507	0	21/03/25	GWE Consulting Engineers
Wastewater Site Plan	508	0	21/03/25	GWE Consulting Engineers
Wastewater Site Plan	509	0	21/03/25	GWE Consulting Engineers
Wastewater Site Plan	510	0	21/03/25	GWE Consulting Engineers
Wastewater Site Plan	511	0	21/03/25	GWE Consulting Engineers

Wastewater Site Plan	512	0	21/03/25	GWE Consulting Engineers
Retirement Village				
Proposed Retirement Village Wastewater Plan	500	3	29/04/25	GWE Consulting Engineers
Proposed Retirement Village – WWTP Location	501	2	02/04/25	GWE Consulting Engineers
Geotechnical Drawings				
Countryside Living Subdivision				
Proposed Earthwork Plan Stage 1 to 5	C211	B	11/2024	Maven Associates (annotated by Engeo)
Proposed Earthwork Plan Stage 1 to 5	C211	B	11/2024	Maven Associates (annotated by Engeo)
Proposed Earthwork Plan Stage 1 to 5	C215	B	11/2024	Maven Associates (annotated by Engeo)
Proposed Earthwork Plan Stage 1 to 5	C216	B	11/2024	Maven Associates (annotated by Engeo)
Proposed Earthwork Plan Stage 1 to 5	C219	B	11/2024	Maven Associates (annotated by Engeo)
Retirement Village				
Proposed Slope Stabilising Measures		Final	22/03/25	Engeo
Architectural Drawings				
Location Plan	1.1	A	29/04/25	Crosson Architects
Site Context	1.2	A	29/04/25	Crosson Architects
Opportunities +Constraints	1.3	A	29/04/25	Crosson Architects
Brief / Vision	1.4	A	29/04/25	Crosson Architects
Materials Palette	1.5	A	29/04/25	Crosson Architects
Key Moves	1.6	A	29/04/25	Crosson Architects
Villa Type Plan	1.7	A	29/04/25	Crosson Architects
Stage 1	1.81	A	29/04/25	Crosson Architects
Stage 2	1.82	A	29/04/25	Crosson Architects
Stage 3 + 4	1.83	A	29/04/25	Crosson Architects
Garden Pavilion – Brief / Vision	2.1	A	29/04/25	Crosson Architects
Garden Pavillion – Planning & Form	2.2	A	29/04/25	Crosson Architects
Garden Pavillion – Floor Plan	2.4	A	29/04/25	Crosson Architects
Garden Pavillion – Elevations	2.5	A	29/04/25	Crosson Architects
Garden Pavillion - - Visualisation	2.6	A	29/04/25	Crosson Architects
Main Street – Brief / Vision	3.1	A	29/04/25	Crosson Architects
Main Street – Planning	3.2	A	29/04/25	Crosson Architects
Amenity Building – Brief / Vision	4.1	A	29/04/25	Crosson Architects
Amenity Building – Planning & Form	4.2	A	29/04/25	Crosson Architects
Amenity Building – Floor Plan	4.3	A	29/04/25	Crosson Architects
Amenity Building – Elevations	4.4	A	29/04/25	Crosson Architects
Amenity Building – Visualisations	4.5	A	29/04/25	Crosson Architects
Wellness Centre – Brief / Vision	5.1	A	29/04/25	Crosson Architects
Wellness Centre – Planning & Form	5.2	A	29/04/25	Crosson Architects

Wellness Centre – Floor Plan	5.3	A	29/04/25	Crosson Architects
Wellness Centre - Elevations	5.4	A	29/04/25	Crosson Architects
Wellness Centre – Visualisation	5.5	A	29/04/25	Crosson Architects
Care Building – Brief / Vision	6.1	A	29/04/25	Crosson Architects
Care Building – Planning & Form	6.2	A	29/04/25	Crosson Architects
Care Building – Floor Plan	6.3	A	29/04/25	Crosson Architects
Care Building – Elevations	6.4	A	29/04/25	Crosson Architects
Care Building – Visualisation	6.5	A	29/04/25	Crosson Architects
Maintenance Shed	8.1	A	29/04/25	Crosson Architects
Golf Pavillion – Floor Plan & Elevations	9.2	A	29/04/25	Crosson Architects
Villas – Precedents	10.2	A	29/04/25	Crosson Architects
Villas – Precedents	10.3	A	29/04/25	Crosson Architects
Villas – Precedents	10.4	A	29/04/25	Crosson Architects
Villas – Colour Schemes	10.5	A	29/04/25	Crosson Architects
Villas – Colour Scheme Plan	10.6	A	29/04/25	Crosson Architects
Villas – 3N Rear	10.10	A	29/04/25	Crosson Architects
Villas – 3N Rear – Visualisation	10.12	A	29/04/25	Crosson Architects
Villas – 3S	10.16	A	29/04/25	Crosson Architects
Villas – 3S – Visualisation	10.18	A	29/04/25	Crosson Architects
Villas – 2.5N	10.19	A	29/04/25	Crosson Architects
Villas – 2.5N – Visualisation	10.21	A	29/04/25	Crosson Architects
Villas – 2.5S	10.22	A	29/04/25	Crosson Architects
Villas – 2.5S – Visualisation	10.24	A	29/04/25	Crosson Architects
Villas – 2N	10.25	A	29/04/25	Crosson Architects
Villas – 2N – Visualisation	10.27	A	29/04/25	Crosson Architects
Villas – 2S	10.28	A	29/04/25	Crosson Architects
Villas – 2S – Visualisation	10.30	A	29/04/25	Crosson Architects
Villas – 2N – Duplex	10.31	A	29/04/25	Crosson Architects
Villas – 2N – Duplex – Visualisation	10.33	A	29/04/25	Crosson Architects
Villas – 2S – Duplex	10.34	A	29/04/25	Crosson Architects
Villas – 2S – Duplex – Visualisation	10.36	A	29/04/25	Crosson Architects
Floor Levels	11.1	A	29/04/25	Crosson Architects
Villa Schedule	11.2	A	29/04/25	Crosson Architects
Community Facility – Floor Plan & Elevations	15.1	A	28/03/25	Crosson Architects
Landscape Plans				
Countryside Living Subdivision				
Precedent Images		A	01/05/25	Boffa Miskell
Lot 1 – Landscape Strategy Diagram		A	01/05/25	Boffa Miskell
Lot 1 – Masterplan		A	01/05/25	Boffa Miskell
Lot 1 – Staging		A	01/05/25	Boffa Miskell
Lot 1 – Typical Road Sections		A	01/05/25	Boffa Miskell
Lot 1 – Typical Road Sections		A	01/05/25	Boffa Miskell
Lot 1 – Browns Road Entrance		A	01/05/25	Boffa Miskell
Lot 1 – Western Entrance		A	01/05/25	Boffa Miskell

Lot 1 – First Release Plan – Stages 1, 2 & 3		A	01/05/25	Boffa Miskell
Lot 1: Stage 1		A	01/05/25	Boffa Miskell
Lot 1: Stage 2		A	01/05/25	Boffa Miskell
Lot 1: Stage 3		A	01/05/25	Boffa Miskell
Lot 1: Stage 4		A	01/05/25	Boffa Miskell
Lot 1: Stage 5		A	01/05/25	Boffa Miskell
Lot 1: Stage 6		A	01/05/25	Boffa Miskell
Lot 1: Stage 7		A	01/05/25	Boffa Miskell
Lot 1: Stage 8		A	01/05/25	Boffa Miskell
Lot 1: Stage 9		A	01/05/25	Boffa Miskell
Lot 1: Stage 10		A	01/05/25	Boffa Miskell
Lot 1: Stage 11		A	01/05/25	Boffa Miskell
Lot 1: Stage 12		A	01/05/25	Boffa Miskell
Lot 1: Stage 13		A	01/05/25	Boffa Miskell
Lot 1: Stage 14		A	01/05/25	Boffa Miskell
Precedent Images – Typical Lots		A	01/05/25	Boffa Miskell
Typical lot layout (multiple drawings)				Boffa Miskell
Lot 1 – Lot 57 – Community Facilities		A	01/05/25	Boffa Miskell
Retirement Village				
Lot 2: Context		A	01/05/25	Boffa Miskell
Precedent Images		A	01/05/25	Boffa Miskell
Lot 2 – Landscape Strategy Diagram		A	01/05/25	Boffa Miskell
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APPENDIX A2

FTAA-2505-1055 – Rangitoopuni - Wildlife Act Approval – Conditions of Approval

Lizard Management Plan

1. The Approval Holder will comply with the Lizard Management Plan (**LMP**) annexed to this Approval throughout the life of the Project (approximately ten years).

2. The Approval Holder may amend the LMP from time to time. Any amendment to the LMP must:

    a. be prepared by a suitably qualified and experienced person with expertise in lizards;

    b. meet the objective set out in condition 3;

    c. include as a minimum the requirements set out in condition 4; and

    d. must be submitted to the local Operations Manager (auckland@doc.govt.nz) of the Department of Conservation, on behalf of the Director-General of Conservation, for certification that condition 2(a)-(c) have been satisfied.

3. The objective of the LMP is to ensure that actions regarding lizards are carried out in a manner that is appropriately managed, by avoiding, remediating and mitigating the effects of the activities authorised by the Approval on lizards.

4. Any amended LMP must include the following, in a manner that will achieve the objective outlined in condition 3:

    a. Credentials and contact details of the suitably qualified and experienced ecologist/herpetologist who will implement the plan;

    b. Timing of the implementation of the LMP;

    c. A description of methodology for survey, trapping and relocation of lizards rescued including but not limited to:

        i. salvage protocols;

        ii. relocation protocols (including method used to identify suitable relocation site(s));

        iii. nocturnal and diurnal capture protocols;

        iv. supervised habitat clearance/transfer protocols;

        v. artificial cover object protocols; and

        vi. opportunistic relocation protocols;

    d. A description of the relocation site(s); including:

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

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

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

e. Monitoring methods, including but not limited to:

i. baseline surveying within the site;

ii. baseline surveys outside the site to identify potential release sites for salvaged lizard populations and lizard monitoring sites;

iii. ongoing annual surveys to evaluate relocation success;

iv. pre and post – relocation surveys; and

v. monitoring of effectiveness of pest control and/or any potential adverse effects on lizards associated with pest control; and

f. A post-vegetation clearance search for remaining lizards.

Lizard capture and handling

5. Lizards must only be handled by the Project Ecologist, Chris Wedding, or under the direct supervision of Chris Wedding.

6. Lizard capture, handling and relocation must be undertaken between 1 October and 30 April when lizards are most active. Lizard capture, handling and relocation may be undertaken in May only with the prior authority of the Auckland Council.

7. Capture and handling methods must involve only techniques that minimise the risk of infection or injury to the animal and shall follow those described in the Herpetofauna inventory and monitoring toolbox http://www.doc.govt.nz/our-work/biodiversity-inventory-and-monitoring/herpetofauna/.

Incidental Discovery

8. The Auckland DOC Operations Manager is to be contacted immediately (auckland@doc.govt.nz) for further advice if protected wildlife other than those covered by this Approval are located within the footprint of the development or within the release site.

Death of wildlife associated with salvage activities

9. If any lizards should die during the activities authorised by this Approval being carried out, the Approval Holder must:

- inform the Auckland DOC Operations Manager (auckland@doc.govt.nz) within 48 hours, chill the body if it can be delivered within 72 hours, or freeze the body if delivery will take longer than 72 hours; and
- send the body to Massey University Wildlife Post Mortem Service for necropsy OR as otherwise advised by the Auckland DOC Operations Manager, along with details of the animal's history; and
- pay for any costs incurred in investigation of the death of any lizard; and
- if required by the Auckland DOC Operations Manager, cease the Authorised Activity for a period determined by the DOC Operations Manager.
- For the avoidance of doubt, this condition applies to lizard deaths that are associated with salvage activities and does not apply to incidental deaths that occur during lawful activities. The purpose of the above clause is to ensure the methodologies and practices for catch, transfer, and liberate are functioning successfully and to require investigation in the event that deaths occur during salvage activities.

Euthanasia

10. If any lizards are found injured as part of the Project, the Approval Holder shall contact the Project Ecologist to get advice on management of the lizard. The Approval Holder is authorised to euthanise injured lizard(s) on recommendation of the Project Ecologist or a veterinarian.

Reporting

11. If lizard salvage and relocation work is carried out under this Approval, a report summarising the salvage and relocation results must be prepared and submitted to the Department of Conservation (DOC) within 30 days of the completion of the work. This report must be certified by a suitably qualified and experienced ecologist/herpetologist (approved to oversee the implementation of the LMP), confirming that all lizard-related works were carried out in accordance with the certified LMP.

    a. Results of lizard salvage and relocation work. Should native lizards be found, then the following will also be included in the report:

        - Photos illustrating lizard salvage methods utilised.
        - Photos of lizards captured (including photos of the salvage and relocation areas),
        - A map showing the location of lizard upon capture and upon release,
        - The species and number of any lizards detected, captured, and released, and
        - The results of all surveys and monitoring;

b. Descriptions of how lizard management activities outlined in the LMP were followed, including conditions detailed in the wildlife approval and associated resource consent conditions;

c. An Amphibian and Reptile Distribution Scheme (ARDS) card detailing information relating to captured lizards (also to be provided to herpetofauna@doc.govt.nz); and,

d. A brief summary regarding the outcomes of the LMP, including any improvements/changes that should be implemented in future.

Variations

12. The Approval Holder may apply to the Director-General for variations to this Approval in accordance with clause 7(2) of Schedule 7 of the Fast-track Approvals Act 2024.

Revocation

13. The Director-General may revoke this Approval in whole or in part at any time (pursuant to clause 7(4) of Schedule 7 of the Fast-track Approvals Act 2024) if:

a. The Approval Holder breaches any of the conditions of this Approval.

b. In the Director-General's opinion, the exercise of this Approval has caused, or is likely to cause, any unforeseen adverse effects on lizards. If the Director-General intends to revoke this Approval in whole or in part, the Director-General must give the Approval Holder such prior notice as is reasonable and necessary in the circumstances.

Costs

14. The Approval Holder must pay the standard Department of Conservation charge-out rates for any staff time and mileage required to monitor compliance with this Approval and to investigate any alleged breaches of the terms and conditions of it.

Liabilities

15. The Approval Holder agrees to exercise the Approval at its own risk and releases, to the full extent permitted by law, the Director-General and the Director-General's employees and agents from all claims and demands of any kind and from all liability which may arise in respect of any accident, damage, or injury occurring to any person or property arising from the Approval Holder's exercise of the Approval.

Compliance with Legislation and Director-General's Notices and Directions

16. The Approval Holder must comply with all statutes, bylaws, and regulations, and all notices, directions, and requisitions of the Director-General and any competent authority relating to the exercise of the Approval.

Employees, Contractors, or Agents

4. The Approval Holder is responsible for the acts and omissions of its employees, contractors, and agents.

5. The Approval Holder is liable under the Approval for any breach of its terms by employees, contractors, or agents, as if the breach were committed by the Approval Holder.

6. Where obligations bind more than one person, those obligations bind those persons jointly and separately.

Bioresearches
A Babbage Company

Rangitoopuni

Lizard Management Plan

for: Rangitoopuni Developments Limited Partnerships



Job No: 64940

Version: 1

Date of Issue: 2025b

DOCUMENT APPROVAL AND REVISION HISTORY

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1 INTRODUCTION

This Lizard Management Plan (LMP) has been prepared for Rangitoopuni Developments Limited Partnership to minimise potential effects on native lizards (skinks and geckos) prior to and during removal of their potential habitats as part of the proposed development. The project area is entirely clear-felled pine, including large areas beyond bulk earthworks that would be protected and revegetated, and which may also support indigenous lizards. Vegetation clearance is proposed to be undertaken as part of standard rotational harvest, and the baseline conditions for lizard management are represented in Figure 1 and Figure 2 and below. Figure 3 depicts the identified vegetation types within the project area. However, it is anticipated that some stages across the project area will have regenerated prior to proposed earthworks, and therefore some areas may have young (<6 years) regenerating weedy growth. Lizard management will need to be completed prior to each stage of earthworks, including slash removal and potentially young weedy ground cover growth.



Figure 1. Example of potential lizard habitat in clear-felled pine at Rangitoopuni-Riverhead Forest



Figure 2. Rangitoopuni-Riverhead Forest baseline condition post-harvest.

The entire site is a commercial pine plantation, and management would respond to ecological values that are associated with a post-harvest baseline (e.g. Figure 1, Figure 2. Rangitoopuni-Riverhead Forest baseline condition post-harvest.). Within this environment, bulk earthworks will generally be confined to infrastructure (e.g. roads) and building platforms within Lots 1 and 2. The remainder of the site will be permanently restored with 222 ha of permanent, pest controlled, indigenous vegetation (Figure 3). Further, the site currently supports a network of watercourses and wetlands, all of which would be protected and enhanced as a result of the development.

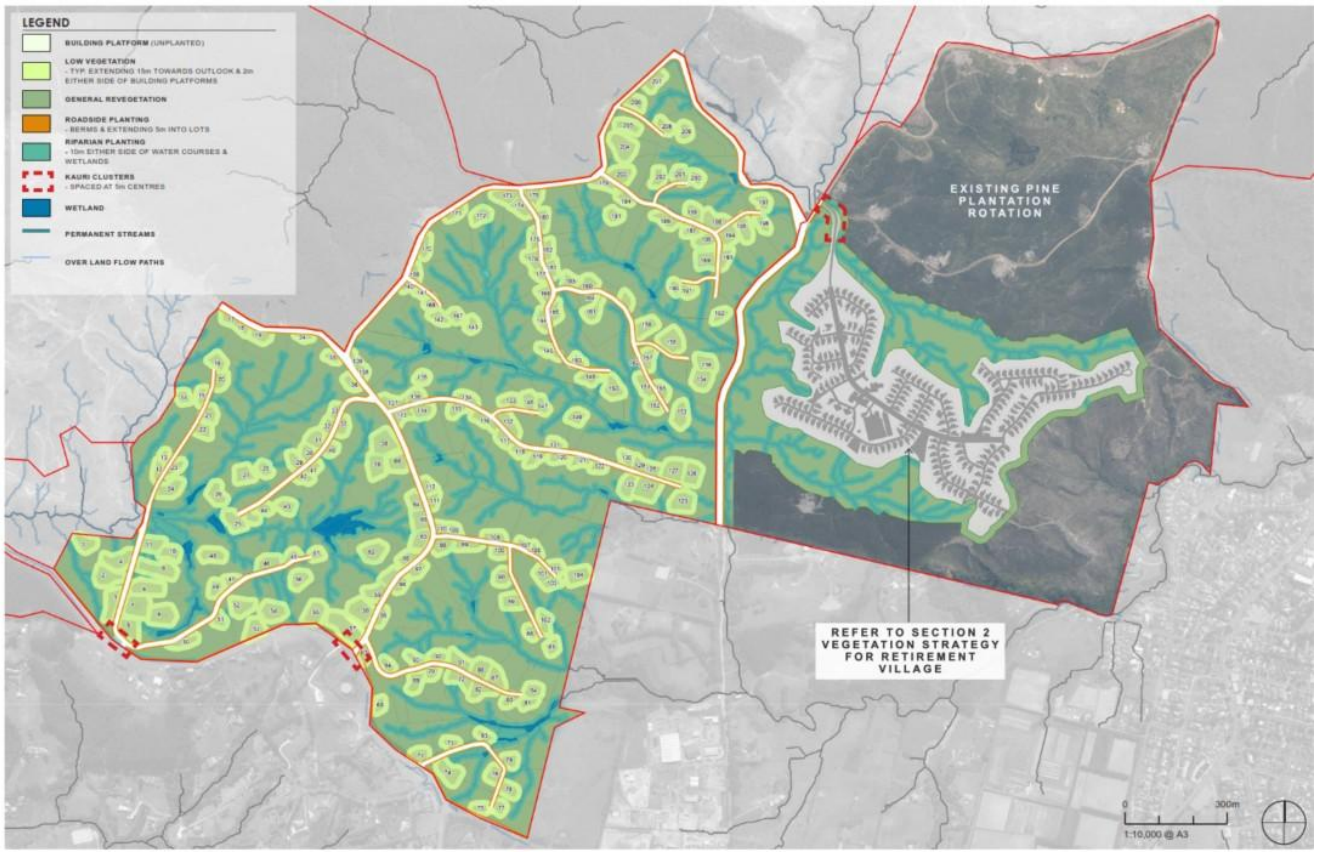


Figure 3. Rangitoopuni-Riverhead Forest Countryside living proposal showing large areas of 'General Revegetation' around localised building platforms and infrastructure. These areas would be restored and pest-controlled, and would support relocated lizards, during staged works. Image courtesy of Boffa Miskell (2025).

1.1 Potential Lizard habitat

At Risk (high value) **copper skinks (*Oligosoma aeneum*)** are considered to potentially be present. Copper skinks have not been recorded but are assumed to be present because they have been reported within or around the edges of other pine plantations and are widespread within the Auckland Region, including within young weedy vegetation such as rough roadside grasses. It is considered that their abundance throughout a harvested pine environment is likely to be very low, on the basis that their populations may persist within and around the edges of rotational harvest, however are unlikely to be abundant in these highly disturbed environments, particularly in the presence of a full suite of predators (birds, rats, mice, hedgehogs and mustelids). Some population expansion may occur as the forest matures, however, copper skinks are generally considered to be in gradual decline throughout their range (Hitchmough et al. 2021) and in Auckland (Melzer et al. 2022).

This Plan should be read in conjunction with the Project's EcIA (Bioresearches, 2025a), and Ecological Management Plan (Bioresearches, 2025b).

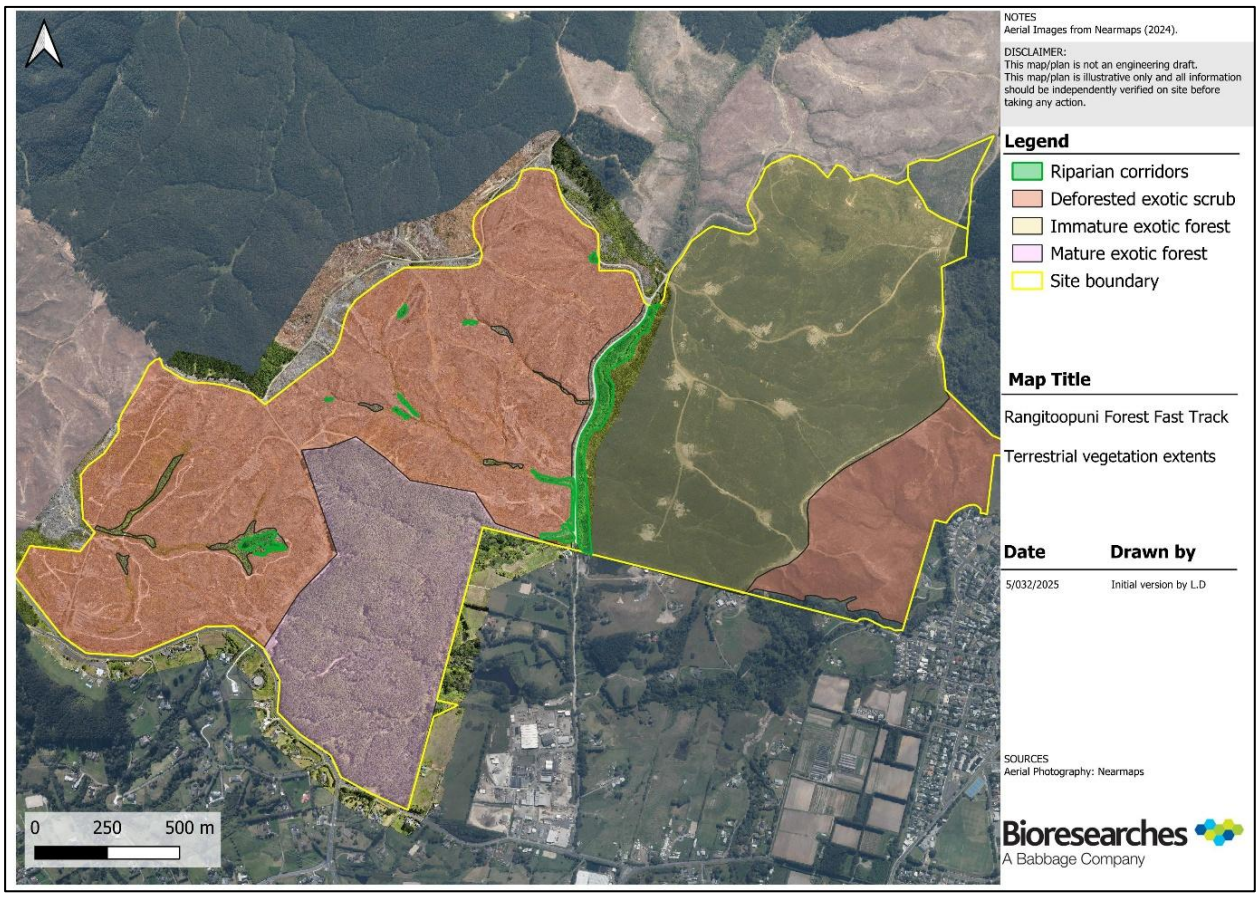


Figure 4. Identified terrestrial vegetation types within the Project Area

1.2 Objectives

The objectives of the LMP are to minimise potential adverse effects on native lizards within the construction footprint by way of capturing and relocating any indigenous lizards prior to and during vegetation removal, and providing habitat enhancement and pest control, where appropriate. Further, this LMP aims to achieve the following:

- The population of each species of native lizard or invertebrate present on the site at which vegetation clearance is to occur (impact site) shall be maintained or enhanced at an appropriate alternative site; and
- The habitat(s) that lizards and invertebrates are transferred to (release site) will support viable populations for all species present pre-clearance.

These objectives will be achieved by:

- Using current best practice to capture native lizards from vegetation in the footprint prior to and during vegetation clearance and relocating any captured individuals to safe and suitable habitats;
- Applying recognised surveying and monitoring protocols that are to be followed, using the Department of Conservation's (DOC) Natural Heritage Management System's Herpetofauna Inventory & Monitoring Toolbox and/or using new advances in tools and techniques not yet incorporated into the toolbox; and
- Meeting requirements of the Wildlife Act (1953) and Resource Management Act (1991).

This LMP addresses the following:

- A summary of the affected habitat and species covered by the plan;
- Capture and relocation procedures;
- A summary of the recommended release site;

1.3 Statutory context

Herpetofauna (reptiles and amphibians) comprise a significant component of New Zealand's terrestrial fauna, and more than 85% of the 135 taxa have a conservation status of 'Threatened' or 'At Risk' (Hitchmough et al., 2021). All native reptiles and amphibians are legally protected under the Wildlife Act (1953), and subsequent amendments, vegetation and other features that provide significant habitat for native herpetofauna are specifically recognised by section 6(c) of the Resource Management Act 1991.

Statutory obligations require management of protected reptile and amphibian populations where they or their habitats are threatened by land-use changes. Management recommendations are usually addressed in an LMP such as this, which provides a site-specific plan to avoid or minimise adverse construction effects and to ensure that all necessary measures for successful relocation are identified and implemented to protect and/ or enhance their habitats. This LMP may only be implemented under a valid Wildlife Authority, issued by the Department of Conservation (DOC) to a suitably qualified herpetologist.

The Project Herpetologist may be aided by suitably qualified and experienced ecologist/s, who would assist with aspects of the salvage/ relocation. The credential and contact details for the Project Herpetologist are provided in Table 1. A checklist, to ensure this LMP is implemented in line with statutory requirements, is provided in Table 2.

Table 1. Details of Project Herpetologist

Credentials and Contact Details of Project Herpetologist	
Project Ecologist / Herpetologist	Chris Wedding
Credentials	MSc; 18 years herpetological experience
Wildlife Authority	Applied via Fast Track Approvals

Table 2. Lizard Management Plan Checklist

Project start-up	Required of:	Completed
Lizard Management Plan Approval	Auckland Council	
Approved Lizard Released Sites	Landholder / Auckland Council	
Pre-works management		
Pre-works lizard capture and site preparation	Herpetologist / Ecologist	
Works lizard management		
Machine assisted habitat searches (where required)	Herpetologist, clearance contractor	
Post Works		
Works completion report to client, Auckland Council, and DOC	Herpetologist	

1.4 Key Principles for Lizard Salvage and Transfer

The Department of Conservation's *Key principles for lizard salvage and transfer in New Zealand* guidelines require consideration of the following nine guidelines when selecting a receiving site (Table 3).

Table 3. Nine principles for lizard salvage and transfer in New Zealand

Principle #	Principle	Location of information
1	Lizard species' values and site significance must be assessed at both the impact (development) and receiving sites.	Lizard species' value and significance: **Earthworks areas:** Section 1.4.1 **Receiving environments**: Section 2.3.1
2	Actual and potential development-related effects and their significance must be assessed.	Section 5.2 of the **EcIA:** S 5.2.1 Deforested exotic Scrub S 5.2.5 Effects on fauna
3	Alternatives to moving lizards must be considered.	No alternatives, but note that the proposal impacts exotic clear-felled pine forest, most of which will be permanently reforested with indigenous species.
4	Threatened lizard species require more careful consideration than less-threatened species.	No threatened species are assessed as having the potential to be present, however, contingency measures are discussed in Section 2.2.5
5	Lizard salvage, transfer and release must use the best available methodology.	**Section 2.1 of this LMP** provides brief overview of standard DOC biodiversity toolbox methods for lizards and addresses a two-phase approach to salvage.

		Release site is pest-managed and restored with indigenous species, resulting in a better long-term outcome for potentially present populations because rotation harvest will no longer impact established habitats.
6	Receiving sites and their carrying capacities must be suitable in the long term.	**Section 2.3 of this LMP** Release site is pest-managed and restored with indigenous species, resulting in a better long-term outcome for potentially present populations because rotation harvest will no longer impact established habitats.
7	Monitoring is required to evaluate the salvage operation.	**Section 3.1 of this LMP** identifies monitoring triggers, objectives, and methods.
8	Reporting is required to communicate outcomes of salvage operations and facilitate process improvements.	**Section 4 of this LMP** provides requirements for reporting salvage outcomes and monitoring.
9	Contingency actions are required when lizard salvage and transfer activities fail.	**Section 5 of this LMP** provides a discussion of contingency for outcome monitoring, noting that both failure and success are likely to be difficult to determine with a low likelihood of large numbers of lizards to conclude outcomes from.

1.4.1 Lizard species covered by the plan

No native lizards have been recorded within Rangitoopuni-Riverhead Forest, however, a suite of six native lizard species is considered to have some potential to be present within and around potential habitats associated with mature and clear-felled pine environments. Three of these species have been recorded within 5 km of the project, although two of these (Pacific gecko and forest gecko) have strong associations with indigenous forest habitats that are not associated with the proposal.

It is considered that native lizard abundance throughout a harvested pine environment is likely to be very low, on the basis that their populations may persist within and around the edges of rotational harvest, however are unlikely to be abundant in these highly disturbed environments, particularly in the presence of a full suite of predators (birds, rats, mice, hedgehogs and mustelids). Some population expansion may occur as the forest matures, however all of these species are assessed as being in gradual decline throughout their range nationally (Hitchmough et al. 2021) and in Auckland (Melzer et al. 2022).

Of these species, **copper skinks (*Oligosoma aeneum*)** have not been recorded but are assumed to be present because they have been reported within or around the edges of other pine plantations and are widespread within the Auckland Region, including within young weedy vegetation such as rough roadside grasses. Copper skink numbers within earthworks areas throughout Lots 1 and 2 **are estimated to be less than 100 individuals**. This estimate considers that no native lizards were identified during onsite searches, and that no copper skinks or any other native lizards were recorded from systematic searches

of pine plantation at Dome Valley, following 11 days of fauna habitat searches over February-March 2025 (Bioresearches, unpublished data).

Other species listed in Table 4 could potentially be expected to be encountered on an incidental basis, if at all. **Less than 20 individuals of other skinks or gecko species** are expected to be encountered within the project area. This estimate considers the above search results, and including that other species are less likely to be represented in any native lizard community at the site.

Table 4. Native herpetofauna potentially present within Rangitoopuni-Riverhead Forest

Common name	Scientific name	New Zealand Threat Classification (Robertson *et al.*, 2011)	Regional Threat Classification (Melzer *et al.*, 2022)	Recorded within 5 km of Project area
Copper skink	*Oligosoma aeneum*	At Risk - Declining	At Risk –Declining	✓
Ornate skink	*Oligosoma ornatum*	At Risk - Declining	At Risk –Declining	
Moko skink	*Oligosoma moco*	At Risk - Relict	At Risk –Relict	
Forest gecko	*Mokopirirakau granulatus*	At Risk – Declining	At Risk – Declining	✓
Elegant gecko	*Naultinus elegans*	At Risk – Declining	At Risk – Declining	
Pacific gecko	*Dactylocnemis pacificus*	Not threatened	At Risk –Declining	✓

2 LIZARD SALVAGE AND RELOCATION PROTOCOLS

2.1 Brief method overview

Potential lizard habitats within clear-felled pine forests are highly disturbed environments and exposed to high thermal fluctuations, rainfall, wash-outs, erosion, and sedimentation. These landscapes often feature deep piles of debris, which are challenging to trap using standard devices such as artificial retreats, pit traps, and funnel traps. Given the low abundances of indigenous lizards expected to be present within these environments, capture methods rely on pre-works systematic searches, as well as machine-assisted searches during earthworks.

The lizard salvage would be implemented as two Phases, including pre-works, works, and post-works phases. This would be carried out within each stage of vegetation clearance. Activities undertaken during these phases are detailed below. A summary of the LMP activities has been provided as a checklist in Table 5.

Relocated native lizards will be released immediately into adjacent habitats beyond earthworks areas that will be subject to restoration planting and pest predator control. Capture and release methods are detailed below. Post-work search will involve the searching of cleared land for any remaining lizards.

Table 5. Lizard Management Plan Checklist.

Project start-up	Required of:	Completed
Lizard Management Plan Approval	Department of Conservation	
Approved Released Sites	Landholder / Auckland Council	
Pre-works management (minimum 10 days prior to staged vegetation clearance)		
Pre-works lizard capture and site preparation	Herpetologist / Ecologist	
Works lizard management		
Machine-assisted habitat searches	Herpetologist, clearance contractor	
Post Works		
Works completion report to client, council and DOC	Herpetologist	

2.2 Timing of the salvage and relocation

The lizard salvage and relocation programme is expected to take place over a 2-6 week period per stage, within the generally accepted North Island 'lizard salvage season' (October to May, inclusive), on days where ambient temperatures range between 12–22°C.

Table 6. General timing for management actions required by the LMP.

Management Action	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Lizard salvage												

The following activities are to be completed before any vegetation removal can take place as part of the project works:

- Local iwi representatives are to be notified and provided opportunities for involvement in all aspects of capture, relocation, translocation of skinks and geckos, as well as any ongoing monitoring.
- Lizard salvage is required prior to vegetation removal within potential lizard habitat October 1st to April 31st.
- May 1st to May 31st –vegetation clearance and lizard salvage within potentially suitable lizard habitat is dependent on approval from Auckland Council during this time.
- No clearance of vegetation is permitted from June to September within potential lizard habitat.
- Release site occurs in an appropriate site approved by the herpetologist near the Site.

2.2.1 Activities During and Immediately Post-Vegetation Clearance

- Destructive searches for lizards will take place as vegetation is being cleared within potentially suitable lizard habitat.
- All felled trees will be stacked aside and remain in situ for at last one month to allow for further searches of canopy vegetation.

2.2.2 Phase 1: Pre-Clearance systematic searches for native lizards

Prior to the commencement of earthworks, a herpetologist(s) will carry out a systematic search-and-salvage operation that will involve active searches for lizards in all identified habitats within the earthworks footprint. These searches will be carried out over a **minimum of two weeks preceding earthworks**, according to the stages/timings of removal.

Phase 1 efforts will only be undertaken on days with suitable weather conditions (i.e., daytime temperatures >12°C, precipitation-free). All captured lizards would be processed (sex, age, and condition should be recorded) and relocated to an identified relocation site.

2.2.3 Phase 2: Earthworks Searches

Once the project herpetologist is satisfied that Phase 1 systematic searches have covered all searchable habitats, Phase 2 of the programme will commence. Phase 2 will involve the **salvage of lizards during earthworks** activities.

The implementing herpetologist will work with machine operators to target areas of large and/or deep log piles that could not be searched effectively during phase 1.

Excavators undertaking Phase 2 searches will be fitted with a toothed bucket or root-rake attachment (Figure 5).



Figure 5. Machine-assisted lizard searches. Herpetologist supervising the scraping of terrestrial vegetation.

2.2.4 Lizard capture

Native lizards will be captured and handled by / or under the supervision of a DOC-authorised herpetologist only. All native lizards captured prior to and during vegetation clearance operations will be placed immediately into containment boxes or cloth bags for no more than 24 hours before release.

For each native lizard, the following information will be recorded:

- Species, and demography (assessed as male/female/juvenile)
- Date of capture, including method (Phase 1 / 2 search)
- Location of capture
- Location of Release

2.2.5 Incidental discovery

In the unlikely event that a native lizard is found that is not identified in Table 4, the implementing herpetologist will **notify the Department of Conservation**. It is noted that species not identified in Table 4 would likely represent threatened species beyond their known range or have other significance within the regional context. While such species are highly unlikely, any such encounters should be able to be accommodated under this Plan because most potential habitats would be protected and enhanced.

2.3 Release site

This Plan requires immediate transfer of salvaged lizards from earthworks areas to receiving areas to minimise handling and ensure the best possible outcome for lizard salvage-relocation programmes. The Department of Conservation's key principles for lizard salvage and transfer guidelines require consideration of the following components when selecting a receiving site(s):

1. The site must be ecologically appropriate and have long-term security.
2. The habitat at the site must be suitable for the salvaged species and support their capacity.
3. The site must provide exotic predator management, and
4. The site must be protected from future human disturbance.

2.3.1 Release Site Description

All captured lizards will be released into adjacent habitats beyond localised earthworks areas. These areas are generally mapped as 'general revegetation' in **Error! Reference source not found.** and reproduced as Figure 6 below.

The release areas comprise a much larger extent of the same environment, all of which are expected to support low (if any) native lizard numbers (and refer to section 0 for a discussion of lizard abundance within these areas). Because the proposal would result in a land-use change from rotation pine forest to low-density residential use within a permanently reforested environment (including pest control and domestic cat ban), the resulting habitats are expected to be of much higher quality and capacity.

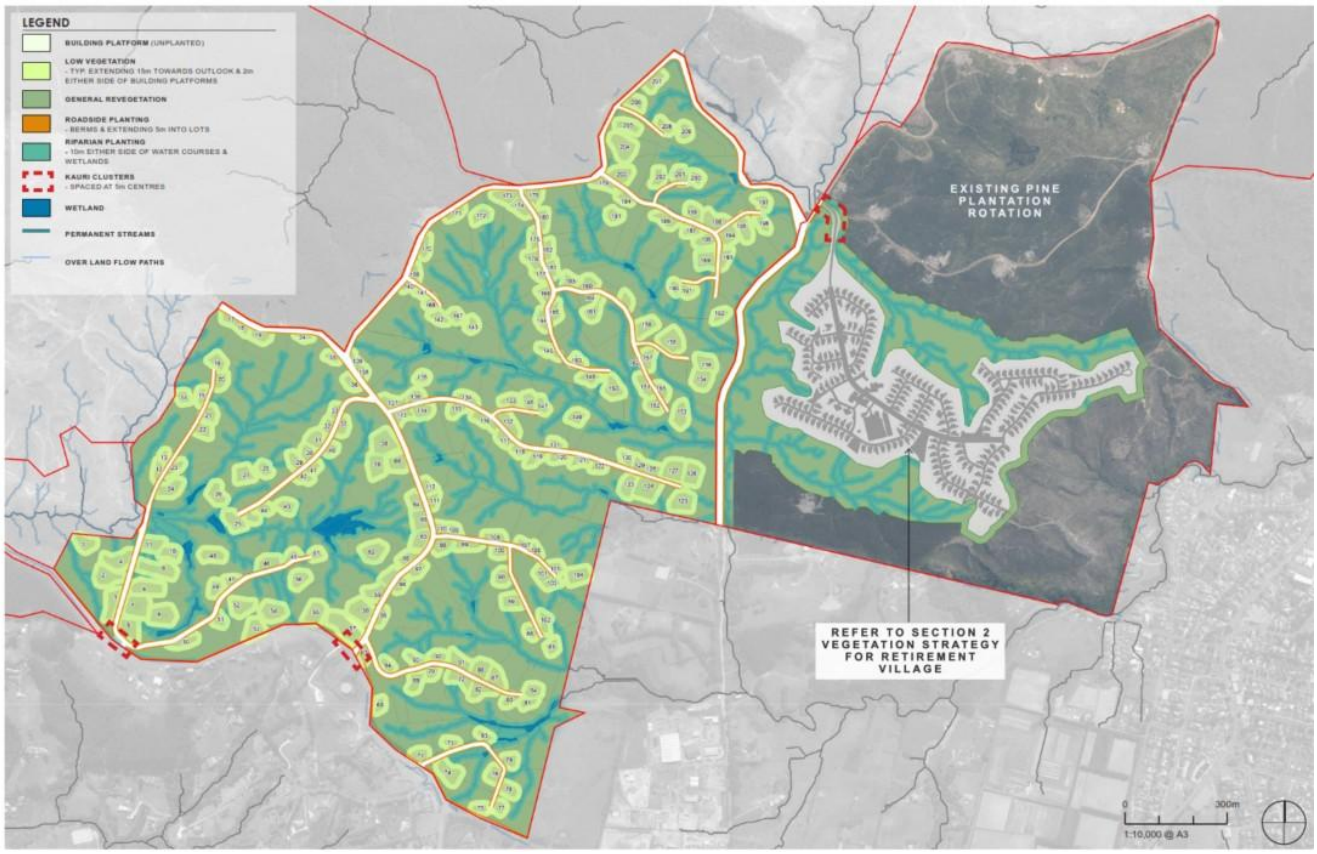


Figure 6. Rangitoopuni-Riverhead Forest Countryside living proposal showing large areas of 'General Revegetation' around localised building platforms and infrastructure. These areas would be restored and pest-controlled, and would support relocated lizards, during staged works. Image courtesy of Boffa Miskell (2025).

2.3.2 Release Site Enhancement

This Plan acknowledges that any potential release site may already support the full suite of species covered under this Plan. Displaced lizards have a lower likelihood of survival where the carrying capacity of adjacent habitats is stressed through increased competition for fewer resources. Further, displaced animals have a higher probability of risk of predation, and a rapid increase in lizard numbers in a given area is likely to result in a corresponding increase in predators.

At release sites, any existing native lizards are expected to be in low abundance (recently clear-felled pine), however where such areas are not earthworked, many already support some regenerating canopy cover within riparian margins (e.g., Photo 1, Photo 3, Photo 4). Within these areas, restoration planting will occur directly into slash (e.g. Photo 2), much of which **will support an abundance of refugia. Considering low lizard abundance, these locations are expected to support a very high capacity to receive additional native lizards**. In addition, these areas will also be subject to pest animal control, and future residents will be subject to a domestic cat ban. No other site-specific enhancement is therefore proposed.

Given the large-scale, staged nature of earthworks within a harvested pine plantation, and the expected low lizard abundance in these areas, capture and release mitigation will require a flexible, site-responsive approach. Although general receptor environments are outlined and mapped in **Error! Reference source not found.** and Figure 6, specific release site selection will occur **at the time of salvage**, informed by current site conditions and the herpetologist's judgment. However, to maximise the likelihood of successful establishment, the herpetologist will consider the following release site criteria:

1. **Lower Disturbance History**

   Sites with minimal disturbance from previous harvest operations- such as riparian margins, rocky outcrops, or other buffer areas that previous plantation has avoided- will be prioritised. These areas are more likely to retain microhabitats suitable for lizard refuge and foraging.
2. **Evidence of Indigenous Regeneration**

   Preference will be given to locations with greater levels of natural native vegetation regeneration, particularly where shrubland or early successional forest is present, which may provide higher-quality habitat structure and food availability.
3. **Sufficient Ground Cover and Retreat Sites**

   Receptor areas should contain ample ground cover. This may include slash or other coarse woody debris, rock / log piles, or dense vegetation. Such habitat features offer lizard retreat sites and protection from predators.
4. **Spatial Clustering of Release Sites**

   Release sites should be grouped spatially rather than dispersed. This facilitates the formation or reinforcement of local breeding populations, which is especially important in areas where baseline lizard densities are likely to be very low.
5. **Proximity to Contiguous or Higher-Quality Habitat**

   Where possible, selected sites should be contiguous with areas of higher ecological value (e.g. native remnants, gullies, or conservation set-asides), which may act as source habitats or long-term refuges.
6. **Accessibility and Practicality for Monitoring**

   Sites should also be logistically accessible for post-release monitoring where feasible, without compromising ecological integrity.

The **Project herpetologist** will have discretion in final site selection and may adapt criteria based on real-time field conditions, especially where ecological values, safety, or access constraints arise. All decisions should be documented to support future monitoring and reporting obligations.



Photo 1. Mixed scrub within a protected riparian corridor.



Photo 3. Riparian corridor vegetation on Deacon Stream (protected by development).



Photo 2. Abundant slash following harvest would support lizard refugia.



Photo 4. Intermittent stream reach would protected and could support additional log enhancement as required.

3 MONITORING AND REPORTING

3.1 Monitoring

Success monitoring would be initiated whereby 20 or more native lizards are relocated to adjacent habitats within a single stage of earthworks. This approach aligns with the expectation that few, potentially localised areas of native lizards would be relocated to localised release sites across the > 395 ha staged project. However, where localised release areas receive 20 or more native lizards, then five annual lizard monitoring surveys would be triggered (Table 7). **The purpose of the monitoring is to determine lizard population persistence within protected areas**, where lizard values are detected following salvage. This would be achieved by measuring/identifying the presence of native lizards within those receiving environments.

Monitoring would consist of a grid of at least 40 semi-permanent monitoring stations, consisting of pit traps within the relocation area, as defined following reporting outcomes (see Section 4 below). Locations would provide coverage of both enhanced and planted habitats. Pit traps would be installed at least four weeks before the survey period. The survey period would provide for a minimum of trap checks on fine, non-consecutive days over November-December or March-April, when lizards are most active.

Table 7. Triggers for management and post-release monitoring provisions.

	Trigger	Management provision	Monitoring
A	➢ 20 native lizards per stage	• Immediate relocation	Minimum of 5 annual surveys at release area, following staged earthworks
B	ANY native lizard species not identified in	• Hold lizards and contact the Department of Conservation immediately	Pending the outcome of direction from DOC.

4 REPORTING

Reporting is important for ensuring compliance with plans, promoting transparency and accountability, and identifying areas for improvement. For potentially present lizards within Rangitoopuni-Riverhead Forest, monitoring may also improve understanding of native lizard populations within commercial forests.

The following reports are required for lizard salvage:

1. **Report per staged earthworks**: Outcome of lizard management, including:
    a. For each native lizard, the following information will be recorded:
        i. Species and demography (assessed as male/female/juvenile)
        ii. Date of capture, including method (Phase 1 / 2 search)
        iii. Location of capture
        iv. Location of Release
    b. Recommendations (if any) for improved methods
    c. Where 20 or more native lizards are salvaged, confirmation of the requirement for five annual post-relocation monitoring surveys
2. **Five reports on annual monitor surveys** (if triggered): Reports shall include:
    a. Map of relocation area and survey equipment layout
    b. Survey methodology
    c. Results of survey, including a summary of the previous year's results as appropriate, including:
        i. Species and demography (assessed as male/female/juvenile)
        ii. Recommendations (if any) and outcome of other recommended actions (if any).

5 CONTINGENCY ACTIONS

Contingency actions are required when lizard salvage and transfer activities fail. For the Rangitoopuni project, lizard salvage is generally approached as a precautionary measure, with triggers for reporting and monitoring where sufficient numbers of lizards are salvaged and relocated into localised areas of a larger site. It is acknowledged that lizard mitigation typically suffers from poorly reported results, and where such reporting is present, also reports low levels of success.

Often, this is a consequence of large numbers of mitigation projects that report on reinforcement relocations (moving species into environments where their populations already occur) of small numbers of lizards, for which monitoring results in limited ability to determine outcomes with confidence.

This Project, monitoring aims to determine lizard population persistence within retained and protected habitats, within the context of a wider landscape that is considered to have poor lizard habitat values. Where 20+ lizards are relocated during lizard management, it is envisaged that, with restoration and pest management, sufficient lizard numbers will be present following salvage to confirm population persistence in the following years. If lizards are not able to be detected from triggered monitoring, the outcome of the salvage would be considered inconclusive, acknowledging that the wider restoration initiatives are likely to have longer-term benefits.

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APPLICABILITY AND LIMITATIONS

Restrictions of Intended Purpose

This report has been prepared solely for the benefit of Rangitoopuni Developments Limited Partnerships as our client with respect to the brief. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such party's sole risk.

Legal Interpretation

Opinions and judgements expressed herein are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal opinions. Where opinions or judgements are to be relied on they should be independently verified with appropriate legal advice.

Maps and Images

All maps, plans, and figures included in this report are indicative only and are not to be used or interpreted as engineering drafts. Do not scale any of the maps, plans or figures in this report. Any information shown here on maps, plans and figures should be independently verified on site before taking any action. Sources for map and plan compositions include LINZ Data and Map Services and local council GIS services. For further details regarding any maps, plans or figures in this report, please contact Babbage Consultants Limited.

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APPENDIX B: REASONS FOR CONSENT

Auckland Unitary Plan (Operative in Part)

Rule	Reason	Activity Status
H19. Rural Zones (Countryside Living and Rural Production Zones)		
C1.7	Activities not provided for The proposed community facilities are not specifically provided for. As such, are classified as a discretionary activity.	Discretionary Activity
C1.9	Infringements to Standards The proposed building platforms and subsequent future dwellings proposed as part of the subdivision are anticipated to infringe H19.10.3. Minimum yards setback. Therefore, consent is sought to infringe the yard setbacks.	Restricted Discretionary Activity
Chapter D Overlays		
D1 High-use Aquifer Management Areas Overlay	No rules are contained within these chapters.	
D3 High-use Stream Management Areas Overlay		
D9 Significant Ecological Areas Overlay	Not applicable to the proposal as no works are proposed within the SEA area.	
D26 National Grid Corridor Overlay	(A19) Land disturbance that complies with Standards D26.6.1.1(1)(a), D26.6.1.1(1)(b), D26.6.1.1(1)(c) and D26.6.1.1(1)(d). The proposed link from the retirement village to the Riverhead township complies with the above standards (refer to the Earthworks Management Plan in **Appendix V**).	Permitted Activity
	(A25) For all other subdivision on land within a rural zone the activity status listed in E39 Subdivision – Rural under Tables E39.4.1 to E39.4.5 will apply The proposed subdivision of Lot 2 does not involve the creation of a new building platform for an activity sensitive to the national grid within the overlay.	

Chapter E Auckland-Wide		
E1 Water quality and integrated management	No rules are contained within these chapters.	
E2 Water quantity, allocation and use		
E3 Lakes, Rivers, Streams and Wetlands	(A44) Any activities not complying with the general permitted activity standards in E3.6.1.1 or the specific activity standards in E3.6.1.14 to E3.6.1.23 Non-compliance with E3.6.1.14(1)(b) scour management as the proposed ripraps for the culvert upgrades exceed 5m. Refer to the SMP in **Appendix AA** for the assessment against E3.6.1.14 and E36.6.1.18.	Discretionary Activity
E4 Other discharge of contaminants	Not applicable to the proposal.	
E5 On-site and small-scale wastewater treatment and disposal	(A1) Discharge of treated domestic type wastewater onto or into land within a site via a land application disposal system. The proposed countryside living subdivision complies with the permitted activity standards as outlined in the Wastewater Report (**Appendix Z**).	Permitted Activity
	(A6) Discharge of treated domestic-type wastewater and wastewater (excluding trade waste) that does not meet the relevant standards or is not provided or by any other rule in the Plan. The proposed retirement village includes the discharge of treated wastewater onto land from a wastewater treatment plant.	Discretionary Activity
E6 Wastewater network management	(A6) Discharge of treated or untreated wastewater onto or into land and/or into water from a wastewater treatment plant. The proposed retirement village includes a wastewater treatment plant that discharges treated wastewater onto	Discretionary Activity

	land.	
E7 Taking, using, damming and diversion of water and drilling	(A26) Take and use of groundwater not meeting the permitted activity or restricted discretionary activity standards or not otherwise listed. The proposed take and use of groundwater is not provided for. Please refer to the Groundwater Abstraction Desktop Study Report in **Appendix Y.**	Discretionary Activity
	(A28) The diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards or not otherwise listed. The proposed cuts required for the retirement village do not comply with the permitted Standards E7.6.1.10 and E7.6.1.6 as outlined in the Geotech Report in **Appendix H**.	Restricted Discretionary Activity
	(A41) New bores for purposes not otherwise specified. The proposed bore is not specifically provided for and complies with E7.6.2.3.	Controlled Activity
E8 Stormwater discharge and diversion	(A10) All other diversion and discharge of stormwater runoff from impervious areas not otherwise provided for. The proposal involves the discharge of stormwater from impervious area not otherwise provided for.	Discretionary Activity

	(A11) Diversion and discharge of stormwater runoff from an existing or a new stormwater network. The retirement village includes the diversion and discharge of stormwater into a new stormwater network.	Discretionary Activity
E9 Stormwater quality – High contaminant generating car parks and high use roads	(A4) Development of a new or redevelopment of an existing high contaminant generating car park greater than 1,000m^2 and up to 5,000m^2. The proposed community facilities and public car parking is less than 5,000m^2 and are not located in an industrial or trade activity area and will be designed in accordance with GD05.	Permitted Activity
E10 Stormwater management area – Flow 1 and 2	Not applicable to the proposal.	
E11 Land Disturbance – Regional	(A5) Greater than 50,000m^2 where land has a slope less than 10 degrees outside the Sediment Control Protection Area.	Restricted Discretionary Activity
	(A8) Greater than 2,500m^2 where the land has a slope equal to or greater than 10 degrees.	Restricted Discretionary Activity
	(A9) Greater than 2,500m^2 within the Sediment Control Protection Area.	Restricted Discretionary Activity
E12 Land Disturbance – District	(A6) Greater than 2,500m^2	Restricted Discretionary Activity
	(A10) Greater than 2,5000m^3	Restricted Discretionary Activity

	Non-compliances to the general standards: E12.6.2(1).as the proposal includes greater than $5m^2$ or $5m^3$ of earthworks within the riparian yard.	Restricted Discretionary Activity (pursuant to C1.9(2)).
	E12.6.2(11) as the proposal includes earthworks within floodplains. All other general standards are complied with (refer to Earthworks Management Plan in **Appendix V**)	
E13 Cleanfills, managed fills and landfills	Not applicable to the proposal.	
E14 Air quality	Not applicable to the proposal.	
E15 Vegetation management and biodiversity	(A16) Vegetation alteration or removal within 20m of rural streams. The proposal includes vegetation removal within 20m of natural wetlands and streams.	Restricted Discretionary Activity
	(A18) Vegetation alteration or removal within 20m of a natural wetland, in the bed of a river or stream (permanent or intermittent), or lake. The proposal includes vegetation removal within 20m of natural wetlands.	Restricted Discretionary Activity
E16 Trees in open space zones	Not applicable to the proposal.	
E17 Trees in roads	Not applicable as the resource consent triggers are covered by E26 due to removal being required for the proposed roading upgrades.	
E18 Natural character of the coastal environment	Not applicable to the proposal.	
E19 Natural features and natural landscapes in the coastal environment	Not applicable to the proposal.	
E20 Māori Land	Not applicable to the proposal.	

E21 Treaty Settlement Land	(A5) Integrated Māori development. The proposal includes an Integrated Māori development.	Discretionary Activity
E22 Artworks	Not applicable to the proposal.	
E23 Signs	(A53) Comprehensive development signage, including amendments or additions to existing approved comprehensive development signage. The proposal includes comprehensive development signage.	
E24 Lighting	(A1) Activities that comply with all the relevant permitted activity standards Indicative lighting has been provided with the proposal, and a comprehensive Lighting Plan will be conditioned.	Permitted Activity
E25 Noise and vibration	(A1) Activities that comply with all the relevant permitted activity standards. A letter has been prepared by Marshall Day offering a condition of consent that will ensure compliance with E25 (**Appendix JJ**).	Permitted Activity
E26 Infrastructure	(A3) Service connections	Permitted Activity
	(A49) Underground pipelines and ancillary structures for the conveyance of water, wastewater and stormwater (including above ground ancillary structures associated with underground pipelines)	Permitted Activity
	(A51) Water, wastewater and stormwater pump stations	Permitted Activity
	(A51A) Water, wastewater and stormwater pump stations that do not comply with standards E26.2.5.2(2)(a) or E26.2.5.2 (3)(a)	Permitted Activity
	(A52) Water, wastewater and stormwater storage tanks	Permitted
	(A54) Wastewater treatment plants. The proposed retirement village includes a wastewater treatment plant.	Restricted Discretionary Activity

	(A55) Stormwater detention/retention ponds/wetlands. The proposed retirement village includes a attenuation pond.	Controlled Activity
	(A56) Water, wastewater and stormwater outfalls and ancillary structures.	Permitted Activity
	(A58) Stormwater treatment devices; erosion protection; culverts; measuring devices (flows structures).	Permitted Activity
	(A82) Pest plant removal	Permitted Activity
	(A90) Tree trimming, alteration or removal on roads adjoining rural zones.	Permitted Activity
	(A92) Tree alteration or removal of any tree greater than 4m in height and/or greater than 400mm in girth. The proposed upgrade of Forestry Road requires the removal of 21 trees that exceed these dimensions.	Restricted Discretionary Activity
E27 Transport	(A2) Parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access.	Restricted Discretionary Activity
	(A3) Any activity or subdivision which exceeds the trip generation standards set out in Standard E27.6.1	Restricted Discretionary Activity
	Please refer to the Integrated Transport Assessment in **Appendix K** for the assessment against the relevant standards.	
PC79	Please refer to the Integrated Transport Assessment in **Appendix K** for the assessment against the relevant standards.	
E28 Mineral extraction from land	Not applicable to the proposal.	
E29 Emergency management area – Hazardous facilities and infrastructure	Not applicable to the proposal.	

E30 Contaminated land	Not applicable to the proposal, consent is not triggered under Chapter E30.	
E31 Hazardous substances	Not applicable to the proposal.	
E32 Biosolids	Not applicable to the proposal, trucks will remove biosolids.	
E33 Industrial and trade activities	Not applicable to the proposal.	
E34 Agrichemicals and vertebrate toxic agents	Not applicable to the proposal.	
E35 Rural production discharges	Not applicable to the proposal.	
E36 Natural hazards and flooding	(A30) On-site septic tanks, on-site wastewater treatment and disposal systems and effluent disposal fields in the 1 per cent annual exceedance probability (AEP) floodplain. Disposal fields are located within the 1 per cent annual exceedance probability (AEP) floodplain.	Restricted Discretionary Activity
	(A33) Construction of other land drainage works, stormwater management devices or flood mitigation works in the 1 per cent annual exceedance probability (AEP) floodplain. The proposal includes stormwater outfalls within the 1 per cent annual exceedance probability (AEP) floodplain.	Restricted Discretionary Activity
	(A37) All other new structures and buildings (and external alterations to existing buildings) within the 1 per cent annual exceedance probability (AEP) floodplain. Retaining walls and other structures are located within the 1 per cent annual exceedance probability (AEP) floodplain.	Restricted Discretionary Activity

	(A41) Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path The proposal includes the diversion of overland flow paths.	Restricted Discretionary Activity
	(A56) All other infrastructure in areas listed in the heading above not otherwise provided for. The proposal includes the construction of infrastructure within the 1 per cent annual exceedance probability (AEP) floodplain	Restricted Discretionary Activity
E37 Genetically modified organisms	Not applicable to the proposal.	
E38 Subdivision – Urban	Not applicable to the proposal, the site is not located within an urban zone.	
E39 Subdivision – Rural	(A8) Subdivision of land within any of the following natural hazard areas: • 1 per cent annual exceedance probability floodplain; The proposal involves subdivision within the 1 per cent annual exceedance probability floodplain.	Restricted Discretionary Activity
	(A9) Any subdivision listed in this table not meeting standards in E39.6.1. The defined building areas do not all meet 2000m^2 and will not be entirely free from yards (riparian) or floodplain areas.	Discretionary Activity
	(A13) Subdivision in the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone and Rural – Rural Conservation Zone not complying with Standard E39.6.5.1. The proposed subdivision does not comply with Standard E39.6.5.1.	Non-complying Activity

	(A15) Subdivision in the Rural – Countryside Living Zone not complying with Standard E39.6.5.2. The proposed subdivision does not comply with Standard E39.6.5.2.	Non-complying Activity
	(A27) Any other subdivision not provided for in Tables E39.4.1 or E39.4.2. The proposal involves the subdivision of a site within a split zoning which is not explicitly provided for.	Non-complying Activity
E40 Temporary activities	(A24) Specific temporary activities that are not provided as a permitted activity in rules (A12) to (A23).	Restricted Discretionary Activity
	The construction of the proposal will exceed 24 months.	

National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

Regulation	Reason	Activity Status
s5 Application		
Clause 7	The Preliminary Site Investigation (**Appendix I**) confirms that no HAIL activities were identified, and no further investigations required. Therefore, the NES-CS is not applicable.	

National Environmental Standard for Freshwater 2020

Regulation	Reason	Activity Status
Subpart 1 – Natural inland wetlands		
Clause 54 Non-complying activities	The proposal includes vegetation clearance and earthworks within 10m of a natural inland wetland and the discharge of water into streams within a 100m of a natural inland wetland.	Non-complying Activity
Subpart 3 – Passage of fish affected by structures		
Clause 70 Permitted activities	Does not comply.	

Clause 71 Discretionary activities		Does not comply with standard 70(2). The proposed replacement culverts will not be placed on the same gradient as the existing streambed/culverts. As such, mitigation through flexi-baffles or alternative measures is required to provide fish passage.	Discretionary Activity

Additional Reasons for Consent Sought by RDLP (the Applicant) after notification of PPC120

Chapter E36 Natural Hazards and Flooding

- (A88) Construction of private roads, roads intended to be vested, and accessways in flood hazard areas – **restricted discretionary**
- (A89) On-site septic tanks, onsite wastewater treatment and disposal systems and effluent disposal fields in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas – **restricted discretionary**
- (A92) Construction of other land drainage works, stormwater management devices or flood mitigation works in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas – **restricted discretionary**
- (A89) All other structures and buildings (including retaining walls) in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas – **restricted discretionary**
- (A102) Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path – **restricted discretionary**
- (A113) On-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (including rainwater tanks) or stormwater pipes or soakage fields, accessways, private roads and roads intended to be vested in landslide hazard risk areas that do not comply with Standard E36.6.A1 – **discretionary activity**
- (A121) New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area more than 20m2 associated with activities less sensitive to natural hazards in medium (tolerable) and high (significant) landslide hazard risk areas that do not comply with Standard E36.6.A1 – **restricted discretionary**
- (A123) New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area more than 20m2 associated with activities potentially sensitive to natural hazards in medium (tolerable) and high (significant) landslide hazard risk areas that do not comply with Standard E36.6.A1 – **discretionary activity**
- (A125) New structures and buildings and external additions and alterations to existing structures and buildings (as existing at 03/11/25) with a gross floor area more than 20m2 associated with activities sensitive to natural hazards in landslide hazard risk areas that do not comply with Standard E36.6.A1 – **non-complying activity**
- (A127) All other external additions and alterations to buildings and structures in landslide hazard risk areas that do not comply with Standard E36.6.A1 – **discretionary activity**
- (A129) All other buildings and structures, including retaining walls, in landslide hazard risk areas that do not comply with Standard E36.6.A1 – **discretionary activity**

Chapter E39 Subdivision – Rural

- (A8) Subdivision of land within flood hazard areas – restricted discretionary

NB: consent under (A78) '*Activities where natural hazard risk is significant in accordance with Table E36.3.1B.1 and E36.3.1B.2 in flood hazard areas'* is not considered to be triggered by the proposal as no activities sensitive to natural hazards (retirement village units) are located directly with the identified flood plains on the site.

APPENDIX C: EXPERTS RELIED ON

Expert providing advice to Panel	Area of expertise
Christopher James Wedding	Terrestrial ecology
Alex Eli Jacob	Acoustics
Leela Moses	Archaeology
Sharon Tenger	Hydrogeology
James Thurber	Hydrogeology
Heather Lyons	Engineering geology
Jenna Sparg	Geotechnical engineering
Harrison Mitchell Palmer	Engineering geology
Oliver Waiapu Timothy McMillan	Environmental engineering
Erika Bleyle McDonald	Environmental engineering
Sean Joseph Berry	Hydrogeology and engineering geology
Paul James Fletcher	Geotechnical engineering
Philip Michael Brown	Resource management planning
Michelle Raewyn Kemp	Resource management planning
Yotsak Ezra Wansong	Civil engineering
Reece Allan Moody	Surveying
Ryan Chase Tia Wyllie	Civil engineering
Peter James Whiting	Landscape architecture
Rachel Virginia de Lambert	Landscape architecture
Matthew Lomas	Arboriculture
Maria Johnson	Water engineering
Emma Marie Todd	Landscape architecture
Matthew James Riley	Urban design
Leo Donald Hills	Traffic and transport engineering

Laura Ellen Drummond	Freshwater and coastal ecology
Isobel Mary Lee	Resource management planning
Hunter Stewart Abernethy	Traffic and transport engineering
Edward Ashby	Anthropology and cultural resource management
Aaron James Staples	Acoustics
Zak Edward Kelland	Landscape architecture
Tim Heath	Economics
Philip Osborne	Economics
Nhu Khanh (Ken) Ha	Civil engineering
Hillary Johnston	Environmental engineering
Ryan Bradley	Resource management planning
Joe Wilson	Resource management planning
Emma Chandler	Resource management planning
Ray Smith	Civil engineering
Grant Fleming	Wastewater engineering
Martin Meyer	Stormwater engineering
Hester Hoogenboezem	Geotechnical engineering and engineering geology
Nicola James	Water engineering
Don Tate	Dam engineering
Mat Collins	Traffic and transport engineering
Martin Peake	Traffic and transport engineering
Griffin Benton-Lynne	Water infrastructure engineering
Shanelle Beer Robinson	Environmental science
Rue Statham	Environmental science
Regine Hoi Gok Leung	Arboriculture
Peter Kensington	Landscape architecture

Rob Mainwaring	Urban design
Mica Plowman	Archaeology
James Stewart	Economics