

# Milldale Fast-Track

29/07/2025 – Auckland Council Response

## **Annexure 4:**

## **Development Engineering**

**Specialist Response Template – Fast-track Approvals Act 2024 –  
Substantive Application**

**Technical Specialist Memo – Project Manager Regulatory Engineering**

To: Dylan Pope – Lead Planner & Carly Hinde - PPL

From: Samuel Holmes

Date: 14/07/2025

**1.0 APPLICATION DESCRIPTION**

**Application and property details**

Fast-Track project name: Milldale

Fast-Track application number: BUN60446761 & FTAA-2503-1038

Site address: Wainui Road, Milldale, Upper Orewa

**2.0 Executive Summary / Principal Issues**

Detailed comments and request provided at Workshop session in May – awaiting updated plans / documents and conditions to provide updated comments.

**3.0 Documents Reviewed**

- Volume 1: Overview Report
- Infrastructure Report prepared by Woods, Project Name: Milldale Stages 10-13, Project Number: P24-128, Version: 1, Dated: 28/03/2025
- Engineering Drawings Milldale Stages 10-13 (part 1-7)
- Infrastructure Report prepared by Woods, Project Name: Milldale Stage 4C, Project Number: P24-128, Version: 0, Dated: 28/03/2025
- Civil Design Drawings Stage 4C (part 1a-5b)

#### 4.0 Additional Reasons for Consent Not included in AEE

TBC

#### 5.0 Specialist Assessment

##### Key Headings

- The supplied Overview Report details that the infrastructure to support this application has been designed in accordance with the relevant engineering standards. This will be reviewed at the time of Engineering Plan Approval.
- Standard public Wastewater and Water Supply servicing is proposed from the Watercare network(s). Plus a private temporary wastewater treatment plant (WWTP) is included in the application. This may or may not eventuate, and is included as a precaution.
- Watercare response dated 18/05/2025 supports the application (with connection to public reticulation once capacity upgrades at Army Bay Treatment Plant are completed).
- The supplied Overview Report details that the application has been designed in accordance with the Stormwater Management Plan / Network Discharge Consent for the area, and the development will not worsen or create new flood risk hazards on any downstream or upstream property. Healthy Waters to confirm. (HWD feedback dated 19/05/2025 – raised various queries pertaining to Public Dry Basin Devices, Flood Model, Downstream Flood Effects, Overland Flow Path and the Public Stormwater Reticulation Network design)
- Primary earthworks are proposed to provide with global site stability and suitable building platforms, and including infrastructure.
- Stage 10-13 earthworks volumes approx. 1,683,810m<sup>3</sup> over 68.3Ha.
- Stage 4C earthworks volumes approx. 22,000m<sup>3</sup> over 51,160m<sup>2</sup> (cut to fill operation).
- WWTP earthworks volumes approx. 4,780m<sup>3</sup> over 7,500m<sup>2</sup>.
- Secondary earthworks are also proposed at a smaller site specific scale i.e. SuperLots.
- Geotech to confirm. Geotech comments received and forwarded to planner on 21/05/2025.

#### 6.0 Section 67 Information Gap

**I have identified the following Section 67 information gaps:**

##### Description of Missing Information

Awaiting updated Engineering Report (to include rationale of private SE proposals for Stage 4c, easements / covenants, waste collection, updates to Stage 4c drawings which refer to vehicle crossings gradients) and conditions set. Applicant team have confirmed that these details will be provided after 29/07.

## 7.0 Recommendation

Approve – awaiting updated Engineering Report and updates to conditions - Applicant team have confirmed that these details will be provided after 29/07.

## 8.0 Proposed Conditions

### Recommend modifying two conditions as per below:

- Stage 4C and Stages 10-13. Recommend splitting up the Operation & Maintenance Manual conditions into 1) **private** devices, and 2) **public** devices. The JOAL owners won't need the requirements of the Dry Basins/Rain Gardens, and similarly Council won't need the requirements of the Private Stormwater Reticulation & SMAF Tanks in JOALs.

99.	<p><b>Operation and Maintenance Manual for Public and Private Stormwater Devices</b></p> <p>An Operation and Maintenance Plan (OMM) must be provided to Council to address all public and private stormwater management systems. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The OMM must include:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) a programme for regular maintenance and inspection of the stormwater management system;</li> <li>(c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;</li> <li>(d) a programme for post storm inspection and maintenance;</li> <li>(e) a programme for inspection and maintenance of the outfall;</li> <li>(f) general inspection checklists for all aspects of the stormwater management system, including visual checks; and</li> <li>(g) a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.</li> </ul>
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- Stage 4C and Stages 10-13. Recommend removing specific wording “rain gardens” from the proposed Stormwater Device condition – as the public stormwater devices are not just limited to Rain Gardens.

47.	<p><b>Stormwater Devices</b></p> <p>All public stormwater treatment and/or attenuation devices (rain gardens) and the private stormwater detention tanks within JOALs must be designed and constructed in general accordance with the “Infrastructure Report Milldale Stage 4C, ref P24-128, rev 0, prepared by Woods, dated 28/03/2025” referenced in Condition 1, and any subsequent reports, and “Stormwater Management Devices in the Auckland Region, December 2017, Guideline Document 2017/001” and in general accordance with the approved plans referenced in Condition 1.</p>
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## Recommended Additional Conditions:

### Stage 4C

Future owners of **Super Lots 4001 – 4004, 4006, 4008 – 4012, 4014 – 4015 and 4017 – 4021** shall be advised that the lot(s) have not been provided with a public stormwater connection. The lot(s) are serviced by way of private stormwater reticulation system, held within a body-corporation/resident society, and therefore the homeowners need to be aware they are in a bodycorp/resident society and of the requirements of the private ownership, operation & maintenance.

In order to support private servicing, the applicant shall provide with information to satisfy Council that the lots can be appropriately serviced in perpetuity prior to granting of resource consent. Items required include:

- **Network Utility Operator Approval** for connection of Private Stormwater System into public stormwater network. *(this appears to form part of the Stormwater Servicing condition imposed already)*
- **Body-corporation/Resident Society** to be formed, involving Super Lots 4001 – 4004, 4006, 4008 – 4012, 4014 – 4015 and 4017 – 4021. To Own, Operate and Maintain the Private Stormwater System. *Proposed Conditions Below.*
- **Operation & Maintenance Manual** for the Private Stormwater System. *(this appears to form part of the Stormwater Servicing condition imposed already)*
- **Easements** on Scheme Plans for the affected lots with Private Stormwater System.
- **Consent Notices** placed on the Titles of Super Lots 4001 – 4004, 4006, 4008 – 4012, 4014 – 4015 and 4017 – 4021, advising future homeowners of their obligations and requirements of the Private Stormwater System in alignment with the Operation & Maintenance Manual. *Proposed Conditions Below.*
- Advice Note: Private drainage would be subject to **Building Consent**, rather than Engineering Plan Approval. *(this appears to form part of the Stormwater Servicing condition imposed already)*

Super Lot	JOAL
4001	4101
4002	4102
4003	4103
4004	4101
4006	4107
4008	4104
4009	4107
4010	4105
4011	4104
4012	4108
4014	4109
4015	4110
4017	4111
4018	4112
4019	4113

4020	4114
4021	4021

**Asset(s) owned by Incorporated Society (Lots 4001 and 4004)**

Lots 4001 & 4004 share common assets; private stormwater collection & detention system, which is located within Lot 4101. To ensure that Lot 4001 & 4004 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4101.

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

- a. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4001 & 4004 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- b. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- c. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4001 & 4004;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
- d. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- e. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

### **Incorporated Society (Lot 4001 & 4004)**

Lots 4001 & 4004 are served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4101. For so long as they are a registered proprietor of that Lot, the owners of Lot 4001 & 4004 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4101.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

### **Asset(s) owned by Incorporated Society (Lot 4002)**

Lot 4002 share common assets; private stormwater collection & detention system, which is located within Lot 4102. To ensure that Lot 4002 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4102.

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

- f. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4002 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- g. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- h. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4002;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;

- i. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- j. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

#### **Incorporated Society (Lot 4002)**

Lot 4002 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4102. For so long as they are a registered proprietor of that Lot, the owners of Lot 4002 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4102.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

#### **Asset(s) owned by Incorporated Society (Lot 4003)**

Lot 4003 share common assets; private stormwater collection & detention system, which is located within Lot 4103. To ensure that Lot 4003 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4103.

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

- k. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4003 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- l. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- m. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4003;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;



- Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
- n. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
  - o. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

#### **Incorporated Society (Lot 4003)**

Lot 4003 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4103. For so long as they are a registered proprietor of that Lot, the owners of Lot 4003 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4103.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

#### **Asset(s) owned by Incorporated Society (Lots 4006 & 4009)**

Lot 4006 & 4009 share common assets; private stormwater collection & detention system, which is located within Lot 4107. To ensure that Lot 4006 & 4009 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4107.

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

- p. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4006 & 4009 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- q. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- r. The structure, functions and rules of the Incorporated Society must include provision for the following items:

- Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4006 & 4009;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
- s. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- t. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

**Incorporated Society (Lots 4006 & 4009)**

Lots 4006 & 4009 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4107. For so long as they are a registered proprietor of that Lot, the owners of Lot 4006 & 4009 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4107.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

**Asset(s) owned by Incorporated Society (Lot 4008 & 4011)**

Lot 4008 & 4011 share common assets; private stormwater collection & detention system, which is located within Lot 4104. To ensure that Lot 4008 & 4011 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4104.

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

- u. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4008 & 4011 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- v. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- w. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4008 & 4011;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
- x. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- y. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

**Incorporated Society (Lot 4008 & 4011)**

Lots 4008 & 4011 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4104. For so long as they are a registered proprietor of that Lot, the owners of Lot 4008 & 4011 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4104.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

#### **Asset(s) owned by Incorporated Society (Lot 4010)**

Lot 4010 share common assets; private stormwater collection & detention system, which is located within Lot 4105. To ensure that Lot 4010 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4105.

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

- z. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4010 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- aa. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- bb. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4010;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
- cc. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- dd. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

#### **Incorporated Society (Lot 4010)**

Lot 4010 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4105. For so long as they are a registered proprietor of that

Lot, the owners of Lot 4010 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4105.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

**Asset(s) owned by Incorporated Society (Lot 4012)**

Lot 4012 share common assets; private stormwater collection & detention system, which is located within Lot 4108. To ensure that Lot 4012 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4108.

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

- ee. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4012 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- ff. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- gg. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4012;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
- hh. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- ii. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing

operation, maintenance and repair obligations of this condition will be adequately provided for.

**Incorporated Society (Lot 4012)**

Lot 4012 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4108. For so long as they are a registered proprietor of that Lot, the owners of Lot 4012 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4108.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

**Asset(s) owned by Incorporated Society (Lot 4014)**

Lot 4014 share common assets; private stormwater collection & detention system, which is located within Lot 4109. To ensure that Lot 4014 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4109.

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

- jj. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4014 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- kk. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- ll. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4014;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules

should identify a process for setting, collecting and enforcing the payment of levies;

- mm. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- nn. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

#### **Incorporated Society (Lot 4014)**

Lot 4014 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4109. For so long as they are a registered proprietor of that Lot, the owners of Lot 4014 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4109.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

#### **Asset(s) owned by Incorporated Society (Lot 4015)**

Lot 4015 share common assets; private stormwater collection & detention system, which is located within Lot 4110. To ensure that Lot 4015 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4110.

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

- oo. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4015 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- pp. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- qq. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4015;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;

- Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
- rr. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- ss. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

#### **Incorporated Society (Lot 4015)**

Lot 4015 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4110. For so long as they are a registered proprietor of that Lot, the owners of Lot 4015 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4110.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

#### **Asset(s) owned by Incorporated Society (Lot 4017)**

Lot 4017 share common assets; private stormwater collection & detention system, which is located within Lot 4111. To ensure that Lot 4017 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4111.

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

- tt. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4017 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- uu. The Incorporated Society must not be disestablished without the prior written consent of the Council.



vv. The structure, functions and rules of the Incorporated Society must include provision for the following items:

- Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4017;
- Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
- Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
- Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
- Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
- An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;

ww. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.

xx. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

#### **Incorporated Society (Lot 4017)**

Lot 4017 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4111. For so long as they are a registered proprietor of that Lot, the owners of Lot 4017 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4111.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

#### **Asset(s) owned by Incorporated Society (Lot 4018)**

Lot 4018 share common assets; private stormwater collection & detention system, which is located within Lot 4112. To ensure that Lot 4018 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4112.

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

- yy. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4018 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- zz. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- aaa. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4018;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
- bbb. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- ccc. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

### **Incorporated Society (Lot 4018)**

Lot 4018 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4112. For so long as they are a registered proprietor of that Lot, the owners of Lot 4018 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4112.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

#### **Asset(s) owned by Incorporated Society (Lot 4019)**

Lot 4019 share common assets; private stormwater collection & detention system, which is located within Lot 4113. To ensure that Lot 4019 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4113.

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

- ddd. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4019 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- eee. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- fff. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4019;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
- ggg. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- hhh. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

#### **Incorporated Society (Lot 4019)**

Lot 4019 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4113. For so long as they are a registered proprietor of that

Lot, the owners of Lot 4019 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4113.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

**Asset(s) owned by Incorporated Society (Lot 4020)**

Lot 4020 share common assets; private stormwater collection & detention system, which is located within Lot 4114. To ensure that Lot 4020 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4114.

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

- iii. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4020 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- jjj. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- kkk. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4020;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
- lll. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- mmm. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing

operation, maintenance and repair obligations of this condition will be adequately provided for.

**Incorporated Society (Lot 4020)**

Lot 4020 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4114. For so long as they are a registered proprietor of that Lot, the owners of Lot 4020 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4114.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

**Asset(s) owned by Incorporated Society (Lot 4021)**

Lot 4021 share common assets; private stormwater collection & detention system, which is located within Lot 4021. To ensure that Lot 4021 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 4021.

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

- nnn. Ownership of the common assets; private stormwater collection & detention system, must be transferred to the Incorporated Society before any of Lots 4021 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- ooo. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- ppp. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of Lot 4021;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules

should identify a process for setting, collecting and enforcing the payment of levies;

qqq. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.

rrr. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

**Incorporated Society (Lot 4021)**

Lot 4021 is served or serviced by common assets [private stormwater collection & detention system] which is located within Lot 4021. For so long as they are a registered proprietor of that Lot, the owners of Lot 4021 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets [private stormwater collection & detention system] located within Lot 4021.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.