

1.1 Acronyms table

Below is the acronyms table which defines key terms used across all conditions.

Table 1: Conditions Acronyms Table

Acronym / Term	Definition
AMP	Adaptive Management Plan
ATTCC	Auckland Transport Traffic Control Committee
AT	Auckland Transport
AUP(OP)	Auckland Unitary Plan (Operative in Part)
B&A	Barker and Associates Limited
BUN	Bundled Consent
CAU	Carbon Adsorber Unit
Council	Auckland Council
ChTMP	Chemical Treatment Management Plan
CMW	CMW Geosciences
CNVMP	Construction Noise and Vibration Management Plan
CPTED	Crime Prevention Through Environmental Design

Acronym / Term	Definition
CTMP	Construction Traffic Management Plan
DIS	Discharge Consent
DMP	Dust Management Plan
DO	Dissolved Oxygen
DSI	Detailed Site Investigation
EA	Engineering Approval
EMP	Environmental Management Plan
EPA	Environmental Protection Agency
ESCP	Erosion and Sediment Control Plan
FPMMP	Fish Passage Monitoring and Maintenance Plan
GCR	Geotechnical Completion Report
JOAL	Jointly Owned Access Lot
LINZ	Land Information New Zealand
LMP	Landscape Maintenance Plan
LUC	Land Use Consent

Acronym / Term	Definition
LUS	Streamworks Consent
MHS	Residential - Mixed Housing Suburban zone
MHU	Residential - Mixed Housing Urban zone
NC	Business - Neighbourhood Centre zone
OCU	Odour Control Unit
OMM	Operation and Maintenance Manual
OSC	Open Space - Conservation zone
RDOC	Residential Design Outcomes & Controls Document
RMA	Resource Management Act 1991
SCADA	Supervisory Control and Data Acquisition
SMP	Settlement Monitoring Plan
SMP/RAP	Site Management & Remedial Action Plan
SHZ	Residential - Single House zone
SUB	Subdivision Consent
SVR	Site Validation Report

Acronym / Term	Definition
SWMP	Stream and Wetland Management Plan
THAB	Residential - Terraced Housing and Apartment Buildings Zone
WAT	Groundwater Diversion Consent
WMP	Waste Management Plan
WWTP	Wastewater Treatment Plant
Woods	Wood & Partners Consultants Limited

2.0 Greenfield Stages 10 – 13 Conditions of Consent

2.1 Stages 10-13 General Conditions of Consent BUN 200

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025															
	<i>General Condition applicable to all consents</i>																
1	The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 200]: (a) Application Form and Assessment of Environmental Effects prepared by Woods and B&A, dated 28 February 2025; and (b) Reports and Drawings as listed in Section 2.6.	--															
	<i>Lapse & Expiry Dates</i>																
2	Under section 125 and 123 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows: <table><tr><th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr><tr><td>LUC (s9 Bulk Earthworks and Land Use) *see (b) and (c) below</td><td>5 years</td><td>5 years</td></tr><tr><td>LUS (s13 Streamworks)</td><td>5 years</td><td>-</td></tr><tr><td>WAT (s14 Permanent Stream Diversion)</td><td>5 years</td><td>-</td></tr><tr><td>WAT (s14 Groundwater Diversion)</td><td>5 years</td><td><u>35</u> years</td></tr></table>	Consent Reference and Activity	Lapse Date	Expiry Date	LUC (s9 Bulk Earthworks and Land Use) *see (b) and (c) below	5 years	5 years	LUS (s13 Streamworks)	5 years	-	WAT (s14 Permanent Stream Diversion)	5 years	-	WAT (s14 Groundwater Diversion)	5 years	<u>35</u> years	Change: 35 years expiry date All planners agree to changes
Consent Reference and Activity	Lapse Date	Expiry Date															
LUC (s9 Bulk Earthworks and Land Use) *see (b) and (c) below	5 years	5 years															
LUS (s13 Streamworks)	5 years	-															
WAT (s14 Permanent Stream Diversion)	5 years	-															
WAT (s14 Groundwater Diversion)	5 years	<u>35</u> years															

DIS (s14 Discharge of sediment laden water associated with earthworks within proximity to a wetland)	5 years	-
DIS (s14 Diversion of sediment laden water associated with earthworks within proximity to a wetland)	5 years	-
DIS (S14 discharge of contaminants)	5 years	-
SUB (s11 Subdivision)	5 years	-
(a) Under section 125 of the RMA, the consents above lapse after the stated date unless: (i) The consent is given effect to; or (ii) The Council extends the period after which the consent lapses. (b) In the case of approved consent LUC 001 (Bulk Earthworks), under s123 this consent expires 5 years from the date of <u>commencement</u> of earthworks. (c) In the case of Resource consent LUC 001 relating to the blanket land use for development core standards, this must lapse 7 years from the date of issue unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA. (d) In the case of approved subdivision SUB 001, under section 125 of the RMA this consent lapses five years after the date it is granted unless: (i) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in general accordance with section 224 of the RMA; or (ii) An application under section 125 of the RMA is made to the Council before the consent lapses to extend the period after which the consent lapses and the Council grants an extension.		

3	Compliance and Monitoring Charge The Consent Holder must pay the Council an initial consent compliance monitoring charge of \$1,170 \$1,788 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.	Change: Correct monitoring charge listed All planners agree to changes
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2.2 Stages 10-13 Land Use Conditions of Consent LUC 201

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025
	<i>Explanatory Note</i> <i>In relation to bulk earthworks, the Consent Holder may undertake earthworks in more than one area of the site simultaneously within the same earthworks season, but within the 30 hectare threshold referred to in Condition 22 below. At the beginning of each earthworks season, the Consent Holder will provide Council with details regarding which areas will be open on the site.</i>	--
	<i>Siteworks Pre-Construction Conditions</i>	
4	Pre-commencement Meeting Prior to the commencement of each earthworks construction season and each sub-stage of civil construction, the Consent Holder must hold a pre-start meeting that: (a) is located on the subject site; (b) is scheduled not less than 5 days before the anticipated commencement of construction and earthworks; (c) includes Monitoring Inspector officer[s], Development Engineer, Consent Holder and Consent Holder's Engineer; and (d) includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions e.g. the appointed Arborist]. Advice Note <i>To arrange the pre-start meeting please contact the Council to arrange this meeting or email monitoring@aucklandCouncil.govt.nz. The conditions of consent should be discussed at this meeting.</i>	--

	<i>All information required by the Council and listed in that condition should be provided 2 days prior to the meeting.</i>	
5	Construction Management Plan A Construction Management Plan (CMP) must be made available <u>provided to the Council at least two working days prior to each pre-start meeting. The CMP must be reviewed</u> at the pre-start meeting and must include the following: (a) Timeframes for key stages of the works authorised under this consent; (b) Resource consent conditions; (c) Erosion and Sediment Control Plan for the scope of works proposed; (d) Chemical Treatment Management Plan; (e) A copy of the updated and approved Adaptive Management Plan which is applicable to earthworks operations; (f) Construction Traffic Management Plan, <u>including details of contractor vehicle parking locations</u>; (g) Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site; and (h) Dust Management Plan.	Change: Amended wording added All planners agree to changes
6	Dust Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Dust Management Plan (DMP) to Council for certification <u>approval</u>. The purpose of the DMP is to outline the potential causes and effects of dust that could be generated during the earthworks phase of the development, and to outline the mitigation measures that could be incorporated by the nominated contractor to avoid objectionable or nuisance emission of dust beyond the site boundary, <u>including monitoring frequencies and responses to complaints</u>. The final DMP must be prepared in general accordance with the Infrastructure Report: Milldale Stages 10-13	Change: Amended wording added All planners agree to changes

	<u>application documents</u> referenced in Condition 1 and the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).	
7	Construction Traffic Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Construction Traffic Management Plan (CTMP) to Council for certification <u>approval</u>. This must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with the Council’s requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority’s Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic. The CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council. Advice Note: <i>The CTMP should include the following:</i> a) <i>Provide a parking management plan for construction traffic, <u>including details of contractor vehicle parking locations.</u></i> b) <i>Address the transportation and parking of oversize vehicles (if any).</i> c) <i>Provide appropriate loading / working areas to minimise disruption to traffic.</i> d) <i>Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.</i> e) <i>Provide traffic management plans in compliance with the latest edition of the NZTA “Code of Practice for Temporary Traffic Management” (COPTTM) document.</i> f) <i>Ensure the site access point is clearly signposted.</i>	Change: Amended wording added All planners agree to changes

	g) <i>Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.</i> h) <i>Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.</i> i) <i>Identify proposed numbers and timing of heavy vehicle movements throughout the day.</i> j) <i>Identify the location of vehicle and construction machinery access during the period of site works.</i> k) <i>Identify the storage and loading areas for materials and vehicles.</i> l) <i>For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the Auckland Transport Road network of any road closures and a plan to mitigate these effects.</i> m) <i>Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.</i> n) <i>Identify the relevant Auckland Transport approvals.</i> <i>It is the responsibility of the applicant to apply for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.</i>	
8	Erosion and Sediment Controls <u>At least five working days</u> prior to the commencement of each earthworks construction season and each sub-stage of civil construction on the subject site, finalised Erosion and Sediment Control Plans must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments, and submitted to the Council for certification approval. No earthworks activity on the	Change: Amended wording added All planners agree to changes

subject site must commence until the Council has confirmed that that the ESCP(s) satisfactorily meets the requirements of GD05. The plans must contain sufficient details to address the following matters:

- (a) specific erosion and sediment control measures for the earthworks stages (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in general accordance with GD05;
- (b) reference to any specific erosion and sediment control measures for any temporary stream diversions necessary to install in-stream structures;
- (c) supporting calculations and design drawings as necessary;
- (d) details of construction methods;
- (e) monitoring and maintenance requirements;
- (f) catchment boundaries and contour information as necessary;
- (g) confirmation of any erosion and sediment control measures associated with construction of pedestrian bridges and culvert installation; and
- (h) details relating to the management of exposed areas (e.g. grassing, mulching).

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

Advice Note:

In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.

9	Chemical Treatment Management Plan Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments, and submitted to the Council for certification approval. No earthwork activities must commence until confirmation is provided by the Council that the ChTMP, meets the requirements of GD05, and the measures referred to in that plan for the sediment retention ponds and / or decanting earth bunds have been put in place. The plan must include as a minimum: (a) Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds, decanting earth bunds or any other approved impoundment devices; (b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet); (c) Details of optimum dosage (including assumptions); (d) Results of initial chemical treatment trial; (e) A spill contingency plan; and (f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system. Advice Note: <i>In the event that minor amendments to the ChTMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the CTMP may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</i>	Change: Amended wording added All planners agree to changes
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10	Activity in General accordance with Approved ChTMP The sediment retention ponds, decanting earth bunds and any other approved impoundment devices utilised as part of the earthworks must be chemically treated in general accordance with the certified approved ChTMP(s).	Change: Amended wording added All planners agree to changes
11	Certification of Works Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referenced in Condition 8, and prior to the commencement of earthworks activity on the subject site, a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed and completed in general accordance with the plan required by condition 8. Written certification must be in the form of a report or any other form acceptable to the Council. Advice Note: <i>Suitable documentation for certification of erosion and sediment control devices can be obtained in Appendix C of Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments: Erosion and Sediment Control construction quality checklists.</i>	--
12	Settlement Monitoring Plan A Settlement Monitoring Plan (SMP) for consolidation settlement due to placement of fill must be submitted to the Council prior to commencement of earthworks onsite. The SMP must be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SMP must also be submitted to the Council for certification approval. The SMP must include, as a minimum, the following information: (a) A monitoring location plan showing the layout and type of all settlement monitoring stations within the fill areas; (b) Timing and frequency of survey of the settlement monitoring stations; and	Change: Amended wording added All planners agree to changes

	(c) Define the settlement criteria to be met on completion of earthworks.	
13	Construction Noise Notification The Consent Holder must advise the occupants of all dwellings located within 100m of a stage boundary of the earthworks/ construction works at least five days before earthworks begin on each sub-stage. The advice must be provided in writing and include the following information: (a) An overview of the construction works including the duration of the project and the working hours on site. (b) The approximate dates and duration of the activities that will generate the highest levels of construction noise and vibration for them. (c) A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project. Advice Note: <i>The purpose of notification of all dwellings within 100m of the site is considered appropriate for scale of earthworks operation proposed. This is provided for information purposes and to inform residents of upcoming construction works.</i>	--
	Adaptive Management	
14	Adaptive Management Plan The earthworks authorised by consent LUC201 must be undertaken in general accordance with the approved Adaptive Management Plan (AMP) referenced in Condition 1, a copy of which must be provided at the pre-construction meeting referred to under condition 4 above. This includes but is not limited to: <i>Adaptive Management Response Report (AMRR)</i> Following every rainfall trigger event (as defined in the approved AMP), an AMRR must be prepared to summarise the conditions during and after the rainfall event. If any turbidity triggers are exceeded, then an exceedance notification will be generated. This will outline what exceedance occurred, the	--

	extent of the exceedance, any actions taken to mitigate the effects of the event, and a proposed management response if required. The Council (Team Leader Northern Monitoring) will be notified by email within one working day of any threshold breach. A report must be provided to Council within 10 days of the threshold breach.	
15	Stream 21 Monitoring Report Throughout the duration of bulk earthworks, an updated Stream 21 Monitoring Report must be prepared on an annual basis, and once earthworks are completed within the catchment area of Stream 21. (Note: The original stream monitoring report refers to Stream P9, which has been renamed to Stream 21). Annual monitoring must be undertaken in October each year during earthworks phase <u>to monitor the stability of the stream channel, both vertical and horizontal, for a period of 3-years</u>. The updated monitoring report and results must be provided to Auckland Council by 1 December of each year of earthworks. <u>The Stream 21 Monitoring Report must confirm that:</u> a. <u>Any scour or erosion during the earthworks period has been remediated, and the risk of future scour and erosion is mitigated by the consent holder; and</u> b. <u>Any sediment deposition that reduces the channel conveyance in flood events has been remediated, and the risk of future deposition must be mitigated by the consent holder.</u>	Change: Amended wording added Council seek these additional requirements due to their specialists flagging there was insufficient detail within the applicant's lodged Stream Erosion Assessment, and a lack of certainty – the additional wording is required to monitor the stream channel works for a 3-year period, and provide confidence and certainty that the works have been satisfactorily undertaken over the medium-term.
16	An earthworks catchment, which has been stabilised as a result of a trigger level exceedance as defined and required by the updated AMP, may only be re-opened upon confirmation from the Council.	--
17	Any proposed revisions to the AMP must be submitted to the Council prior to formalising and implementing the revised AMP.	--

	<i>Siteworks During Construction</i>	
18	Progressive Stabilisation The site must be progressively stabilised against erosion throughout the earthworks phase of the project and must be sequenced to minimise the discharge of contaminants to surface water in general accordance with the Erosion and Sediment Control Plan(s). Advice Note: <i>Stabilisation measures may include:</i> • <i>the use of waterproof covers, geotextiles, or mulching;</i> • <i>top-soiling and grassing of otherwise bare areas of earth; and</i> • <i>aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i> <i>It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.</i>	--
19	Operational Effectiveness to be Maintained The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved Erosion and Sediment Control Plan(s) referenced in Condition 8, must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.	--
20	Avoid Deposition on Public Roads Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such	--

	deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters. Advice Note: <i>In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:</i> • <i>provision of a stabilised entry and exit(s) point for vehicles;</i> • <i>provision of wheel wash facilities;</i> • <i>ceasing of vehicle movement until materials are removed;</i> • <i>cleaning of road surfaces using street-sweepers;</i> • <i>silt and sediment traps; and</i> • <i>catchpit protection.</i> <i>In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.</i>	
21	Completion or Abandonment of Earthworks Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the Council. Advice Note: <i>Stabilisation Measures may include:</i>	--

	• <i>The use of mulching or natural fibre matting;</i> • <i>Top-soiling, grassing and mulching of otherwise bare areas of earth; and</i> • <i>Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i> <i>The on-going monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.</i>	
22	The maximum area of earth exposed at any one time associated with bulk earthworks within the Wainui Precinct (identified as I544 Wainui Precinct in chapter I of the Auckland Unitary Plan) when exercising this consent must be no greater than 30 hectares. Advice note: <i>The 30ha limit applies to bulk earthworks only and not to subdivision/civil construction earthworks, that occurs following the completion of bulk earthworks.</i>	--
23	Seasonal Restriction No earthworks on the subject site must be undertaken between 01 May and 30 September in any year without the submission of a 'Request for winter works' to the Council. All requests must be renewed prior to the 1 May and no works must occur until written confirmation 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 may be revoked by Council upon written notice to the Consent Holder.	--
24	Public Assets There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that	--

	such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the Consent Holder.	
25	Stability of the Site/Neighbouring Sites. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.	--
26	Geotechnical Works - Supervision All earthworks including the construction of retaining walls, building foundations and the placement and compaction of fill material must be supervised by a suitably qualified geo-professional. In supervising the works, the suitably qualified geo-professional must ensure that they are constructed and otherwise completed in general accordance with the Geotechnical Investigation Report referenced in Condition 1 including the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing on site.	--
27	Contamination Remediation Earthworks must be undertaken in accordance the following documents: (a) "Detailed Site Investigation Milldale Stages 10-13 Wainui, Rev A, prepared by Groundwater and Environmental Services, dated 24 February 2025". (DSI) (b) "Site Management & Remedial Action Plan Milldale Stages 10-13 Wainui, prepared by Groundwater & Environmental Services, dated 24 January 2025". (SMP/RAP). Any variations to the SMP/RAP must be submitted to the Council confirming that it appropriately manages actual and potential soil contamination effects and is within the scope of this consent, prior to implementation.	--

	Advice Note: <i>The Council acknowledges that the SMP/RAP is intended to provide flexibility of the management of the works. Accordingly, the SMP/ RAP may need to be updated. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the Team Leader. The Council's acceptance of the RAP relates only to those aspects of the plans that are relevant under the RMA. The acceptance does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, for example, the Building Act 2004 or the Health and Safety at Work Act 2015.</i>	
28	In the event of the accidental discovery of contamination during earthworks which has not been previously identified, including asbestos material, the Consent Holder must immediately cease the works in the vicinity of the contamination, notify the Council, and engage a Suitably Qualified and Experienced contaminated land Practitioner (SQEP) to assess the situation (including possible sampling and revision of the SMP/RAP) and decide on the best option for managing the material. Advice Note: <i>Where unanticipated contamination is discovered during the works, a revision of the SMP/RAP may be required to ensure that the contamination is appropriately managed. Any revision of the SMP/RAP is required to be submitted to Council prior to its implementation.</i>	--
29	All soil disturbance undertaken where asbestos in soils has been found to be present must be undertaken in accordance with the NZ Guidelines for Assessing and Managing Asbestos in Soil (BRANZ, 2017) or any updates to this document and the RAP.	--
30	Any excavated material that is not re-used on site must be disposed of at an appropriate facility licensed to accept the levels of contamination identified. Evidence of the locations where excavated material has been disposed of must be retained by the Consent Holder during the works and made available to the Council on request.	--

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Construction Noise

All construction works authorised by this consent must only take place between 7.00am and 6.00pm, Monday to Saturday, with no works undertaken at any time on Sundays, or on public holidays. Heavy plant must not be operated within 130m of any occupied building before 7.30am. This condition does not prevent quiet activities from taking place on site outside of standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site).

Advice Note:

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

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Temporary construction noise barriers must be used to screen any construction work undertaken within the unmitigated compliance distances displayed in the following table. The barriers must be at least 2.4 m high. They must have a surface mass of at least 7 kg/m2 or be constructed from proprietary construction noise panels.

Construction Activity	Unmitigated compliance distance from an occupied dwelling
Bored piling with a 20-t excavator or rig	38m
Demolition with a 20-t excavator	34m
Bulldozer	27m
15 – 20-t vibratory compactor	
Drilling with a 12-t excavator or rig	24m
Plate compactor	22m
40 –50-t excavator	17m

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	30-t static compactor Drilling with a 6-t – 10-t excavator or rig		
33	Dust and Odour There must be no dust and odour beyond the subject sites as a result of the activities that in the opinion of the Council, is noxious, offensive, or objectionable. All necessary measures must be taken to prevent a dust and odour nuisance to neighbouring properties and public roads, including, but not limited to: (a) The staging of areas of the works; (b) The retention of any existing vegetation; (c) Watering of all access roads, manoeuvring areas, and stockpile during dry periods; (d) Top-soiling and grassing stockpiles (or other similar techniques) if they are not worked for more than 1 month; and (e) Suspension of all operations if necessitated by the prevailing conditions.	--	
34	Construction Park and Loading All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.	--	
35	Construction Storage All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.	--	
36	Construction and Earthworks Activities not to Obstruct Access There must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity. All materials and equipment must be stored within the subject site's boundaries.	--	

37	Vegetation Removal in Riparian Margins The Consent Holder must engage the services of a qualified and competent arborist to direct, supervise and monitor the tree removals in riparian margins in general accordance with the Arboricultural Impact Assessment– Milldale Stages 10-13, referenced in Condition 1.	--
38	All tree removal work must be carried out using accepted arboricultural standards and practice, including tree dismantling procedures which control the fall of stems and branches by approved lowering techniques, in recognition of the need to avoid damage to any vegetation proposed to be retained.	--
39	The Consent Holder must ensure that all contractors, sub-contractors and workers engaged in all activities covered by this consent are advised of the protection and retention of any remaining vegetation in riparian margins and wetland buffers as detailed in the Arboricultural Impact Assessment, titled Arboricultural Impact Assessment – Milldale Stages 10-13, referenced in Condition 1. A copy of the conditions of consent must be available at all times on site.	Typo – wording repeated.
40	For those works in the rootzone of retained vegetation, an auditing report must be prepared by the appointed arborist detailing the works monitored, frequency of monitoring, any effects on vegetation, and any remedial actions required. The auditing report must be prepared at the completion of works and made available to Council upon request.	--
41	Fauna Management Plan Prior to the commencement of vegetation removal, an Indigenous Fauna Management Plan (FMP) must be submitted to the Council for certification approval. <u>The FMP must be prepared in accordance with the draft FMP prepared by Viridis Environmental Consultants referenced in condition 1.</u> The purpose of the FMP is to inform management options relating to birds, lizards and bats, during the development of the site. The FMP must be prepared by a suitably qualified and experienced Ecologist and include the following details: (a) Bird Management;	Change: Amended wording added All planners agree to changes

	(b) Lizard Management; and (c) Bat Management.	
42	Lizard Management Reporting Within five days of completion of vegetation clearance, all findings resulting from the search and rescue during vegetation removal must be recorded by the supervising ecologist on an Amphibian/Reptile Distribution Scheme (ARDS) Card (or similar form that provides the same information) and sent to Council <u>for certification. The information provided must detail the number of lizards captured and the locations they were captured from, and whether any post-release monitoring (and timing) is recommended based on the number of lizards salvaged.</u>	Change: Amended wording added All planners agree to changes
<i>Siteworks Post-Construction</i>		
43	Geotechnical Completion Report <u>Within 20 working days from</u> At the completion of each stage of earthworks, a Geotechnical Completion Report (GCR) prepared by suitably qualified engineering professional must be provided to the <u>satisfaction of</u> Council to confirm the suitability of the site for the intended development. The GCR must include (but not to be limited to): (a) Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials etc); (b) Retaining wall and reinforced earth slope construction; (c) Settlement monitoring; (d) Testing; (e) Inspections; (f) Statement of professional opinion; and (g) Certified as-built plans; <u>and</u>	Change: Amended wording added All planners agree to changes

	(h) <u>Details and plan showing development restriction zones.</u> The GCR must also provide justification on soil expansivity, foundation design parameters, and settlement criteria defined in the SMP (as per Condition 12) have been met. The GCR must be provided to the satisfaction of the Council. Advice Notes • <i>Further investigation/testing may be required to determine soil expansivity.</i> • <i>A building consent may be required for the construction of retaining walls and reinforced earth slope.</i> • <i>Please send documents required as a condition of consent for the Council to: monitoring@aucklandCouncil.govt.nz</i>	
44	Contamination – Site Validation Report (SVR) Within three months of the completion of earthworks on the site, a Site Validation Report (SVR) must be submitted to the Council for review certification. The SVR must be prepared by a suitably qualified and experienced practitioner, in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand, Ministry for the Environment (revised 2021) and must contain sufficient detail to address the following matters: (a) A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated. (b) Details and results of any testing undertaken (including validation testing and/or asbestos air monitoring) and interpretation of the results in the context of the NESCS and the AUP(OP) for each proposed lot. (c) Records/evidence of the appropriate disposal for any material removed from the site. (d) Records of any unexpected contamination encountered during the works and response actions, if applicable.	Change: Amended wording added All planners agree to changes

	(e) Conditions of the final site ground surface and details of any sampling undertaken on materials re-used on site or imported to site. (f) Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and (g) A statement certifying that all works have been carried out in accordance with the requirements of the SMP/RAP and consent, otherwise providing details of relevant breaches, if applicable. Advice Note: <i>The SVR must enable the Council to update the property file information relating to soil contamination, including the files of any newly created lots. If newly created lots are to contain differing levels of soil contamination, the SVR should specifically detail this. Until an SVR is submitted to the Council, the Land Information Memorandum for the property must not be updated to reflect any soil contamination remediation work undertaken.</i> <i>If any contamination exceeding the Permitted Activity soil acceptance criteria, set out in Chapter E30 of the AUP(OP), is retained within the site upon the completion of the proposed land-disturbance activity, a long-term contaminant discharge consent under Chapter E30 of the AUP(OP) may be required for the site.</i>	
	NES Requirements	
45	Culvert Information Requirements Within twenty (20) working days following completion of works associated with the new road culvert crossings, the Consent Holder must submit to Council the information required by regulations 62 and 63 of the National Environmental Standard for Freshwater (2020).	--
	<i>Site-wide Residential Land Use Activities</i>	

Development on lots with split zoning and approved alternative zoning

All dwellings and associated buildings constructed on the lots identified in the table below must be designed in general accordance with the specified zone and associated AUP(OP) activity table and standards of that zone, or seek resource consent to infringe the aforementioned zone standard(s).

Lot Number	Current Zone	Zone to be Applied	AUP(OP) Activity Table and Zone Standards to be Applied
Lot 1025 Lots 281, 455-457, 478-479 & 483-486	Open Space Conservation Mixed Housing Urban	Mixed Housing Urban	H5.4 and H5.6
Lots 1001-1003 & 1006 Lots 1 & 8	Open Space Conservation Mixed Housing Suburban	Mixed Housing Suburban	H4.4 and H4.6
Lot 1026 Lot 486-492	Mixed Housing Urban Neighbourhood Centre	Mixed Housing Urban	H5.4 and H5.6
Lots 40-44, 69-76, 101-105, 118-123, 136-138, 158, 172, 186-187, 191-192, 209-213, 215-216, 240, 242-248, 292- 294, 302-305, 383-	Single House Mixed Housing Suburban	Mixed Housing Suburban	H4.4 and H4.6

	399, 570-573 & 580-582.				
	Lots 1017 & 1018		Residential Design Outcomes & Controls (RDOC)	Residential Design Outcomes & Controls (RDOC)	
	Lots 275, 306-309, 315-316, 424-430, 448, 468-470, 533-539 & 555-560	Mixed Housing Suburban Mixed Housing Urban	Mixed Housing Urban	H5.4 and H5.6	
	Lots 263-265 & 462		Mixed Housing Suburban	H4.4 and H4.6	
	Lots 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1019, 1020, 1021, 1027	Single House Zone	Residential Design Outcomes & Controls (RDOC)	Residential Design Outcomes & Controls (RDOC)	
	Lots 37-39, 100, 139-141, 173-185, 189-190, 214, 217-220, 249-250, 295-298, 357-375, 574-579 & 583-588.		Mixed Housing Suburban	H4.4 and H4.6	
	Lot 1050		Neighbourhood Centre	H12.4 and H12.6	
	Lots 310-311, 431	Mixed Housing Suburban	Mixed Housing Urban	H5.4 and H5.6	
	Lot 1024 Lots 480-482	Open Space Conservation	Mixed Housing Urban	H5.4 and H5.6	

47	Vehicle Crossing Widths All lots fronting <u>local</u> roads with a front boundary width of less than 14m may construct a vehicle crossing in general accordance with the <u>Type A</u> details (3.0m at boundary and 4.5m at kerb) as shown on Woods drawing P24-128-00-2070-RD referenced in Condition 1 unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design.	--
48	All lots that front <u>local</u> roads with a front boundary of 14m or greater in width can choose either to: (a) construct a vehicle crossing in general accordance with the <u>Type A</u> vehicle crossing (3.0m at boundary and 4.5m at kerb) Woods drawing P24-128-00-2070-RD referenced in Condition 1; OR (b) construct a vehicle crossing in general accordance with the <u>Type B</u> vehicle crossing (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P24-128-00-2071-RD referenced in Condition 1. Unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design.	--
49	All lots fronting <u>collector</u> roads with a front boundary of 14m or greater in width may construct a vehicle crossing in general accordance with the Collector Road <u>Type C</u> details (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P24-128-00-2072-RD referenced in Condition 1 unless approval from Council is obtained to permit deviation from this design.	All planners agree. Note: The deletion of 14m width aligns with the Departure from Standards.
50	Driveway Gradients All private driveways on standalone residential dwellings on single house lots that grade up from the road boundary to the lot must be designed and constructed have a maximum 12.5% grade as shown on Woods drawing P24-128-00-2075-RD referenced in Condition 1 unless approval from Council is obtained to deviate from this design. The crossfall gradient of non-standard vehicle accesses for which a blanket consent has been approved must not exceed 2%.	--
<i>Design Conditions for SHZ Superlots 1007-1013, 1017-2021 & 1027</i>		

	<i>Explanatory Note</i> <i>Blanket land use consent has been approved for more than one dwelling per site (superlot) and to infringe the Residential - Single House Zone standards. As part of this consent approval, Residential Design Outcomes & Controls (RDOC) have been approved to guide the design and implementation of all residential developments on Lots 1007-1013, 1017-2021 & 1027. The RDOC details design outcomes to inform dwelling design, style and layout within each superlot. Design Controls specify the applicable built form standards for the dwellings.</i>	--
51	All residential dwellings on Lots 1007-1013, 1017-2021 & 1027 must be designed and constructed in accordance with the Residential Design Outcomes & Controls (RDOC). Prior to application for building consent for any dwelling(s) on Lots 1007-1013, 1017-2021 & 1027 the consent holder must submit documentation to Council to certify compliance with this condition. This documentation must include: a) Architectural plans including details of the façade treatment / architectural features; b) Materials schedule and specifications; c) Landscaping plan; d) A completed checklist from Appendix A of the RDOC demonstrating compliance. Advice Note: <i>This condition will also be imposed as a condition of consent on the subdivision consent for Stages 10-13 in the form of a consent notice on Lots 1007-1013, 1017-2021 & 1027. The consent notice specifies that an application for a discretionary activity to vary a consent notice under Section 221 of the RMA will be required in the following circumstances:</i> <i>(a) if the design deviates from the built form controls in the RDOC; and/or</i> <i>(b) the maximum residential yield on any lot detailed in the RDOC is exceeded.</i>	--
	<i>Land Use Activities on Lot 1050</i>	

52	Development on Superlot 1050 (Business - Neighbourhood Centre Activities) All buildings and activities on Superlot 1050 must be compliant with the activity table and standards of the Business – Neighbourhood Centre zone that are listed under Standard H12.4 and H12.6 respectively of the AUP(OP), or seek resource consent to infringe the aforementioned zone standard(s).	--
	<i>Development Capacity</i>	
53	Development Capacity until O Mahurangi - Penlink is Constructed and Operational No more than a total of 3,800 residential dwellings may be occupied in Milldale (Wainui Precinct) until the O Mahurangi - Penlink link between Whangaparāoa Road and State Highway 1 is constructed and operational.	--
54	Pine Valley Road/d-Dairy Flat Highway Upgrade No more than a total of 2800 residential dwellings may be occupied in Milldale (Wainui Precinct) until the Pine Valley Road / Dairy Flat Highway give-way control is upgraded to a signalised intersection, <u>in general accordance with the approved Resource Consent BUN60366520 and DRP-0142 Argent Lane Detailed Design.</u> <u>Advice Note:</u> <u>The final detailed design of the intersection must be agreed with Auckland Transport as part of Engineering Approval.</u>	Change: Amended wording added All planners agree to changes, with the exception of the Advice Note. Council response: Auckland Transport have requested the addition of the advice note as the designs have not yet been assessed at EPA stage and they want it made clear that this is required.
55	Wainui Road Upgrade Prior to the occupation of any residential dwellings in Stages 11C or 10D whichever comes first, the Wainui Road upgrades approved under LUC60393114 shall be constructed and operational.	--
	<i>Temporary Booster Pump Station Building</i>	

56	The temporary water supply booster pump station building on Lot 474 must be constructed in accordance with the approved plans and information referenced in Condition 1. Prior to the commencement of the construction of the Booster Pump Station (other than preparatory earthworks and civil infrastructure works), if there are any significant changes to the design of the building from what is shown on the approved plans referenced in Condition 1, the Consent Holder must provide the Council with an updated set of design drawings.	--
57	The temporary water supply booster pump station building on Lot 474 must be designed and constructed to achieve composite sound level reductions of at least 35 dB through the western façade, 30 dB through the northern and southern façades, 25 dB through the eastern façade, and 30 dB through the roof. Compliance with the minimum specifications must be confirmed by a suitably qualified and experienced person at the detailed design stage of the project. The final design and the input of an appropriately qualified person must be provided to Council in writing on request.	--
58	The consent holder must construct an acoustically effective fence along the western boundary of Lot 474 that adjoins Lots 472 and 473. The fence must be solid and have a minimum surface mass of 10 kg/m ² . The fence must be no less than 1.8 m high above the retaining wall, and must be maintained as an acoustically effective barrier for as long as the water boosting pumping station is operational.	--

2.3 Stages 10-13 Streamworks and Wetlands Conditions of Consent LUS 201, WAT 201 & WAT 2023

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025
	<i>General</i>	
59	Native Fish Capture and Relocation Plan Prior to the commencement of any works relating to stream reclamation, stream diversion, culvert removal, or construction of culverts, a Native Fish Capture and Relocation Plan must be submitted to the Council for certification approval. The purpose of the Native Fish Capture and Relocation Plan is to ensure fish will be appropriately removed prior to commencement of works from an area subject to the streamworks, to avoid fish mortality. The Native Fish Capture and Relocation Plan must be prepared by a suitably qualified and experienced Freshwater Ecologist and include the following details: (a) Methodologies to capture fish within the impact streams and wetland habitats, or justification there is no habitat for native fish present at the time of earthworks; (b) Fishing effort; (c) Details of the relocation site including habitat suitability for species being relocated and details of existing species present within the relocation site. (d) Storage and transport measures including prevention of predation and death during capture; (e) Euthanasia methods for diseased or pest species; (f) Requiring maps showing the salvage and release site; (g) <u>Confirmation on the habitat availability of the relocation site to support fish at the time of streamworks;</u>	Change: Amended wording added All planners agree to changes

	(h) Details of the salvage and relocation permit; (i) Details of the supervising ecologist, and (j) An accidental discovery protocol for aquatic fauna (including endangered species) which require specialised handling and relocation effort that is not otherwise covered in the standard methodologies (i.e. mudfish). This includes a protocol to implement the following actions: (i) Immediately cease streamworks (including dewatering) upon accidental discovery of any unexpected aquatic fauna and notify the Council. (ii) Ensure aquatic fauna are left in a suitable environment where they will be unharmed while the NFCRP is updated. (iii) Update the NFCRP to address handling and relocation of the unexpected aquatic fauna to be submitted to Council. (iv) Only re-commence the capture and relocation upon submission of the NFCRP.	
60	Native fish capture and relocation must be undertaken in general accordance with the approved Native Fish Capture and Relocation Plan and must only be undertaken by a suitably qualified and experienced freshwater ecologist. The freshwater ecologist must also be onsite during the dewatering process to ensure that any remaining native fish that are not caught during de-fishing are salvaged.	--
61	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 10 days of completion of the native fish capture and relocation. These results must be uploaded into NIWA's New Zealand native freshwater Fish database.	--
	<i>Wetland and Streams Conditions</i>	
62	General Works	--

	Works within the wetlands and wetland setbacks must be undertaken in general accordance with the relevant application reports and drawings listed in Condition 1.	
63	Stream and Wetland Management Plan - Milldale North Offset and Compensation Site Prior to the stream enhancement and riparian planting works, along with the creation of the new wetland and associated enhancement planting, a Stream and Wetland Management Plan (SWMP) must be submitted to Council for certification approval. The SWMP must be prepared in consultation with Ngāti Manuhiri and Te Kawerau ā Maki. The SWMP must be prepared by a suitably qualified and experienced ecologist and give effect to the enhancement planting and wetland creation (totalling 2.81ha), culvert removals, and stream riparian planting detailed in the “Ecological Impact Assessment Milldale – Stages 10-13 prepared by Virdis Environmental Consultants and “Milldale Wetland Offset Planting Plans, prepared by Beca both referenced in Condition 1. The SWMP must include, but not be limited to: (a) How the implementation of stream and wetland enhancement works at the Offset Site will be staged proportional with the extent of wetland and stream reclamation at each stage of earthworks within Milldale Stages 10-13 <i>[noting that the phases of compensation works will be completed within 24 months of reclamation]</i>; (b) Extent of compensation required at the Milldale Stages 10-13 site, and timing of stream enhancement works and riparian planting in relation to subdivision stages <i>[noting that a portion of the compensation works required for stream and wetland reclamation will be undertaken within proposed local purpose (drainage) reserves that will be vested with Council as the subdivision stages progress]</i>; (c) Planting plan of stream and wetland and buffer planting detailing species diversity outcomes relative to historic site conditions, expected wetland ecosystem, and regional biodiversity targets. Planting plans must be in general accordance with the “Milldale Wetland Offset Planting Plans, drawing no. 4672100-AL-1000 and drawing no. 4672100-AL-1001 prepared by Beca, dated 26.02.25” referenced in Condition 1;	Change: Amended wording added All planners agree to changes, except the reference to the <u>10-year</u> wetland monitoring period (item G). Council’s Ecologist comments have previously been included within their Memos, but in summary, this is deemed to be fundamental to their assessment of offset and compensation for the loss of wetlands resulting from this application are the premise that a new wetland will be created that will be a stable freshwater feature in perpetuity. Given the significant uncertainty around wetland delineation and the available hydrology on the offset site, the Council’s Ecologist deems it of the utmost importance that the permanent establishment of a long-term stable feature be ensured through rigorous monitoring over the long-term. They categorically do not agree that a 5-year monitoring period is in any way sufficient to indicate that the proposed new wetland, created on very steep slopes will remain a wetland in perpetuity. The Ecologist considers there to be a significant risk that the proposed bunds will erode away and the wetland will not persist in the long term – the 10-year monitoring period is needed to ensure that this wetland will form a viable and longer-term offsetting feature.

	(d) Site preparation details and approaches to weed suppression; (e) Implementation of planting, weed control and pest control; and (f) Detailed monitoring timeframes and outcomes spanning planting and vegetation establishment, and hydrology creation, and to ensure the new wetland's stream's predicted ecological values are achieved or maintained, with specific 2-year and 5-year outcomes- (g) <u>Detailed monitoring timeframes and outcomes spanning planting and vegetation establishment, and hydrology creation, and to ensure the new wetland is a stable, permanent aquatic habitat with specific 2-year, 5-year and 10-year outcomes;</u> and (h) Protocols for corrective action should monitoring indicate that <u>stream or</u> wetland establishment is not achieved.	
64	Implementation of the SWMP The Consent Holder must complete the stream and wetland enhancement works (involving any disturbance, deposition, and / or associated diversion of water under this consent) in general accordance with the certified approved SWMP, to the stage of finalised re-vegetation / and or stabilisation of the new wetlands within 24 months of the wetland reclamation being completed <i>[noting that staging of stream and wetland reclamation may occur as the earthworks/subdivision progresses as detailed in the SWMP referred to above]</i>.	Change: Amended wording added All planners agree to changes
65	Wetland Monitoring The Consent Holder must monitor the new wetland in general accordance with the Wetland Monitoring methodology detailed in the certified approved SWMP, and the monitoring results must be made available within five (5) working days following written request from the Council.	Change: Amended wording added All planners agree to changes
66	In general accordance with the implementation staging detailed in the SWMP, written confirmation must be provided to the Council, within 30 days of the stream and wetland enhancement works being completed, confirming that all compensation works have been completed in general accordance with the certified approved SWMP at the Milldale North wetland offset site.	Change: Amended wording added All planners agree to changes

67	The areas of stream and wetland enhancement works (including planning, buffers and fencing) illustrated within “Milldale Wetland Offset Planting Plans, drawing no. 4672100-AL-1000 prepared by Beca_referenced in Condition 1 must be protected and maintained in perpetuity by way of a land covenant prepared under section 108(2)(d) of the RMA on the Record of Title of Part Allot 74 Parish of Waiwera and Pt Allot 74 Psh Of Waiwera SO 1693B, Pt Allot 182 Psh Of Waiwera SO 836 to the satisfaction of Council. The land covenant must be registered within 6 months of the completion of the final extent of stream and wetland enhancement works at the Offset Site.	Typo (space required between ‘Beca referenced’)
<i>Mandatory Conditions Required by Regulation 71 of the NES FW</i>		
68	Within twenty (20) working days following completion of works associated with the new road culvert crossings, the Consent Holder must submit a Fish Passage Monitoring and Maintenance Plan (FPMMP) to the Council for approval. The FPMMP must specify the ongoing maintenance measures of the culvert structures to ensure fish passage is maintained. (a) Fish passage must be maintained through the culvert structure, and monitoring, maintenance and remediation measures must be undertaken in general accordance with the FPMMP; (b) If any monitoring or visual inspections identify that provision for fish passage has been reduced, or the culvert structure is damaged, the Consent Holder must undertake maintenance or remediation works as soon as practicable to remedy the issues identified. (c) The Consent Holder must maintain a record of all monitoring and maintenance works undertaken on the culvert structure including photos and evidence of any maintenance works undertaken. If requested, the Consent Holder must provide this record to the Council within ten (10) working days of the date of request.	Change: Amended wording added All planners agree to changes

(Nb. All planners agree with insertion of tables 1 & 2 below to assist with interpretation of the conditions.)

Table 1 Definitions:

Definitions:	
<u>Words in the ground dewatering (take) and groundwater diversion consent conditions have specific meanings as outlined in the table below.</u>	
<u>Bulk Excavation</u>	<u>Includes all excavation that affects groundwater excluding localised undercuts, excavation for shear keys and minor enabling works and piling less than 1.5m in diameter.</u>
<u>Commencement of Construction Phase Dewatering</u>	<u>Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.</u>
<u>Completion of Construction Phase Dewatering</u>	<u>Means when all drainage is in place and connected to the stormwater network.</u>
<u>Commencement of Excavation</u>	<u>Means commencement of Bulk Excavation or excavation to create perimeter walls.</u>
<u>Completion of Construction</u>	<u>Means when the s224 Certificate for subdivision works is issued by Auckland Council</u>
<u>Completion of Excavation</u>	<u>Means the stage when all Bulk Excavation has been completed.</u>
<u>Condition Survey</u>	<u>Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions).</u>
<u>Damage</u>	<u>Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described in Table 1.</u>

<u>External visual inspection</u>	<u>A condition survey undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the exterior and a dated photographic record of all observable exterior Damage.</u>
<u>RL</u>	<u>Means Reduced Level.</u>
<u>Services</u>	<u>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.</u>
<u>SQEP</u>	<u>Means Suitably Qualified Engineering Professional</u>

Table 2 - Building Damage Classification

<u>Category of Damage</u>	<u>Normal Degree of Severity</u>	<u>Description of Typical Damage</u> <i>(Building Damage Classification after Burland (1995), and Mair et al (1996))</i>	<u>General Category</u> <i>(after Burland – 1995)</i>
<u>0</u>	<u>Negligible</u>	<u>Hairline cracks.</u>	<u>Aesthetic Damage</u>
<u>1</u>	<u>Very Slight</u>	<u>Fine cracks easily treated during normal redecoration. Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1 mm.</u>	
<u>2</u>	<u>Slight</u>	<u>Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weather-tightness. Doors and windows may stick slightly. Typically crack widths up to 5 mm.</u>	

<u>3</u>	<u>Moderate</u>	<u>Cracks may require cutting out and patching. Recurrent cracks can be masked by suitable linings. Brick pointing and possible replacement of a small amount of exterior brickwork may be required. Doors and windows sticking. Utility services may be interrupted. Weather tightness often impaired. Typical crack widths are 5 mm to 15 mm or several greater than 3 mm.</u>	<u>Serviceability Damage</u>
<u>4</u>	<u>Severe</u>	<u>Extensive repair involving removal and replacement of walls especially over door and windows required. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm to 25 mm but also depend on the number of cracks.</u>	
<u>5</u>	<u>Very Severe</u>	<u>Major repair required involving partial or complete reconstruction. Beams lose bearing, walls lean badly and require shoring. Windows broken by distortion. Danger of instability. Typical crack widths are greater than 25 mm but depend on the number of cracks.</u>	<u>Stability Damage</u>

Note: In the table above the column headed “Description of Typical Damage” applies to masonry buildings only and the column headed “General Category” applies to all buildings.

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025
	<i>Ground Dewatering and Groundwater Diversion Conditions</i>	
69	Notice of Commencement of Construction Phase Dewatering The Council must be advised in writing at least ten (10) working days prior to the date of the commencement of construction phase dewatering.	--
70	Design and Construction of Earthworks and Retaining Walls The design and construction of the earthworks and retaining walls must be undertaken in general accordance with the specifications contained in the following documents:	--

	(a) Geotechnical Investigation Report referenced in Condition 1. (b) Engineering plans referenced in Condition 1. (c) Earthworks Methodology Report referenced in Condition 1.	
71	Excavation Limit The Bulk Excavation must not exceed the depths shown on the Engineering drawing titled “Milldale Fast Track 10 – 13, Cut Fill Layout Plan, drawing No P24-138-00-1200-EW_referenced in Condition 1.	Typo – space required between ‘EW_referenced’)
	<i>Performance Standards</i>	
72	Damage Avoidance All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater must be designed, constructed and maintained so as to avoid damage to land, buildings, structures and services on the site or adjacent properties, unless otherwise agreed in writing with the asset owner.	--
73	Additional Surveys Additional condition surveys of any building, structure or service must be undertaken, if requested by the Council, for the purpose of investigating any damage potentially caused by ground movement resulting from construction phase dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by a SQEP and the report must be submitted to the Council. The requirement for any such additional condition survey will cease six (6) months after the completion of construction phase dewatering unless ground settlement or building deformation monitoring indicates movement is still occurring at a level that may result in damage to buildings, structures, or services. In such circumstances the period where additional condition surveys may be required must be extended until monitoring shows that movement has stabilised and the risk of damage to buildings, structures and services as a result of the dewatering is no longer present.	--

74	Access to Third Party Property Where any monitoring, inspection or condition survey in this consent requires access to property/ies owned by a third party, and access is declined or subject to what the Consent Holder considers to be unreasonable terms, the Consent Holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to enable measures to be implemented to prevent damage to buildings, structures or services. Written confirmation from the Council must be obtained before an alternative monitoring option is implemented.	--
75	Contingency Actions 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 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 must 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: <i>It is anticipated the Consent Holder will seek the permission of the damaged asset 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.</i>	--
76	Notice of Completion	--

	The Council must be advised in writing within ten (10) working days of when construction phase dewatering has been completed. Advice Note: <i>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.</i>	
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2.5 Stages 10-13 Subdivision Conditions of Consent SUB 201

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025
	<i>Survey plan approval (s223) conditions applicable to each stage</i>	
77	Survey Plan The Consent Holder must submit a survey plan for each respective stage in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Stages may be carried out in any sequence and in such a way that all lots will have legal road frontage at time of title issue.	--
78	Amalgamation Conditions JOALs 4009 - 4011, 4015 & 4021 will be subject to Section 220(1)(b)(iv) of the RMA by their owners as tenants in common in the said shares as detailed in the Amalgamation Conditions detailed on the approved resource consent subdivision plans referenced in Condition 1 and must be shown on the survey plan.	--
79	JOALs 4001 - 4008, 4012 - 4014 & 4017 - 4020 will be subject to Section 220(1)(b)(ii) of the RMA and will be held in the same Record of Title as detailed on the approved resource consent subdivision plans referenced in Condition 1 and must be shown on the survey plan	--
80	Land Covenants Areas identified in green on the approved resource consent subdivision plans referenced in Condition 1 must be subject to land covenants for vegetation protection, vegetation maintenance and the protection of the earth batter slope or retaining wall and subsoil drainage protection. Areas identified in cyan will be subject to a land covenants for retaining wall and subsoil drain protection.	--

80(A) NEW	<u>Survey Plan Approval (s223) Condition – All Stages</u> <u>The consent holder must ensure that the following matters have been complied with for the survey plan where parks and reserves are proposed to be vested:</u> a) <u>Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002 must be shown as Land in Lieu of Reserve (for the purpose of recreation); and</u> b) <u>That a right of way easement, in favour of Auckland Council, is established over any lots required for the purposes of public access and/or reserve maintenance to allow access to Council staff and contractors</u>	<u>** New Council condition added **</u> DP/CH propose additional condition as requested by Parks for vesting classifications. It is important that the condition notes the specific wording as Council requires the land to be received under the Local Government Act.
81	Land to Vest in Council Lots 6000-6022 and 6003 - 6021 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as a Local Purpose (Drainage) Reserve <u>Land in Lieu of Reserve</u>. The Consent Holder must meet all costs associated with the vesting of the Local Purpose (Drainage) Reserves <u>Land in Lieu of Reserve</u>. Where vesting of reserves is to occur, all reserves must vest free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms except as follows: e) Where agreed at EA stage. f) Lots 6000-6022 will vest subject to Section 239(2) of the RMA for right to convey electricity in favour of Vector Limited where required for power supply and lighting in the reserve. <u>Advice note:</u> <u>Detail on the final extent of land proposed to be vested must be agreed by Council prior to lodgement of Engineering Plan Approval</u>	Change: Amended wording added DP/CH consider that further amendments are required as advised by Healthy Waters (please refer to their previous memos): <i>HWFR requires land to be held under the Local Government Act rather than Reserves Act. This requires vesting as Land in Lieu of Reserve.</i> <i>HWFR have made clear in strong term to the applicant that Lots 6001, 6002 and 6022 will not be accepted as public land as these do not demonstrate public benefit beyond a stormwater function which can be provided for if the land remained in private ownership and protected via legal mechanisms.</i>

		<i>HWFR requests for the proposed amendment (01.09.2025) to be incorporated, otherwise s127 will likely be required as land cannot be forced upon HWFR to accept.</i>
82	Road to Vest The proposed roads shown as Lots 800-828 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as roads and must be shown on the survey plan. The Consent Holder must meet all costs associated with the vesting of the roads.	--
83	Accessways to Vest The proposed public accessways shown as Lots 3001 -3009 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as accessways and become part of the road corridor. The Consent Holder must meet all costs associated with the vesting of the accessways.	--
84	Parks to Vest as Land in Lieu of Reserve Lots 7000 and 7002 must vest in Council as land in lieu of reserve to be held by Council as a park pursuant to Section 138 of the Local Government Act 2002 provided an unconditional agreement has been entered into (as outlined later in this condition). Lots 7000 and 7002 must be vested only if by the time of application for the survey plan to be approved under Section 223 of the RMA the applicant has entered into an agreement for sale and purchase of Lots 7000 and 7002 If no agreement is in place by the time of Section 223 application, the land will become a balance lot and any conditions relating to vesting, landscaping and ground conditions will become redundant.	DP/CH propose to replace the text for Condition 84 with the text shown underlined. They rely on the advice of Council's Parks specialist who states: <i>Removal of applicants condition 84 to preserve future open space outcomes and substitute it with Parks recommended condition. The change is to ensure lots 7000 and 7002 are received by Council under the Local Government Act.</i> <i>Where vesting does not occur, it is critical that the lots are not left as unmanaged or uncertain. Requiring the establishment of an Incorporated Society (or equivalent legal body) ensures that:</i>

	Where vesting of reserves is to occur, all reserves must vest free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms unless otherwise agreed with Council Parks Department. <u>Neighbourhood Parks (Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002)</u> <u>Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002 shall be transferred to Auckland Council as land in lieu of reserve if by the time of application for the survey plan for Stage 10 and Stage 12 to be approved under section 223 the consent holder has entered into an agreement with Auckland Council for sale and purchase.</u> Where vesting of reserves is to occur, all reserves must vest free of easements, encumbrances and with no utility devices, pipes, transformers, structures or the like on the land or on any of its road frontages or berms unless otherwise agreed with Council Parks Department.	<i>All lot owners are legally bound to contribute to its maintenance and operation;</i> <i>The community has certainty that the lots will be maintained to an appropriate open space function, preventing fragmentation or neglect over time;</i> <i>The community has a reasonable expectation that they would be provided with a certain level of amenity provided as per the I544.10.1 Wainui: Precinct plan and as per I544.2.(1) and I544.3.(4)</i> <i>Open space is not linked to purchase of land but the provision and the quality of the outcome.</i> <i>This condition is justified on the basis that it secures the delivery of high-quality, accessible neighbourhood park land for the community, while also ensuring long-term maintenance and protection of these assets.</i> <i>It provides a legally enforceable mechanism under the RMA, offers flexibility in delivery, and upholds both the public interest and the expectations of future residents. Without such a condition, there would be a material risk of the intended open space outcome not being delivered or maintained.</i>
84(A) NEW	<u>If no agreement is in place in accordance with Condition 84 by the time of application for the survey plan for Stage 10 and 12 to be approved under section 223, then Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002 will remain as a balance for the purposes of a neighbourhood park</u>	<u>** New Council condition added **</u> DP considers that the open space provision for Milldale is an important amenity, recreation and planning outcome. DP acknowledges that there are

	<u>to meet the need for open space to the community it is located within and have registered a consent notice for that purpose.</u> <u>Advice Note:</u> <u>If a sale and purchase agreement is not entered into, the intended outcome for park and open green space, as outlined in the RFI – Change Plan (referenced A-RFI-1-01, prepared by Terra Studio), will still be achieved by the consent holder through the provision of a privately owned and managed open space made available for public use via a common entity.</u>	future maintenance burdens placed on members of the Resident’s Society. DP/CH consider that an additional condition is necessary based on the advice of Council’s parks specialist who states that: <i>Removal of applicant’s condition to preserve future open space outcomes if open space lots are not acquired by Council and substitute it with Parks recommended condition.</i>
	<i>Covenant condition</i>	
85	Operation and Maintenance of Stormwater Management Devices <u>and all other shared assets</u> within JOALs The Consent Holder must provide a copy of the draft land covenant document to the Council, Legal Team. The draft covenant document must include provision for the following items: (a) specifies ownership, operation, and maintenance of the private stormwater systems <u>pedestrian pathways and speed management measures</u> for JOALs in each respective stage; (b) specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; and (c) in relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in general accordance with relevant sections of the OMM supplied to Council and any other relevant consents (as detailed in Condition 93)-	Change: Amended wording added All planners agree to addition of points (d) and (e). Council request addition of reference to pedestrian pathways and speed management measures as these will form part of the JOAL and will need to be maintained

	(d) <u>Specifies that evidence of maintenance (e.g. inspection reports, service logs) must be made available to Auckland Council on request;</u> (e) <u>Specifies that the device must continue to meet the hydrology mitigation requirements (retention and/or detention) set out in the Wainui East SMP (Version 4, dated 7 September 2016) in perpetuity; and</u> (f) Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ.	
	<i>Section 224(c) compliance conditions applicable to each stage</i>	
	<i>Explanatory Note:</i> <i>Unless stated otherwise or excluded from the respective stage, the following conditions apply as required to each independent stage.</i> A certificate pursuant to section 224(c) of the Resource Management Act will not be issued until all conditions in relation to each independent stage have been met to the satisfaction of the Council and at the Consent Holder's expense. The s224(c) conditions below apply in general accordance with the subdivision scheme plans referenced in Condition 1.	--
86	The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the applicable conditions for each stage of subdivision consent SUB302 have been complied with, and identify all those conditions that have not been complied with and are subject to the following: (a) a consent notice has been issued in relation to any conditions to which section 221 applies.	--
87	Geotechnical The Consent Holder must construct retaining walls, construct reinforced earth slopes and place and compact material in general accordance with the recommendations of the Geotechnical Assessment Report referenced in Condition 1 and subsequent Council approved versions to ensure	--

	the site is stable and suitable for development.	
88	Geotechnical Completion Report A Geotechnical Completion Report prepared by suitably qualified and experienced geo-professional and signed by the chartered geo-professional to confirm that all lots are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.	--
89	Contamination – Site Validation Report (SVR) Within three months of the completion of earthworks on the site <u>Prior to s224(c) certificate</u>, a Site Validation Report (SVR) must be submitted to the Council for review <u>certification</u>. The SVR must be prepared by a suitably qualified and experienced practitioner in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand, Ministry for the Environment (revised 2021) and must contain sufficient detail to address the following matters: (a) A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated; (b) Details and results of any testing undertaken (including validation testing and/or asbestos air monitoring) and interpretation of the results in the context of the NESCS and the AUP(OP) for each proposed lot; (c) Records/evidence of the appropriate disposal for any material removed from the site; (d) Records of any unexpected contamination encountered during the works and response actions, if applicable; (e) Conditions of the final site ground surface and details of any sampling undertaken on materials re-used on site or imported to site; (f) Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and (g) A statement certifying that all works have been carried out in accordance with the	Change: Amended wording added All planners agree to changes

	requirements of the SMP/RAP and consent, otherwise providing details of relevant breaches, if applicable. Advice Note: <i>The SVR must enable the Council to update the property file information relating to soil contamination, including the files of any newly created lots. If newly created lots are to contain differing levels of soil contamination, the SVR should specifically detail this. Until an SVR is submitted to the Council, the Land Information Memorandum for the property must not be updated to reflect any soil contamination remediation work undertaken.</i> <i>If any contamination exceeding the Permitted Activity soil acceptance criteria, set out in Chapter E30 of the AUP(OP), is retained within the site upon the completion of the proposed land-disturbance activity, a long-term contaminant discharge consent under Chapter E30 of the AUP(OP) may be required for the site.</i>	
90	Utilities The Consent Holder must make provision for telecommunications and electricity to all lots in general accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Confirmation from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Advice Note: <i>The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.</i>	--
	Wastewater and Water Reticulation	
91	The Army Bay WWTP currently servicing this catchment has limited capacity for additional wastewater connections. A privately owned and operated temporary WWTP (approved as part of	--

	this consent package under BUN400) may need to be constructed in order to provide additional capacity for the proposed connections until the Army Bay WWTP is upgraded. At each respective stage of the subdivision, and prior to application for Engineering Approval for that stage, confirmation that adequate wastewater capacity is available in the network for the relevant number of lot connections (or in the case of superlots the likely number of Development Unit Equivalent (DUEs)) must be sought from the wastewater utility provider. If capacity is not available at the respective stage, Engineering Approval for the public wastewater reticulation network can be approved, however the s224 (c) for the respective stage must not be approved until the temporary WWTP is constructed, commissioned and fully operational.	
92	Connection to the Public Network The Consent Holder must design and construct connections to the public wastewater and water reticulation network (including the temporary water booster pump station building where required for the water supply pumped zone) to serve all lots in general accordance with the requirements of the wastewater and water utility provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Advice Note: • <i>Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.</i> • <i>Alterations to the public wastewater reticulation network require Engineering Approval. Additional approval may be required from Watercare as part of the Engineering Approval Process.</i> • <i>Public connections are to be constructed in general accordance with the Water and Wastewater Code of Practice.</i>	--

	Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.																				
NEW	<u>Flood Management</u>	New Heading																			
92(A) New	<u>Flood Hazard Risk</u> The consent holder must ensure that the development does not result in any increase in flood hazard risk to upstream or downstream properties when measured against the existing land use conditions for the 50% AEP, 10% AEP, and 1% AEP storm events, considering both existing rainfall and future rainfall as affected by 3.8-degree climate change. Advice Note: a) <u>To demonstrate compliance with this condition, the consent holder must submit a Hydraulic Model for review and approval by Auckland Council prior to Engineering Plan Approval.</u> b) <u>The Hydraulic Model must include both pre- and post-development scenarios, with all relevant parameters, assumptions, and input data clearly documented.</u> c) <u>Rainfall use for analysis needs to comply with Table 1.</u> <u>Table 1 – Rainfall</u> <table><tr><th rowspan="2"><u>Average Recurrence Interval (ARI)</u></th><th colspan="3"><u>24-hour rainfall depth (mm)</u></th></tr><tr><th><u>No climate change</u></th><th><u>2.10 CC</u></th><th><u>3.8 CC</u></th></tr><tr><td><u>50% AEP</u></td><td><u>88</u></td><td><u>101.3</u></td><td><u>112.1</u></td></tr><tr><td><u>10% AEP</u></td><td><u>145</u></td><td><u>169.7</u></td><td><u>189.7</u></td></tr><tr><td><u>1% AEP</u></td><td><u>225</u></td><td><u>265.7</u></td><td><u>298.6</u></td></tr></table>	<u>Average Recurrence Interval (ARI)</u>	<u>24-hour rainfall depth (mm)</u>			<u>No climate change</u>	<u>2.10 CC</u>	<u>3.8 CC</u>	<u>50% AEP</u>	<u>88</u>	<u>101.3</u>	<u>112.1</u>	<u>10% AEP</u>	<u>145</u>	<u>169.7</u>	<u>189.7</u>	<u>1% AEP</u>	<u>225</u>	<u>265.7</u>	<u>298.6</u>	<u>** New condition **</u> DP/CH propose a new condition and advice note. This is informed by advice of Healthy Waters and makes changes to refer to 3.8 degrees climate change and to delete the reference to ARR(2019) criteria and delete the note. Healthy Waters agrees in principle that an increase in flooding contained within the riparian margin would not increase the flooding risk on the basis that there is no infrastructure, buildings or other habitable buildings in that location. Healthy Waters considers that new resource consents should, as do all current consents, be assessed under the 3.8 degree climate change scenario.
<u>Average Recurrence Interval (ARI)</u>	<u>24-hour rainfall depth (mm)</u>																				
	<u>No climate change</u>	<u>2.10 CC</u>	<u>3.8 CC</u>																		
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<u>1% AEP</u>	<u>225</u>	<u>265.7</u>	<u>298.6</u>																		

NEW	<u>Overland Flow Paths</u>	<u>New Heading</u>
92(B) New	<u>Overland Flow Path Management</u> <u>At Engineering Plan Approval the Consent Holder must prepare an overland flow path management report and submit to Council for review and approval. The overland flow path management report must demonstrate compliance with the overland flow path management requirements of the Auckland Transport Design Manual and the Auckland Council Stormwater Code of Practice unless otherwise approved by Council.</u>	<u>** New condition **</u> All planners agree with insertion of additional conditions relating to management of OLFPs.
92(C) New	<u>Overland Flow Path Certification (As-built)</u> <u>The consent holder must provide an Overland Flow Path As-built Plan prepared by an appropriately suitably qualified professional to the satisfaction of the Council including:</u> (a) <u>Layout plan of the overland flow paths for the site in accordance with the approved Resource Consent/Engineering Plan;</u> (b) <u>Long-section and cross section plans for all overland flow paths within roads; and</u> <u>Long-section and cross section plans for all overland flow paths at road spill points.</u>	<u>** New condition **</u> All planners agree with insertion of additional conditions relating to management of OLFPs.
	<u>Stormwater Reticulation</u>	
93	Connection to the Public Network The Consent Holder must design and construct connections to the public stormwater reticulation network to serve all Lots in general accordance with the requirements of the stormwater utility service provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Advice Note: • <i>Acceptable forms of evidence include Engineering Approval (EA) Completion Certificates.</i>	--

	• <i>Stormwater utility provider is the Auckland Council Healthy Waters Department.</i> • <i>Public connections are to be constructed in general accordance with the Stormwater Code of Practice.</i> • <i>Alterations to the public stormwater reticulation network require Engineering Approval.</i> • <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</i>	
94	Public Stormwater Outfalls The Consent Holder must design and construct stormwater outfall structures in general accordance with the requirements of the utility service provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Advice Note: • <i>Stormwater outfalls must be designed in general accordance with “Auckland Council publication Technical Report 2013/018”.</i> • <i>Acceptable forms of evidence include Engineering Approval Completion Certificates.</i> • <i>Utility service provider is the Auckland Council Healthy Waters Department</i> • <i>Construction of public outfall structures require Engineering Approval.</i> • <i>Engineering Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</i> • <i>Please be aware of any other conditions and requirements pertaining to outfalls, including regional consenting conditions and requirements.</i>	--

95	Stormwater Devices All public stormwater treatment and/or attenuation devices and the private stormwater detention tanks within JOALs must be designed and constructed in general accordance with the Infrastructure Report Milldale Stages 10-13 and “Stormwater Management Devices in the Auckland Region, December 2017, Guideline Document 2017/001” referenced in Condition 1, and in general accordance with the approved plans referenced in Condition 1. Advice Notes: a) <i>Safety in design documents will need to be reviewed by Healthy Waters and the residual risks will need to be agreed prior to issuing approvals.</i> b) <u><i>Design must remain consistent with the overarching stormwater management strategy set out in the Wainui East SMP (V4, September 2016) and be approved by Auckland Council Healthy Waters prior to Engineering Plan Approval.</i></u> c) <u><i>Refinements to stormwater devices, including changes to type, layout, and function, such as the potential conversion of dry basins to wetlands (e.g. Basins H and I, may be undertaken during the detailed design phase, where appropriate and in consultation with Auckland Council Healthy Waters.</i></u> d) <u><i>Opportunities to optimise the design for long-term operation, maintenance, and asset management should be explored as part of the detailed design process in consultation with Auckland Council Healthy Waters. This includes ensuring adequate access, minimisation of maintenance burden, and consolidation of devices where practicable.</i></u> e) <u><i>Safety in Design documentation must be submitted to Auckland Council Healthy Waters for review, and any residual risks must be agreed upon prior to the issue of Engineering Plan Approval.</i></u>	DP/CH consider additional advice notes c - e are required – please refer to JWS.
95(A) NEW	<u>Maintenance of Communal Stormwater Management Devices</u> <u>The consent holder must maintain the communal stormwater management devices serving the subdivision in accordance with the following requirements:</u>	<u>** New condition **</u>

	a) <u>The consent holder must maintain the communal devices until the earlier of:</u> i) <u>80% of the building sites discharging to the devices have been developed, or</u> ii) <u>A period of five (5) years has passed from the date of issue of the final section 224(c) certificate under the Resource Management Act 1991 for the subdivision,</u> b) <u>The consent holder must remove any sediment from the communal device that has resulted from development activities within the subdivision, if required by the Council, prior to acceptance of the device(s) by Council for ongoing maintenance.</u> c) <u>At the time of transfer of any stormwater management devices to Council for ongoing maintenance, all planted areas associated with the stormwater management devices must achieve a minimum plant survival rate of 95%.</u> d) <u>Updated Operation and Maintenance Manuals for all communal stormwater management devices must be provided to the Council at the time of transfer of any stormwater management devices to Council for ongoing maintenance.</u> <u>A bond must be provided at the time of application for the section 224(c) certificate to ensure the ongoing maintenance of the communal stormwater management devices until transfer of any stormwater management devices to Council for ongoing maintenance.</u>	DP/CH as informed by Healthy Waters, consider an additional condition is necessary. This is based on the advice of Healthy Waters who states that: <i>Maintenance period condition is needed to ensure that the devices are handed over to HWFR in sound condition. Wording to the condition could be amended to avoid 'double-ups' with landscaping maintenance conditions.</i>
95(B) NEW	<u>Requirement for Bond</u> <u>Prior to the issue of the section 224(c) certificate under the RMA, the consent holder must provide a bond to the Council in accordance with Section 222 of the RMA to ensure the performance of the proposed stormwater management devices.</u> <u>The bond must:</u> <u>Be calculated at a rate of communal device area;</u> <u>Be provided in the form of a cash deposit, a bank bond guaranteed by a New Zealand-registered bank, or another form of security (e.g., an encumbrance) as agreed with the Council.</u> <u>Be documented and executed by the Council's solicitor. All legal and administrative costs associated with preparation, execution, variation, administration, or release of the bond must be met by the consent holder.</u>	<u>** New condition **</u> DP/CH as informed by Healthy Waters consider an additional condition is necessary. They consider that an additional condition is necessary based on the advice of Healthy Waters who states that: <i>Maintenance bond condition is needed to ensure that the devices can be brought up to standard, at no cost to Council, should the condition of the devices be compromised at the time of handover.</i>

	<u>Be released once the relevant condition(s) have been satisfied and all associated Council costs have been paid.</u> <u>Advice Notes:</u> <u>The Council may use the bond to restore the communal stormwater device(s) to comply with Auckland Council's GD01 standards if the consent holder fails to meet the condition requirements.</u> <u>The final bond amount will be confirmed and agreed by Council prior to Engineering Plan Approval. It will be calculated based on a per-square-metre rate of communal raingarden area, with the rate to be determined at that time. The bond value will be adjusted for inflation using the Reserve Bank inflation calculator or another method agreed with Council.</u>	
95(C) NEW	<u>Hydrology Mitigation Report</u> <u>Prior to Engineering Plan Approval, the Consent Holder must prepare a Hydrology Mitigation report and submit to Council for review and approval. The Hydrology Mitigation report must include a comparative analysis of Stream 21 flows for a range of rainfall events up to and including 50% AEP. The analysis must compare the proposed 'offset' hydrology mitigation approach with the equivalent complaint hydrology mitigation approach and must demonstrate that any increase in stream peak flow, depth and velocity will not increase the risk of stream erosion.</u> <u>Advice Notes:</u> <u>'Offset' hydrology mitigation approach is where the required SMAF volume from a catchment is being accommodated within a device to which this catchment does not drain. Compliant hydrology mitigation approach is where the required SMAF volume from a catchment is being provided within the device that this catchment drains to.</u>	<u>** New condition **</u> DP/CH as informed by Healthy Waters, consider an additional condition is necessary. They consider that an additional condition is necessary based on the advice of Healthy Waters who states that: <i>Further information set by this condition is required to demonstrate compliance with the hydrology mitigation requirements of the SMP and the NDC. This will generally be required to be completed at the Resource Consent stage, however given consent is sought under the Fast Track legislation HWFR has requested that this is completed prior to EPA should the Panel grant the consent.</i> <i>Without this information, HWFR cannot confirm compliance with the SMP or authorise stormwater</i>

		<i>discharges from the proposed development under the NDC.</i> <i>HWFR requests for the proposed amendment (01.09.2025) to be incorporated, otherwise an additional diversion and discharge consent may be required.</i>
96	Stream Erosion and Stabilisation Works The Consent Holder must design and construct new stream channel alignments in accordance with the recommendations of the Stream Erosion Assessment referenced in Condition 1. Confirmation from Council that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Advice Notes: • <i>Construction of any required stream erosion and stabilisation works requires Engineering Approval.</i>	--
96(A) NEW	<u>Land Covenants – Streams</u> <u>Lots 6001, 6002 and 6022 must be subject to land covenants for protection and maintenance of the streams, streambanks, and riparian vegetation in perpetuity.</u>	<u>** New condition **</u> DP/CH as informed by Healthy Waters, consider that an additional condition is necessary. They consider that this condition should be included in conjunction with comments provided under Condition 81 to cover land not being vested to Council.
96(B) NEW	<u>Protection and Maintenance of Streams and Riparian Planting</u> <u>Lots 6001, 6002 and 6022 must be retained and protected to provide for a for a continued function of the streams and riparian vegetation.</u> <u>Lot owners must:</u>	<u>** New condition **</u> DP/CH as informed by Healthy Waters, consider an additional condition is necessary. They consider that this condition should be included in conjunction with

	a) <u>Maintain all riparian vegetation in general accordance with the approved and implemented landscape plans; and</u> b) <u>Replace any dead, diseased, or damaged plants with plants of the same species and grade as originally approved, within the next planting season.</u> c) <u>Control pest plants and noxious weeds in accordance with the with the approved and implemented landscape plans</u> d) <u>Maintain the streams and streambanks so they remain free of debris, blockages, and structures that could cause erosion, flooding, or adverse effects on water quality.</u> <u>Not carry out earthworks, place fill, deposit material, remove vegetation, or alter the bed or banks of the stream except where necessary for maintenance as specified in the covenant.</u>	comments provide under Condition 81 to cover land not being vested to Council.
<i>96(C)</i> <i>New</i>	<u>Retaining Walls adjacent to Drainage and Neighbourhood Parks</u> <u>Except where associated with culvert headwalls and stormwater outlets, there must be no retaining walls located within drainage reserves or Neighbourhood Parks vested with Council. All retaining walls must be designed and constructed in accordance with the approved plans referenced in Condition 1.</u>	<i>** New condition **</i> All planners agree. Condition has been inserted in response to Auckland Council feedback.
	<i>Public Road Construction</i>	
97	<u>Public Roads and Pedestrian Accessways</u> The Consent Holder must design and construct new public roads and pedestrian accessways in general accordance with the requirements of Auckland Transport and in general accordance with the approved plans referenced in Condition 1. Confirmation from Council that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Advice Note: Acceptable forms of evidence include Engineering Approval Completion Certificates.	Change: Amended wording added All planners agree to changes

	• <i>Construction of public roading requires an Engineering Approval. Departure from Standards may be required where designs do not comply with AT standards.</i> • <i>Design of public roads must include (but is not limited to), <u>appropriate tracking in accordance with Auckland Transport's TDM</u>, road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.</i> • <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public works in the absence of that approval.</i> • <i>The Consent Holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to obtain any road name approval before applying for a section 223 certificate.</i>	
98	Pavement Design All new roads or modifications of existing roads intending to be vested to Council must be designed in general accordance with the AT's engineering design code for pavement design. Advice Note: <i>Appropriate pavement design will be reviewed at the Engineering Approval stage.</i>	--
	<i>Accessways and Vehicle Crossings</i>	
99	Vehicle Accessways The Consent Holder must design and construct JOALs <u>(including surface treatment)</u> in general accordance with the approved resource consent subdivision plans referenced in Condition 1. <u>The vehicle accessways must provide speed management measures and pedestrian pathways that are differentiated by a different surface treatment.</u> Certification from a suitably qualified and	All planners agree with additional text referring to 'including surface treatment'. DP/CH provided additional wording for speed management device and pedestrian pathways

	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 Note: • <i>Right of ways, Jointly 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)</i> • <i>Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.</i> • <i>Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Approval and should not be used for the purposes of constructing common access ways.</i> • <i>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 Jointly 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.</i>	because these have not been fully resolved or documented in the resource consent material.
100	Vehicle Crossings The Consent Holder must provide a new vehicle crossing to serve all JOALs. The crossing(s) must be designed and formed in general accordance with the requirements of Auckland Transport. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Confirmation that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.	--

101	Operation and Maintenance Manual for Public Stormwater Devices An Operation and Maintenance Plan (OMM) must be provided to Council to address all public stormwater management systems at EA stage. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. <u>The OMM must be prepared to the satisfaction of Auckland Council Healthy Waters Operations Team and comply with Healthy Waters Operation and Maintenance Plan Template.</u> The OMM must include: (a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process; (b) a programme for regular maintenance and inspection of the stormwater management system; (c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices; (d) a programme for post storm inspection and maintenance; (e) a programme for inspection and maintenance of the outfall; (f) general inspection checklists for all aspects of the stormwater management system, including visual checks; and (g) a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.	Change: Amended wording added All planners agree to changes
102	Operation and Maintenance Manual (OMM) for Private Stormwater Management Device within JOALs The Consent Holder must provide a copy of the draft land covenant document to the Council, Legal team. The draft covenant document must include provision for the following items: (a) — specifies ownership, operation, and maintenance of the private stormwater system for all JOALs;	Change: Amended wording added All planners agree to changes

(b) specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; (c) in relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in general accordance with relevant sections of the OMM supplied to Council and any other relevant consents; and (d) Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ. <u>An Operation and Maintenance Plan (OMM) must be provided to Council to address all private stormwater management systems at EA stage. 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 be prepared to the satisfaction of Auckland Council Healthy Waters Operations Team and comply with Healthy Waters Operation and Maintenance Plan Template. The OMM must include:</u> (a) <u>details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;</u> (b) <u>a programme for regular maintenance and inspection of the stormwater management system;</u> (c) <u>a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;</u> (d) <u>a programme for post storm inspection and maintenance;</u> (e) <u>a programme for inspection and maintenance of the outfall;</u> (f) <u>general inspection checklists for all aspects of the stormwater management system, including visual checks; and</u>	
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	(g) <u>a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.</u>	
	<i>Public Streetscape, Accessways, Reserves and Parks</i>	
103	Streetscape and Public Accessway Landscaping The Consent Holder must submit detailed streetscape landscaping plans for all public roads and public accessways to the Council for certification. In particular, the plans must: <u>Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816 & 819-820) and Public Accessway (Lots 3001-3009) Landscaping</u> <u>Prior to the implementation of works and as part of the engineering plan approval, the Consent Holder must submit detailed streetscape landscaping plans for all public roads and public accessways to the Council for certification. The plan(s) and supporting planting methodology, to be submitted for certification must:</u>	DP/CH consider that the amendments are necessary based on the advice of Parks who states that: <i>Additional condition wording relating to species lots and sequencing and timing.</i> <i>This is required to meet the required level of mitigation due to the introductions of hard built form and less green infrastructure.</i> <i>The condition is strengthen to ensure that implementation is not undertaken prior to certification of the detail design and to avoid retrospective consideration of the landscaping plans.</i>

	(a) Be prepared by a suitably qualified landscape architect; (b) Be in general accordance with the relevant landscape plans referenced in Condition 1; (c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of street lights and other service access points; (d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in general accordance with the Auckland Transport Code of Practice; (e) Include hard landscaping details for accessways; (f) Include planting methodology; (g) Include all lighting details within the proposed streets and accessways; and (h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping. (i) <u>Phormium tenax must be replaced in the planting schedule for the proposed public accessway batters by more suitable alternative species to better address maintenance of batter areas.</u> <i><u>Advice note:</u></i> <i><u>Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.</u></i>	
104	Drainage Reserves and Parks <u>Parks and Reserve Development (Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002))</u> <u>Prior to the implementation of works and as part of the engineering plan approval, t</u>The Consent Holder must submit detailed engineering and landscape plans (including all hard assets/park	DP/CH consider that an additional condition is necessary (shown in green highlight) based on the advice of Parks who states that:

furniture/fixtures/planting/turfing grassing) for all local purpose drainage reserves and land in lieu of a reserve as shown on the approved scheme plans referenced in Condition 1. The plans <u>and supporting planting methodology, to be submitted for certification</u> must: (a) Be prepared by a suitably qualified landscape architect; (b) Be in general accordance with the relevant landscape plans referenced in Condition 1; (c) Include a Weed <u>and Pest</u> Management Plan detailing weed eradication and control methods prior to and after planting; (d) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established; (e) Include specifications for plant condition and a written specification detailing the planting methodologies to be used; (f) Identify existing species to be retained; (g) Demonstrate the proposed slopes; (h) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing; and (i) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping- (j) <u>Design and details of any retaining walls in the park(s)/reserve(s) or adjacent to the park(s)/reserve(s), and any other structures in the reserves;</u> (k) <u>Identify flood-prone areas within the reserve to demonstrate usability in accordance with its purpose;</u> (l) <u>Locate stormwater outfalls and retaining walls outside reserve areas and naturalised to reduce visual effects;</u> (m) <u>No transformers are to be located within or on the boundary of the reserve; and</u>	<i>Condition included with specific reference and to differentiate between land in lieu of reserves (parks) and drainage reserves. It is also necessary to note timing of requirement while allowing for overbearing retaining to be mitigated.</i> <i>The condition is to ensure that implementation is not undertaken prior to certification of the detailed design and to avoid retrospective consideration of the landscaping plans.</i> <i>Under section 239 of the RMA, land to be vested must be free from restrictions and encumbrances. As land is acquired at market value for the live zone, any flooding, structures, or easements that burden the land would compromise its intended use.</i> <i>It is noted that for infrastructure such as transformers and pumpstations, there are legislative requirements around buffer zones for health and safety reasons as well as noise and odour.</i>
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	(n) <u>The consent holder must implement additional visual mitigation measures and/or reduce the height or step the design of Retaining Wall 09 within Lot 1022 (adjacent to Lot 7002) to the satisfaction of the Parks Planning Manager.</u> Advice note: <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public works in the absence of that approval.</i> <u><i>If the consent holder wishes to place any structures or assets on the proposed reserve, approval will be required from the local board.</i></u> <u><i>If the consent holder wishes to retain any private structures, rights or encumbrances on land to be vested, it will require a certificate of acceptance from the Manager Land Advisory Services under section 239 (2) on behalf of the local board.</i></u>	
104(A) NEW	<u>Parks condition only where drainage reserves are acceptable to Healthy Waters:</u> <u>Drainage reserves landscaping (Lots 6000-6006, 6009-6022)</u> <u>Prior to the implementation of works and as part of the engineering plan approval, the consent holder must submit a detailed landscaping plan(s) for drainage reserves for the certification of the Manager Parks Planning. The plans must:</u> a) <u>Be prepared by a suitably qualified landscape architect.</u> b) <u>Be in general accordance with the Landscape Plans prepared by LASF Landscape Architects, revision 2, dated 31/07/2025.</u> c) <u>Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, and the overall material palette.</u> d) <u>Include planting methodology.</u> e) <u>Demonstrate a topographic overlay to illustrate proposed gradient levels within the reserve.</u>	<u>** New condition **</u> DP/CH consider that an additional condition is necessary based on the advice of Parks who states that: <i>Condition included with specific reference and to differentiate between land in lieu of reserves (parks) and drainage reserves. It is also necessary to note timing of requirement while allowing for overbearing retaining to be mitigated.</i>

	f) <u>demonstrate a flood overlay identifying flood-prone areas within the reserve.</u> g) <u>Demonstrate all outfalls and retaining walls, including visual assessments within the reserve.</u> h) <u>An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.</u> i) <u>Provide a Safety in Design Register for shared pathway connections within the drainage reserves.</u> j) <u>Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.</u> k) <u>Planting within the Upper and Lower Riparian Zones must consist of species that are suited to the environmental conditions and functional requirements of each respective zone.</u> l) <u>The consent holder must implement additional visual mitigation measures and/or reduce the height or step the design of Retaining Wall 14 within Lots 1024 and 1025 (adjacent to Lot 6019) to the satisfaction of the Parks Planning Manager.</u> <i><u>Advice note:</u></i> <i><u>Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.</u></i> <i><u>Any structures and encumbrances, including but not limited to retaining walls and easements, are to receive the approval from Healthy Waters.</u></i> <i><u>Recreational infrastructure, including but not limited to seating, rubbish bins, play equipment etc. will require local board approval.</u></i>	
104(B) NEW	<u>Balance lots for Neighbourhood Park purposes Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002)</u> <u>Prior to the issue of a s.224(c) certificate, the Consent Holder must establish an Incorporated Society (or equivalent legal body) to own, manage and maintain any communal lots, and all</u>	<u>** New condition **</u> DP/CH consider that an additional condition is necessary based on the advice of Parks who states that:

<u>associated communal infrastructure, (if any) not accepted by Auckland Council for vesting under condition X.</u> <u>The following requirements must be met in order to satisfy the condition:</u> a) <u>The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.</u> b) <u>The structure, functions and rules of the Incorporated Society must include provision for the following:</u> c) <u>The common assets are required to remain in the ownership of the Incorporated Society (or equivalent legal body), except with the prior approval of Auckland Council.</u> d) <u>The structure, functions and rules of the Incorporated Society must include provision for the following:</u> e) <u>All lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;</u> f) <u>All lot owners fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;</u> g) <u>The Incorporated Society will be responsible for the maintenance of landscaping, infrastructure, asset management plans, and similar matters as they pertain to the common assets.</u> h) <u>Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council, and</u> i) <u>An acceptable method of management of the Incorporated Society's (or equivalent legal body) 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 must identify a process for setting, collecting and enforcing the payment of levies.</u> j) <u>All costs associated with the establishment and maintenance of the Incorporated Society (or equivalent legal body) must be borne by the Consent Holder.</u> <u>A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society (or equivalent legal body) must be provided to Auckland Council for certification that the infrastructure and assets will be properly maintained over time. The</u>	<i>If no agreement is in place, this condition ensures that the future residents' society will be responsible for the ongoing management and maintenance of the publicly accessible open space.</i> <i>Please see the condition 84 comments above for same reasons.</i>
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	<u>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.</u>	
104(C) NEW	<u>In accordance with section 221 of the Resource Management Act 1991, a consent notice must be registered on the Record(s) of Title to be issued for each lot requiring that for so long as they are a registered proprietor of the Lot, the owners of the Lot must be members of the established Incorporated Society (or equivalent legal body) that jointly owns and is responsible and liable for the ongoing management and maintenance of the common assets.</u>	<u>** New condition **</u> DP/CH consider that an additional condition is necessary based on the advice of Parks who states that: <i>This condition secures the long-term maintenance of shared open spaces and infrastructure by requiring future lot owners to be members of an Incorporated Society. It ensures these areas are managed and funded by residents if not vested in Council.</i>
105	<u>Implementation of Streetscape and Public Accessway Landscape Works</u> Prior to issue of section 224(c) certification, all landscaping for public roads and accessways must be implemented in general accordance with the approved streetscape plans and in general accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping. <u>Advice note:</u> Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period. <u>Implementation of Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816 & 819-820) and Public Accessway (Lots 3001-3009) Landscape Works</u> <u>Prior to issue of section 224(c) certification, all street landscaping must be implemented on Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820, 3001-3009 2000-2006, 2008 and 2100-2106 in accordance with the certified planting and streetscape plans and</u>	DP/CH consider that condition needs amended based on the advice of Parks who states that: <i>Implementation condition which acts as a 'proof condition' at the s224c stage and for appropriate asset handover.</i> <i>Council must be confident that the landscaping has been implemented to an appropriate standard and in accordance with the certified plans. Without this safeguard, there is a risk that incomplete or substandard works could be handed over, creating long-term maintenance and associated operational burdens for Council and the community.</i>

	<u>implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:</u> <u>The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.</u> <u>Should site factors preclude compliance with any of these conditions, the Manager Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed by the consent holder to the satisfaction of Manager Parks Planning.</u> <u>Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.</u>	
106	Implementation of Drainage Reserve and Parks Landscape Works Prior to the issue of section 224(c) certification, all hard and soft landscape works (including pedestrian bridges) within the public drainage reserves and public parks must be implemented in general accordance with the approved landscape plans in general accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping. <u>Implementation of Neighbourhood park (Stage 10 Park Lot 7000) and Stage 12 Park Lot 7002) and drainage reserve (Lots 6000-6006, 6009-6022) Landscape Works</u> <u>Prior to the issue of section 224(c) certification, all hard and soft landscape works within the neighbourhood parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022) must be implemented in accordance with the certified landscape plans and implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular:</u> <u>All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.</u>	DP/CH consider that condition amendment is necessary based on the advice of Parks who states that: <i>Implementation condition which acts as a ‘proof condition’ at the s224c stage and for appropriate asset handover.</i> <i>Council must be confident that the landscaping has been implemented to an appropriate standard and in accordance with the certified plans. Without this safeguard, there is a risk that incomplete or substandard works could be handed over, creating long-term maintenance and associated operational burdens for Council and the community.</i>

	b) <u>Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.</u> c) <u>Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Council immediately.</u> d) <u>At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.</u> e) <u>Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Manager Parks Planning to their satisfaction, and this indicates the commencement of the maintenance period.</u>	DP considers that the approach taken by Parks is broadly consistent with earlier stages of the Milldale development.
106(A) NEW	<u>The application for a certificate under section 224(c) of the RMA for the neighbourhood parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022 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:</u> a) <u>a completion certificate has been issued in relation to any conditions to which section 222 applies;</u> b) <u>a consent notice has been issued in relation to any conditions to which section 221 applies; and</u> <u>a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).</u>	<u>** New condition **</u> DP/CH consider that an additional condition is necessary, or alternatively, as captured under an alternative Condition 86. This is based on the advice of Parks who states that: <i>Implementation and certification condition which acts as a 'proof condition' at the s224c stage and for appropriate asset handover.</i>
106(B) NEW	<u>Weed control for Neighbourhood Parks (Stage 10 Park Lot 7000 and Stage 12 Park Lot 7002) and Drainage Reserves (Lots 6000-6006, 6009-6022)</u>	<u>** New condition **</u>

	<u>The consent holder must submit a Weed Control Programme for certification to the Manager of Parks Planning within 2 months of the issue of this consent. The certified Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme needs to include:</u> a. <u>An inventory of the weed species to be removed;</u> b. <u>Removal techniques to be utilised; weed disposal methods;</u> c. <u>Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins);</u> d. <u>Any re-vegetation programme required to prevent re infestation of weeds;</u> e. <u>As assessment of any ecological issues around the removal of vegetation;</u> <u>Methods for addressing stability and erosion and sediment control methods.</u>	DP/CH consider that an additional condition is necessary based on the advice of Parks who states that: <i>Inclusion of weed control additional condition for neighbourhood parks and drainage reserves for future maintenance and appropriate handover.</i> <i>This requirement enables vegetation to establish and provide the necessary level of mitigation in response to increased hard-built form. Without this provision, the financial burden of remediation would ultimately fall on the community and ratepayers..</i>
107	Landscape Maintenance Plan (Streetscape and Accessway Landscaping) <u>POST DEVELOPMENT</u> <u>Maintenance – Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820) and Accessways (Lots 3001-3009)</u> <u>Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape and accessways (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820, 3001-3009). The Maintenance Plan must include:</u> (a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies; (b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and	DP/CH consider that a condition amendment is necessary based on the advice of Parks who states that: <i>Relevant maintenance and s224c stage condition for appropriate asset handover.</i> <i>It is necessary to confirm when the maintenance period will commence and to obtain appropriate maintenance plans to ensure works are managed to an acceptable standard by the consent holder during the establishment period.</i> <i>It is noted that the s224(c) completion certificate may be issued prior to full completion of works, and the associated risk must rest with the consent holder to ensure that no additional financial burden is placed on the community or ratepayers</i>

	(c) Vandalism eradication policies.	<i>as a result of titles being issued for the sale of lots.</i>
108	The Consent Holder must undertake maintenance of streetscape and accessway landscaping in general accordance with the approved Maintenance Plan for a three-year period commencing on the date that the section 224(c) certificate is issued. If any damage/theft to the streetscape and accessway planting occurs during the maintenance period, the Consent Holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting.	-
108(A) NEW	<u>Monitoring Report – (2-year maintenance period) Streetscape (Lots 801-803, 807-808, 804-806, 807,810, 818, 821-824, 811-816, 819-820) and Accessways (Lots 3001-3009)</u> <u>Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for certification every 3 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lots 2000-2006, 2008 and 2100-2106:</u> <u>Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</u> <u>State of protection barriers where required;</u> <u>Canopy maturity, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;</u> <u>A running record of fertilisation, animal and weed pest control and replacement of dead plants;</u> <u>Details on the condition of, and recommendations for maintenance of, the fencing and</u> <u>Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).</u> <u>Any recommended remediation work must include a start date for replanting.</u> <u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u>	<u>** New condition **</u> CH/DP consider that an additional condition is necessary based on the advice of Parks who states that: <i>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</i> DP acknowledges that earlier stages of Milldale do not have this condition and the implementation and maintenance of streetscape, accessway and reserve landscaping has been successful.

	<u>Advice Note:</u> <u>This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</u>	
109	<u>Maintenance of Drainage Reserves and Parks</u> Prior to the issue of the section 224(c) certificate the Consent Holder must provide a LMP for all planting and landscaping to be established for all public drainage reserves and public parks to the Council. The LMP must include: <u>Maintenance – Reserve planting (subdivision) neighbourhood parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022)</u> <u>Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the reserves (neighbourhood Parks being Park Lot X (Stage 1) and Park Lot 5020 (Stage 2) and drainage reserves lots 1601-1609, 1616, 1621-1627)). The Maintenance Plan must include:</u> (a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies; (b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and (c) Vandalism eradication policies.	CH/DP consider that amendments to condition is necessary (shown in green highlight) based on the advice of Parks who states that: <i>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</i>
110	The Consent Holder must undertake maintenance of landscaping in public drainage reserves and parks in general accordance with the approved LMP for a three five year period commencing on	Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.

	the date that the section 224(c) certificate is issued. If any damage/theft to the streetscape and accessway planting occurs during the maintenance period, the Consent Holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of three years following the replacement planting.	A five-year maintenance and monitoring period is essential to ensure the successful establishment of neighbourhood parks and drainage reserves before their long-term management is secured. Auckland Council's Landscape Code of Practice (Chapter 7) specifies the establishment period for stormwater devices shall be a minimum of five years. Aligning with these standards gives Council assurance that ecological processes such as canopy closure and understorey regeneration are progressing as intended, while also enabling early identification and remediation of any failures. This approach also reflects Auckland Council's established practice of requiring developers to maintain new parks, reserves, and communal infrastructure for a defined period prior to vesting
110A NEW	<u>Monitoring Report – (5-year maintenance period) Neighbourhood Parks in Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022)</u> <u>Following the written confirmation that the landscaping works have been implemented to the satisfaction of the Manager of Parks Planning, the consent holder must submit a Monitoring Report to the Manager of Parks Planning, for approval every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of Stage 10 (Park Lot 7000) and Stage 12 (Park Lot 7002) and the drainage reserves (Lots 6000-6006, 6009-6022):</u> a) <u>Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);</u> b) <u>State of protection barriers where required;</u>	<u>** New condition **</u> DP/CH consider that an additional condition is necessary based on the advice of Parks who states that: <i>Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.</i> <i>A five-year maintenance and monitoring period is essential to ensure the successful establishment of neighbourhood parks and drainage reserves before their long-term management is secured.</i>

c) <u>Canopy closure, beginnings of natural ecological process-s - natural regeneration in understorey, use by native birds, etc;</u> d) <u>A running record of fertilisation, animal and weed pest control and replacement of dead plants;</u> e) <u>Details on the condition of, and recommendations for maintenance of, the fencing and</u> f) <u>Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).</u> g) <u>Any recommended remediation work must include a start date for replanting.</u> h) <u>The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.</u> <u><i>Advice Note:</i></u> <u><i>This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.</i></u>	<i>Auckland Council's Landscape Code of Practice (Chapter 7) specifies the establishment period for stormwater devices shall be a minimum of five years. Aligning with these standards gives Council assurance that ecological processes such as canopy closure and understorey regeneration are progressing as intended, while also enabling early identification and the remediation of any failures.</i> <i>This approach also reflects Auckland Council's established practice of requiring developers to maintain new parks, reserves, and communal infrastructure for a defined period prior to vesting.</i> <i>A five-year maintenance period ensures open spaces are healthy, resilient, and functional, while protecting Council and the community from the risk of unmanaged or poorly established assets.</i> <i>It secures the delivery of high-quality neighbourhood parks and drainage reserves consistent with Council policy, while providing a robust and enforceable mechanism under the RMA to guarantee long-term amenity and ecological outcomes.</i> DP acknowledges that earlier stages of Milldale do not have this condition and the implementation and maintenance of streetscape, accessway and reserve landscaping has been successful. DP notes that the five year maintenance period provides a more certain outcome.
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110(B) NEW	<u>Pedestrian Bridges</u> <u>The Applicant must ensure that pedestrian bridges 2,3 and 4 (on Engineering drawing P24-128-00-2080-RD, authored by Woods, Dated February 2025), and their interfaces are designed in accordance with Auckland Transport’s requirements.</u> <u>Advice Note:</u> <u>For any bridges with a dual function (e.g., Bridge 4, which includes a stormwater pipe), the responsibility for maintaining the utility must be clearly defined. Auckland Transport is not responsible for the non-transport functions of the bridges.</u>	<u>** New Council condition added **</u> DP/CH consider that an additional condition is necessary as requested by AT. DP/CH consider that this condition is necessary as outlined in previous discussions.
110(C) NEW	<u>Retaining Walls adjacent to lots to vest neighbourhood park Stage 12 (Park Lot 7002) and the drainage reserve (Lot 6020)</u> <u>Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and must be clear of the boundary of any reserve(s) (Lots 7002 and 6020). A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.</u>	<u>** New Council condition added **</u> DP/CH consider that an additional condition is necessary based on the advice of Council’s parks specialist who states that: <i>Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.</i>
110(D) NEW	<u>The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1, 19, 25, 30, 36, 45, 53, 61, 124–129, 142–149, 152, 153, 162, 163, 168, 169, 188, 193, 198, 229, 230, 236, 266, 282, 291, 323, 335, 336, 356, 4017, 4018, 468, 472, 474, 482, 483–490, 492, 545, 595, 1001, 1004, 1005, 1022, 1024, 1025, 1026 and 1027 . The consent notice/s must record that condition/s X-X are to be complied with on a continuing basis.</u> <u>a) Any retaining wall(s) and ancillary and supporting structures adjacent to any lots to vest must be entirely located within the residential lots and must be clear of the boundary of any reserve(s) (Lots 7002 and 6020).</u>	<u>** New Council condition added **</u> DP/CH consider that an additional condition is necessary based on the advice of Council’s parks specialist who states that: <i>Additional detailed boundary treatment conditions for appropriate passive surveillance and to decrease visual dominance.</i>

	<u>b) Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of Park Lot 7002 must be low height (1.2m) and at least 50% visually permeable. A consent notice will be required to be registered on Lots 1022. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.</u>	
111	As-built Plans The Consent Holder must provide as-built plans of completed landscape works (hard and soft) within all public roads, accessways, drainage reserves and parks in CAD (NZTM 2000) and pdf form in general accordance with the Development Engineering as-built requirements v1.3. Plans must be provided to the Council and include the following details: (a) Asset names; (b) All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting annotated; (c) All underground services and drainage; and (d) All paint colours, pavers, and concrete types with names of products to be included on the assets schedule.	--
112	Uncompleted Works Bond An uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in general accordance with the approved plans. This may apply to matters such as street tree planting and riparian planting so that planting can be implemented at the most appropriate planting season. 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.	--
113	Maintenance Bonds for Landscaping on Public Roads and Accessway	Change: Amended wording added All planners agree to changes

	Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two three years from the issue of the certificate under s224(c) for all public roads and accessways. The amount of the bond will be 1.5 x the contracted rate for two three years' maintenance.	
114	Maintenance Bonds for Landscaping on Drainage Reserves and Parks Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of three years from the issue of the certificate under s224(c) for drainage reserves and parks. The amount of the bond will be 1.5 x the contracted rate for three years' maintenance.	--
115	Landscape Plans for all JOALs Landscaping in JOALs must be implemented in general accordance with the approved landscape plans referenced in Condition 1.	--
	<i>Consent Notices</i>	
116	For the consent notice conditions below, the Consent Holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the Records of Title for the nominated lots. The consent notice must record that the following condition is to be complied with on a continuing basis:	--
117	Site-Wide Geotechnical Condition Any buildings erected on any residential lot is subject to the requirements of the Geotechnical Investigation Report referenced in Condition 1, Geotechnical Completion Report, and any subsequent reports. Copies of the said plan and report(s) will be held at Council.	--

118	Site-Wide Stormwater Management Hydrology mitigation of runoff from buildings and paved areas on all residential lots within the development must be achieved at-source within the individual lots, in general accordance with the requirements of the 'Wainui Stormwater Management Plan, dated 07-09-2016, and Auckland Council GD01. The collection and disposal system must be installed in conjunction with the erection of any buildings and must be maintained to the specified capacity and standard.	--
119	Protection and Maintenance of Planting on Reinforced Earth Slopes For Lots 1, 6, 8-12, 26-76, 100-105, 118-123, 136-141, 173-176, 217-221, 223-236, 240-265, 282-316, 323-375, 383-402, 406-439, 492-496, 540-545, 506-539, 575-595, 610-615, 618-623 and super lots 1001-1003, 1005 & 1006 all vegetation (specimen trees, shrubs, and understorey planting/groundcovers) within the reinforced earth slopes identified in green as land covenants on the approved scheme plans must be retained and protected to provide for a continued vegetated appearance and to protect the integrity of the reinforced earth slope. Lot owners must: (a) Maintain planting established in general accordance with the approved and implemented landscape plans; (b) Not cut down, damage, or destroy the planting within the covenant area (excluding general weeding provided it does not affect the overall slope stability); (c) Not undertake any earthworks or land modification within the covenant area without supporting evidence from a chartered professional geotechnical engineer; (d) Not place any building and/or structure within the covenant area or undertake any recreational or other activity that would affect the integrity of the reinforced earth slopes; (e) Not erect fences within the reinforced earth slopes; and (f) Control all pest plants and pest animals within the covenant area.	--
120	Reserve Boundary Treatment (Lots 6000-6007, 6013, 6014, 6018-6022 and 7002)	--

	Fencing must be provided a maximum height of 1.2m along common boundaries with reserves (Lots 6000-6007, 6013, 6014, 6018-6022 and 7002) and at least 50% visually permeable. Planting hedging must be established directly behind the fence, and maintained to maximum of 1.2m high.	
121	Accessway Boundary Treatment (Lots 3002-3009) Any fencing, hedging or planting along boundaries of the pedestrian accessways (Lots 3002-3009) must be a height of 1.2m and at least 50% visually permeable. Planting must be maintained to ensure 50% visual permeability.	--
122	Building Coverage for MHU Zoned Lots For all lots zoned MHU (with the exception of Lots 264, 265 and 462) and all lots where the MHU standards are to be applied (Lots 1007-1013, 1017-1021, 1024, 1027, 310-311, 431 & 480-482), land use consent approval has been approved under AUP(OP) Standard C1.7(1) to infringe Standard H5.6.10 to enable a maximum building coverage of up to 50% on all lots or seek resource consent to infringe this standard.	--
123	Site-Wide Retaining Walls Where a retaining wall is located between residential Lots 2-5, 20-25, 188, 193, 198, 203-216, 237-239, 273-281, 266-272, 1022, 317-322, 403-405, 441-454, 468-471, 472-473, 497-502, 475-482, 556-560, 567-573 and 1024-1025, land use consent has been approved under AUP(OP) Standard C1.7(1) to enable the measurement point for the height in relation to boundary control is to be undertaken from the top of authorised retaining wall and not from the approved ground level at the time of subdivision.	--
124	Site-Wide Vehicle Crossings within 10m and on the opposite side of a T-Intersection For Lots 6-7, 36, 80-82, 101-103, 119-122, 136-139, 238-239, 266-267, 274-276, 598-600 and 1021, land use resource consent has been approved under AUP(OP) Standard E27.4.1 (A5) to infringe Standard E27.6.4.1(3)(a) relating to vehicle access within 10m of an intersection. The consent	--

	approval enables the construction of vehicle crossings to Lots 6-7, 36, 80-82, 101-103, 119-122, 136-139, 238-239, 266-267, 274-276, 598-600 and 1021 on the opposite side of a T-intersection.	
125	Site-Wide Vehicle Crossing Widths up to 4.8m Land use consent approval has been approved under AUP(OP) Rule E27.4.1(A2) to enable the construction of vehicle crossings with widths up to 4.8m proposed, exceeding the maximum permitted width of 3.5m required under standard E27.6.4.3.2. This includes: (a) All lots fronting local roads with a front boundary width of less than 14m may construct a vehicle crossing in general accordance with the Type A details (3.0m at boundary and 4.5m at kerb) as shown on Woods drawing P24-128-00-2070-RD referenced in Condition 1 unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design; (b) All lots that front local roads with a front boundary of 14m or greater in width can choose either to: (i) construct a vehicle crossing in general accordance with the Type A vehicle crossing (3.0m at boundary and 4.5m at kerb) Woods drawing P24-128-00-2070-RD referenced in Condition 1 ; OR (ii) construct a vehicle crossing in general accordance with the Type B vehicle crossing (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P24-128-00-2071-RD referenced in Condition 1 . Unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design. (c) All lots fronting collector roads with a front boundary of 14m or greater in width must construct a vehicle crossing in general accordance with the Collector Road Type C details (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P24-128-00-2072-RD referenced in Condition 1 unless approval from Council and/or Auckland Transport is obtained to permit deviation from this design.	All planners agree with deletion of strikethrough text. Note: The deletion of 14m width from (c) aligns with the Departure from Standards.

126	Site-Wide Driveway Gradients - All Residential Lots and Superlots Land use consent approval has been approved under Auckland Unitary Plan Rule E27.4.1(A2) to infringe E27.6.4.4(3) relating to driveway gradients that exceed the maximum gradients for safety platforms of 1 in 20 for the first 4m length. All private driveways for standalone residential dwellings on single house lots that grade up from the road boundary must be designed and constructed to have a maximum 12.5% grade as shown on Woods drawing P24-128-00-2075-RD referenced in Condition 1 unless approval from Council and/or Auckland Transport is obtained to deviate from this design. The crossfall gradient of non-standard vehicle accesses for which a blanket consent has been approved must not exceed 2%.	--
127	Development on Superlot 1050 - Business - Neighbourhood Centre Activities (NC Zone Standards Apply) All buildings and activities on Superlot 1050 must be compliant with the activity table and standards of the Business – Neighbourhood Centre zone that are listed under Standard H12.4 and H12.6 respectively of the AUP(OP), or seek resource consent to infringe the aforementioned zone standard(s).	--
128	Lots with Split Residential – Mixed Housing Suburban / Open Space – Conservation Zone (MHS Zone Standards Apply) Lots 1001-1003, 1006 and Lots 1 and 8 contain split zoning of Residential – Mixed Housing Suburban and Open Space – Conservation zone. A blanket land use consent approval is provided to enable dwellings and exclusively apply Residential – Mixed Housing Suburban standards to Lots 1001-1003, 1006, 1 and 8 to infringe the following development standards within the Open Space – Conservation zone: (a) H7.11.1 Building height (b) H7.11.2 Height in relation to boundary (c) H7.11.3 Yards	--

	(d) H7.11.4 Screening (e) H7.11.5 Gross floor threshold (f) H7.11.6 Maximum site coverage; (g) H7.11.7 Maximum impervious area; and (h) Driveway crossings and parking areas. All future development on these lots must be designed to adopt the Residential – Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Suburban zone standards.	
129	Lots with Split Residential - Mixed Housing Urban / Open Space – Conservation Zone (MHU Zone Standards Apply) Lots 281, 455-457, 478-479, 483-485 and 1025 contain split zoning of Residential - Mixed Housing Urban and Open Space - Conservation zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lots 281, 455-457, 478-479, 483-485 and 1025 and to infringe the following development standards within the Open Space - Conservation zone: (a) H7.11.1 Building height (b) H7.11.2 Height in relation to boundary (c) H7.11.3 Yards (d) H7.11.4 Screening (e) H7.11.5 Gross floor threshold (f) H7.11.6 Maximum site coverage (noting blanket consent has been approved for 50% building coverage); (g) H7.11.7 Maximum impervious area; and (h) Driveway crossings and parking areas.	--

	All future development on these lots must be designed to adopt the Residential – Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards.	
130	Lots with Split Mixed Housing Urban / Suburban Zone (MHS Zone Standards Apply) Lots 263-265 and 462 contain split zoning of Residential - Mixed Housing Urban and Mixed Housing Suburban zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Suburban standards to Lots 263-265 and 462. All future development on these lots must be designed to adopt the Residential – Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Suburban zone standards.	--
131	Lots with Split Mixed Housing Urban / Suburban Zone (MHU Zone Standards Apply) Lots 275, 306-309, 315-316, 424-430, 448, 468-470, 533-539 & 555-560 contain split zoning of Residential - Mixed Housing Urban and Residential – Mixed Housing Suburban zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lots 275, 306-309, 315-316, 424-430, 448, 468-470, 533-539 & 555-560. All future development on these lots must be designed to adopt the Residential – Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards.	--
132	Lots with Split Residential - Mixed Housing Suburban / Residential - Zone (MHS Zone Standards Apply) Lots 40-44, 69-76, 101-105, 118-123, 136-138, 158, 172, 186-187, 191-192, 209-213, 215-216, 240, 242-248, 292-294, 302-305, 383-399, 570-573 & 580-582 contain split zoning of Residential - Mixed Housing Suburban and Residential - Single House zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Suburban zone standards to Lots 40-44, 69-76, 101-105, 118-123, 136-138, 158, 172, 186-187, 191-192, 209-213, 215-216, 240, 242-248, 292-294, 302-305, 383-399, 570-573 & 580-582.	--

	All future development on these lots must be designed to adopt the Residential – Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Suburban zone standards.	
133	Application of MHS Zone Standards A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Suburban standards to Lots 37-39, 100, 139-141, 173-185, 189-190, 214, 217-220, 249-250, 295-298, 357-375, 574-579 & 583-588. All future development on these lots must be designed to adopt the Residential – Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Suburban zone standards.	--
134	Application of MHU Zone Standards A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lots 310-311 & 431. All future development on these lots must be designed to adopt the Residential – Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards.	--
135	Lots with Split Business – Neighbourhood Centre/ Residential - Mixed Housing Urban Zone (MHU Zone Standards Apply) Lots 1026 and 486-492 contain split zoning of Residential - Mixed Housing Urban / Business - Neighbourhood Centre (NC) zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lots 1026 and 486-492. The approval enables: (a) Construction of new residential buildings within the NC zone; (b) Residential dwellings at ground floor; and (c) Infringements to NC zone side and rear yards.	--

	All future residential development on these lots must be designed to implement the Residential - Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards. The NC zone standards do not apply.	
136	Lots with Split Business - Neighbourhood Centre / Open Space - Conservation / Residential - Mixed Housing Urban Zone (MHU Zone Standards Apply) Lot 486 contains a split zoning of Business - Neighbourhood Centre zone / Open Space - Conservation zone / Residential – Mixed Housing Urban zone. A blanket land use consent approval is provided to exclusively apply Residential – Mixed Housing Urban standards to Lot 486 and to infringe the following development standards within the Open Space – Conservation zone and Business - Neighbourhood Centre zone: (a) H7.11.1 Building height; (b) H7.11.2 Height in relation to boundary; (c) H7.11.3 Yards; (d) H7.11.4 Screening; (e) H7.11.5 Gross floor threshold; (f) H7.11.6 Maximum site coverage (noting blanket consent has been approved for 50% building coverage); (g) H7.11.7 Maximum impervious area; (h) Construction of new residential buildings within the Business – NC zone; (i) Residential dwellings at ground floor; (j) Infringements to NC zone side and rear yards; and (k) Driveway crossings and parking areas.	--

	All future residential development on these lots must be designed to implement the Residential - Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential - Mixed Housing Urban zone standards.	
137	Open Space - Conservation Zone / Residential – Mixed Housing Urban Zone Residential and Transport Activities (MHU Zone Standards Apply) A blanket land use consent approval is provided to the following development standards within the Open Space – Conservation zone for Lots 1024 and 480-482: (a) H7.11.1 Building height; (b) H7.11.2 Height in relation to boundary; (c) H7.11.3 Yards; (d) H7.11.4 Screening; (e) H7.11.5 Gross floor threshold; (f) H7.11.6 Maximum site coverage (noting blanket consent has been approved for 50% building coverage); (g) H7.11.7 Maximum impervious area; and (h) Driveway crossings and parking areas. All future residential development on these lots must be designed to implement the Residential – Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Residential – Mixed Housing Urban zone standards.	--
138	SHZ Superlots 1007-1013, 1017-2021 & 1027 <i>Explanatory Note:</i> <i>Blanket land use consent has been approved for more than one dwelling per site (superlot) and to infringe the Residential – Single House Zone standards. As part of this consent approval, Residential Design Outcomes & Controls (RDOC) have been approved to guide the design and implementation</i>	--

<i>of all residential developments on Lots 1007-1013, 1017-2021 & 1027. The RDOC details design outcomes to inform dwelling design, style and layout within each superlot. Design Controls specify the applicable built form standards for the dwellings.</i> All residential dwellings on Lots 1007-1013, 1017-2021 & 1027 must be designed and constructed in accordance with the Residential Design Outcomes & Controls (RDOC). Prior to application for building consent for any dwelling(s) on Lots 1007-1013, 1017-2021 & 1027, the dwelling design must be reviewed and confirmed by the Council Urban Design Team Leader that the design is in accordance with the RDOC. Confirmation from Council must be received within 20 working days of submission. An application for a discretionary activity to vary a consent notice under Section 221 of the RMA will be required in the following circumstances: (a) if the design deviates from the built form controls in the RDOC; and/or (b) the maximum residential yield on any lot detailed in the RDOC is exceeded.	
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General Advice Notes

- (1) *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
- (2) *For the purpose of compliance with the conditions of consent, “the Council” refers to the Council’s monitoring officer unless otherwise specified. Please email monitoring@aucklandCouncil.govt.nz to identify your allocated officer*
- (3) *For more information on the resource consent process with Council see the Council’s website: www.aucklandCouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.*
- (4) *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
- (5) *The Consent Holder is responsible for ensuring that all development and associated works (including mobile plant and scaffolding) complies with the minimum safe distances from overhead electric lines in compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (NZECP34). Resource*

consent does not confirm compliance with NZECP34. The Consent Holder should ensure that minimum safe distances are achieved before commencing construction where there are overhead electrical lines nearby.

- (6) The Consent Holder or his Contractor must obtain a Corridor Access Request from Auckland Transport / NZTA prior to the commencement of any works within a legal road.*
- (7) The Consent Holder or his Contractor must obtain a Vehicle Crossing Application from Auckland Transport prior to the commencement of any vehicle crossings construction.*

2.6 Stages 10-13 List of Reports and Drawings

Reports

Report Title & Reference	Author	Rev	Dated
Acoustic Assessment: Milldale Stages 10-13 Proposed Earthworks and Civil Works	Styles Group	1	26 February 2025
Adaptive Management Plan: Earthworks Stages 10-13 Milldale	Southern Skies Environmental	V2	May 2025
Arboricultural Impact Assessment: Milldale Stages 10 – 13	Arborlab Limited	A	February 2025
Archaeological Assessment: Wainui, Auckland, Proposed Milldale Residential Development, Stages 4C and 10-13: Fast Track Archaeological Assessment	Clough & Associates Limited	A	February 2025
Detailed Site Investigation: Milldale Stages 10-13 Wainui	Groundwater and Environmental Services	A	24 February 2025
Earthworks Methodology Report: Milldale Earthworks 10-13	WOODS	1	19 March 2025
Ecological Impact Assessment: Milldale – Stages 10-13	Viridis Environmental Consultants	Final 1	February 2025
Ecology Response: Milldale Stages 10-13 Fast Track – Request for Further Information – Ecology Response	Viridis Environmental Consultants	-	5 August 2025
Economic Assessment of Milldale Stages 4C and 10-13 Fast-track Application	Insight Economics	Final	27 March 2025

Report Title & Reference	Author	Rev	Dated
Technical Memo: Expert Response Memo for Milldale Stages 4C and 10-13 Fast-track Application	Insight Economics	-	4 August 2025
Functional Design Memorandum: Milldale Stages 10 - 13	WOODS	1	25 February 2025
Flood Assessment: Milldale Fast Track Application Milldale Stages 10-13	WOODS	V1	5 August 2025
Stormwater Models Issue Memo: Milldale Fast-track Application	WOODS	-	5 August 2025
Geotechnical Investigation Report: Proposed Residential Subdivision Milldale Stages 10 to 13, Wainui East, AKL2024-0257AB	CMW Geotechnical NZ Limited	3	24 March 2025
Fast Track Application: Specialist Comments Response Addendum	CMW Geotechnical NZ Limited	1	31 July 2025
Groundwater Dewatering Assessment: Milldale Stage 10 - 13	Williamson Water & Land Advisory	3	25 July 2025
Hydric Soil & Hydrology Tool Assessments	Williamson Water & Land Advisory	1	25 February 2025
Milldale Stages 10-13 – Hydric Soil & Wetland Hydrology Tool Assessment	Williamson Water & Land Advisory		1 August 2025
Infrastructure Report: Milldale Stages 10-13	WOODS	1	28 March 2025
Milldale Stages 10-13: Civil Engineering – Response Overview Report	WOODS	1	5/08/2025
Milldale P21 Stream Investigations	WOODS	-	24 March 2024

Report Title & Reference	Author	Rev	Dated
Stream Erosion Risk Assessment: Milldale Fast Track Application – Stages 10-13	WOODS	-	4 August 2025
Site Management and Remedial Action Plan: Milldale Stages 10-13 Wainui	Groundwater and Environmental Services	2	24 January 2025
Stream and Wetland Planting Management Plan: Milldale Stages 10-13	Beca	-	26 February 2025
Transportation Assessment: Milldale Fast Track (Stages 10-13)	Stantec New Zealand	A	27 March 2025
Urban Design Report: Milldale Stages 10 – 13 Substantive Application	WOODS	Final Rev 1	28 March 2025
Residential Design Outcomes & Controls	WOODS	V2	1/08/2025
Further Information Request Milldale Fast track Application (Urban Design Memo)	WOODS	-	1 August 2025
Milldale Wetland Offsetting Stages 10-13	Williamson Water & Land Advisory	-	25 February 2025
Further Information Request, Milldale Fast Track Application – Stages 10-13: Local Purpose (Drainage) Reserve	WOODS	-	4 August 2025

Drawings

Drawing Title & Reference	Author	Rev	Dated
Landscaping Plans - Streetscape			
Landscape Plans – Index Plan (Drawing No: 001)	LASF	-	31.7.25
Landscape Plans – Overall Plan (Drawing No: 002)	LASF	-	31.7.25

Drawing Title & Reference	Author	Rev	Dated
Landscape Plans – Design Statement (Drawing No: 003)	LASF	-	31.7.25
Landscape Plans – STG 10 – Street Trees (Drawing No: 004)	LASF	-	31.7.25
Landscape Plans – STG 10 - Details (Drawing No: 005)	LASF	-	31.7.25
Landscape Plans – STG 10 - Reserve (Drawing No: 006)	LASF	-	31.7.25
Landscape Plans – STG 11 – Street Trees(Drawing No: 007)	LASF	-	31.7.25
Landscape Plans – STG 11 – Details (Drawing No: 008)	LASF	-	31.7.25
Landscape Plans – STG 12 – Street Trees (Drawing No: 009)	LASF	-	31.7.25
Landscape Plans – STG 12 – Details (Drawing No: 010)	LASF	-	31.7.25
Landscape Plans – STG 12 - Reserve (Drawing No: 011)	LASF	-	31.7.25
Landscape Plans – STG 13 – Street Trees (Drawing No: 012)	LASF	-	31.7.25
Landscape Plans – STG 13 – Details (Drawing No: 013)	LASF	-	31.7.25
Landscape Plans – Earth Batters/Tree (Drawing No: 014)	LASF	-	31.7.25
Landscape Plans – Tree Images (Drawing No: 015)	LASF	-	31.7.25
Landscape Plans – Appendix (Drawing No: 016)	LASF	-	31.7.25
Planting Plans - Offset			
Planting Plan Sheet 1 or 7 (Drawing No: 4672100-AL-S10-1001)	BECA	B	05.08.25
Planting Plan Sheet 2 or 7 (Drawing No: 4672100-AL-S10-1002)	BECA	B	05.08.25
Planting Plan Sheet 3 or 7 (Drawing No: 4672100-AL-S10-1003)	BECA	B	05.08.25
Planting Plan Sheet 4 or 7 (Drawing No: 4672100-AL-S10-1004)	BECA	B	05.08.25
Planting Plan Sheet 5 or 7 (Drawing No: 4672100-AL-S10-1005)	BECA	B	05.08.25

Drawing Title & Reference	Author	Rev	Dated
Planting Plan Sheet 6 or 7 (Drawing No: 4672100-AL-S10-1006)	BECA	B	05.08.25
Planting Plan Sheet 7 or 7 (Drawing No: 4672100-AL-S10-1007)	BECA	B	05.08.25
Milldale Wetland Offset Context Plan (Drawing No: 4672100-AL-0001)	BECA	A	26 February 2025
Milldale Wetland Offset Zoom Plan (Drawing No: 4672100-AL-0002)	BECA	A	26 February 2025
Milldale Wetland Offset Planting Plan (Drawing No: 4672100-AL-1000)	BECA	A	26 February 2025
Milldale Wetland Offset Planting Plan (Drawing No: 4672100-AL-1001)	BECA	A	26 February 2025
Milldale Wetland Offset Plant Schedule (Drawing No: 4672100-AL-2000)	BECA	A	26 February 2025
Civil Drawings			
SITE LOCATION PLAN (Drawing No: P24-128-00-0001-GE)	WOODS	2	July-25
EXISTING TITLES PLAN (Drawing No: P24-128-00-0002-GE)	WOODS	2	July-25
ZONING PLAN (Drawing No: P24-128-00-0003-GE)	WOODS	2	July-25
PRECINCT CONFORMANCE PLAN (Drawing No: P24-128-00-0005-GE)	WOODS	2	July-25
EXISTING EARTHWORKS CONSENT PLAN (Drawing No: P24-128-00-0006-GE)	WOODS	2	July-25
EXISTING EARTHWORKS CONSENT PLAN (Drawing No: P24-128-00-0007-GE)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
DEVELOPMENT PROGRESS PLAN (Drawing No: P24-128-00-0008-GE)	WOODS	2	July-25
STAGE 10-13 OVERALL SCHEME PLAN – SHEET 1 (Drawing No: P24-128-00-0010-SU)	WOODS	2	July-25
STAGE 10-13 OVERALL SCHEME PLAN – SHEET 2 (Drawing No: P24-128-00-0011-SU)	WOODS	2	July-25
STAGE 10-13 OVERALL SCHEME PLAN – SHEET 3 (Drawing No: P24-128-00-0012-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 4 (Drawing No: P24-128-00-0013-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 5 (Drawing No: P24-128-00-0014-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 6 (Drawing No: P24-128-00-0015-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 7 (Drawing No: P24-128-00-0016-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 8 (Drawing No: P24-128-00-0017-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 9 (Drawing No: P24-128-00-0018-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 10 (Drawing No: P24-128-00-0019-SU)	WOODS	2	July-25
STAGE 10-13 SCHEME PLAN – SHEET 11 (Drawing No: P24-128-00-0020-SU)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
STAGE 10-13 SCHEME PLAN – SCHEDULES (Drawing No: P24-128-00-0021-SU)	WOODS	2	July-25
EXISTING FEATURES OVERALL PLAN (Drawing No: P24-128-00-0030-GE)	WOODS	2	July-25
EXISTING FEATURES PLAN – SHEET 1 (Drawing No: P24-128-00-0031-GE)	WOODS	2	July-25
EXISTING FEATURES PLAN – SHEET 2 (Drawing No: P24-128-00-0032-GE)	WOODS	2	July-25
EXISTING FEATURES PLAN – SHEET 3 (Drawing No: P24-128-00-0033-GE)	WOODS	2	July-25
EXISTING FEATURES PLAN – SHEET 4 (Drawing No: P24-128-00-0034-GE)	WOODS	2	July-25
DEVELOPMENT CONTROL OVERALL PLAN (Drawing No: P24-128-00-0100-GE)	WOODS	2	July-25
DEVELOPMENT CONTROL PLAN – SHEET 1 (Drawing No: P24-128-00-0101-GE)	WOODS	2	July-25
DEVELOPMENT CONTROL PLAN – SHEET 2 (Drawing No: P24-128-00-0102-GE)	WOODS	2	July-25
DEVELOPMENT CONTROL PLAN – SHEET 3 (Drawing No: P24-128-00-0103-GE)	WOODS	2	July-25
FENCING LAYOUT OVERALL PLAN (Drawing No: P24-128-00-0150-GE)	WOODS	2	July-25
FENCING LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-0151-GE)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
FENCING LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-0152-GE)	WOODS	2	July-25
FENCING LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-0153-GE)	WOODS	2	July-25
EXISTING CONTOUR LAYOUT OVERALL PLAN (Drawing No: P24-128-00-1000-EW)	WOODS	2	July-25
EXISTING CONTOUR LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1001-EW)	WOODS	2	July-25
EXISTING CONTOUR LAYOUT PLAN – SHEET 2 P(Drawing No: P24-128-00-1002-EW)	WOODS	2	July-25
EXISTING CONTOUR LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-1003-EW)	WOODS	2	July-25
DESIGN CONTOUR LAYOUT OVERALL PLAN (Drawing No: P24-128-00-1100-EW)	WOODS	2	July-25
DESIGN CONTOUR LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1101-EW)	WOODS	2	July-25
DESIGN CONTOUR LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-1102-EW)	WOODS	2	July-25
DESIGN CONTOUR LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-1103-EW)	WOODS	2	July-25
CUT FILL LAYOUT OVERALL PLAN (Drawing No: P24-128-00-1200-EW)	WOODS	2	July-25
CUT FILL LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1201-EW)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
CUT FILL LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-1202-EW)	WOODS	2	July-25
CUT FILL LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-1203-EW)	WOODS	2	July-25
EARTHWORKS IN STREAM MARGINS OVERALL PLAN (Drawing No: P24-128-00-1250-EW)	WOODS	2	July-25
EARTHWORKS IN STREAM MARGINS – SHEET 1 (Drawing No: P24-128-00-1251-EW)	WOODS	2	July-25
EARTHWORKS IN STREAM MARGINS – SHEET 1 (Drawing No: P24-128-00-1252-EW)	WOODS	2	July-25
EARTHWORKS IN STREAM MARGINS – SHEET 1 (Drawing No: P24-128-00-1253-EW)	WOODS	2	July-25
RETAINING WALL LAYOUT OVERALL PLAN (Drawing No: P24-128-00-1300-EW)	WOODS	2	July-25
RETAINING WALL LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1301-EW)	WOODS	2	July-25
RETAINING WALL LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1302-EW)	WOODS	2	July-25
RETAINING WALL LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-1303-EW)	WOODS	2	July-25
STAGE 10 RESERVE - PLAN AND SECTIONS (Drawing No: P24-128-00-1351)	WOODS	1	July-25
STAGE 12 RESERVE - PLAN AND SECTIONS (Drawing No: P24-128-00-1352)	WOODS	1	July-25

Drawing Title & Reference	Author	Rev	Dated
ECOLOGY FEATURES PLAN – OVERALL PLAN (Drawing No: P24-128-00-1400-EW)	WOODS	2	July-25
ECOLOGY FEATURES PLAN – SHEET 1 (Drawing No: P24-128-00-1401-EW)	WOODS	2	July-25
ECOLOGY FEATURES PLAN – SHEET 2 (Drawing No: P24-128-00-1402-EW)	WOODS	2	July-25
ECOLOGY FEATURES PLAN – SHEET 3 (Drawing No: P24-128-00-1403-EW)	WOODS	2	July-25
STREAMWORKS PLAN (Drawing No: P24-128-00-1450-EW)	WOODS	2	July-25
STREAMWORKS PLAN – SHEET 1 (Drawing No: P24-128-00-1451-EW)	WOODS	2	July-25
STREAMWORKS PLAN – SHEET 2 (Drawing No: P24-128-00-1452-EW)	WOODS	2	July-25
STREAMWORKS PLAN – SHEET 3 (Drawing No: P24-128-00-1453-EW)	WOODS	2	July-25
STREAM ENHANCEMENT PLAN – WOODY FEATURES AND DETAILS (Drawing No: P24-128-00-1455-EW)	WOODS	2	July-25
DRAINAGE RESERVE OVERALL PLAN (Drawing No: P24-128-00-1460-EW)	WOODS	1	July-25
DRAINAGE RESERVE PLAN – SHEET 1 (Drawing No: P24-128-00-1461-EW)	WOODS	1	July-25
DRAINAGE RESERVE PLAN – SHEET 2 (Drawing No: P24-128-00-1462-EW)	WOODS	1	July-25

Drawing Title & Reference	Author	Rev	Dated
DRAINAGE RESERVE PLAN – SHEET 3 (Drawing No: P24-128-00-1463-EW)	WOODS	1	July-25
DRAINAGE RESERVE SECTIONS – SHEET 1 (Drawing No: P24-128-00-1464-EW)	WOODS	1	July-25
DRAINAGE RESERVE SECTIONS – SHEET 1 (Drawing No: P24-128-00-1465-EW)	WOODS	1	July-25
DRAINAGE RESERVE SECTIONS – SHEET 1 (Drawing No: P24-128-00-1466-EW)	WOODS	1	July-25
INDICATIVE STAGING PLAN – SEASON 1 (Drawing No: P24-128-00-1501-EW)	WOODS	2	July-25
INDICATIVE STAGING PLAN – SEASON 2 (Drawing No: P24-128-00-1502-EW)	WOODS	2	July-25
INDICATIVE STAGING PLAN – SEASON 3 (Drawing No: P24-128-00-1503-EW)	WOODS	2	July-25
INDICATIVE STAGING PLAN – SEASON 4 (Drawing No: P24-128-00-1504-EW)	WOODS	2	July-25
INDICATIVE STAGING PLAN – SEASON 5 (Drawing No: P24-128-00-1505-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 1 – SHEET 1 (Drawing No: P24-128-00-1601-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 1 – SHEET 2 (Drawing No: P24-128-00-1602-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 2 – SHEET 1 (Drawing No: P24-128-00-1603-EW)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 2 – SHEET 2 (Drawing No: P24-128-00-1604-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 2 – SHEET 3 (Drawing No: P24-128-00-1605-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 3 – SHEET 1 (Drawing No: P24-128-00-1606-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 3 – SHEET 2 (Drawing No: P24-128-00-1607-EW)	WOODS	2	July-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 4 – SHEET 1 (Drawing No: P24-128-00-1608-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 4 – SHEET 2 (Drawing No: P24-128-00-1609-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 5 – SHEET 1 (Drawing No: P24-128-00-1610-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STAGING PLAN – SEASON 5 – SHEET 2 (Drawing No: P24-128-00-1611-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 1 (Drawing No: P24-128-00-1620-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 2 (Drawing No: P24-128-00-1621-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 3 (Drawing No: P24-128-00-1622-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 4 (Drawing No: P24-128-00-1623-EW)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 5 (Drawing No: P24-128-00-1624-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 6 (Drawing No: P24-128-00-1625-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL STANDARD DETAILS – SHEET 7 (Drawing No: P24-128-00-1626-EW)	WOODS	1	Feb-25
ROAD TYPOLOGY PLAN (Drawing No: P24-128-00-2000-RD)	WOODS	2	July-25
ROAD TYPOLOGY PLAN – SHEET 1 (Drawing No: P24-128-00-2001-RD)	WOODS	2	July-25
ROAD TYPOLOGY PLAN – SHEET 2 (Drawing No: P24-128-00-2002-RD)	WOODS	2	July-25
ROAD TYPOLOGY PLAN – SHEET 3 (Drawing No: P24-128-00-2003-RD)	WOODS	2	July-25
TYPICAL CROSS SECTION – COLLECTOR ROAD & LYSNAR ROAD (Drawing No: P24-128-00-2010-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTION – CEMETERY ROAD LINK (COLLECTOR ROAD) (Drawing No: P24-128-00-2011-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTION – CEMETERY ROAD (LOCAL ROAD) (Drawing No: P24-128-00-2012-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTION – LOCAL ROAD TYPE 1 (Drawing No: P24-128-00-2013-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTION – LOCAL ROAD TYPE 2 (Drawing No: P24-128-00-2014-RD)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
TYPICAL CROSS SECTION – STREAM EDGE ROAD (Drawing No: P24-128-00-2015-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTIONS – JOALS AND ACCESSWAYS (Drawing No: P24-128-00-2016-RD)	WOODS	1	Feb-25
TYPICAL CROSS SECTIONS – FOOTPATH/CYCLEWAY AND KERB AND CHANNEL/NIB (Drawing No: P24-128-00-2017-RD)	WOODS	1	Feb-25
ROAD INTERSECTION TYPOLOGY PLAN (Drawing No: P24-128-00-2040-RD)	WOODS	2	July-25
ROAD INTERSECTION TYPOLOGY PLAN – SHEET 1 (Drawing No: P24-128-00-2041-RD)	WOODS	2	July-25
ROAD INTERSECTION TYPOLOGY PLAN – SHEET 2 (Drawing No: P24-128-00-2042-RD)	WOODS	2	July-25
ROAD INTERSECTION TYPOLOGY PLAN – SHEET 3 (Drawing No: P24-128-00-2043-RD)	WOODS	2	July-25
TYPICAL INTERSECTION LAYOUTS – SHEET 1 (Drawing No: P24-128-00-2044-RD)	WOODS	1	Feb-25
TYPICAL INTERSECTION LAYOUTS – SHEET 2 (Drawing No: P24-128-00-2045-RD)	WOODS	1	Feb-25
CONCEPT INTERSECTION LAYOUTS – SHEET 1 (Drawing No: P24-128-00-2046-RD)	WOODS	1	Feb-25
CONCEPT INTERSECTION LAYOUTS – SHEET 2 (Drawing No: P24-128-00-2047-RD)	WOODS	2	July-25
ROAD TRAFFIC CALMING TYPOLOGY PLAN (Drawing No: P24-128-00-2050-RD)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
ROAD TRAFFIC CALMING TYPOLOGY PLAN – SHEET 1 (Drawing No: P24-128-00-2051-RD)	WOODS	2	July-25
ROAD TRAFFIC CALMING TYPOLOGY PLAN – SHEET 2 (Drawing No: P24-128-00-2052-RD)	WOODS	2	July-25
ROAD TRAFFIC CALMING TYPOLOGY PLAN – SHEET 3 (Drawing No: P24-128-00-2053-RD)	WOODS	2	July-25
PUBLIC TRANSPORT NETWORK PLAN (Drawing No: P24-128-00-2060-RD)	WOODS	2	July-25
TYPICAL VEHICLE CROSSING - LOCAL ROAD TYPE A (Drawing No: P24-128-00-2070-RD)	WOODS	1	Feb-25
TYPICAL VEHICLE CROSSING - LOCAL ROAD TYPE B (Drawing No: P24-128-00-2071-RD)	WOODS	1	Feb-25
TYPICAL VEHICLE CROSSING - COLLECTOR ROAD TYPE B (Drawing No: P24-128-00-2072-RD)	WOODS	1	Feb-25
TYPICAL PRIVATE DRIVEWAY DESIGN DETAILS (Drawing No: P24-128-00-2075-RD)	WOODS	1	Feb-25
PEDESTRIAN BRIDGES LOCATION PLAN (Drawing No: P24-128-00-2080-RD)	WOODS	2	July-25
PEDESTRIAN BRIDGES LONGSECTIONS – SHEET 1 (Drawing No: P24-128-00-2081-RD)	WOODS	1	Feb-25
PEDESTRIAN BRIDGES LONGSECTIONS – SHEET 2 (Drawing No: P24-128-00-2082-RD)	WOODS	2	July-25
OVERALL ROAD GRADIENT PLAN (Drawing No: P24-128-00-2090-RD)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
STORMWATER DRAINAGE LAYOUT OVERALL PLAN (Drawing No: P24-128-00-3000-DR)	WOODS	2	July-25
STORMWATER DRAINAGE LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-3001-DR)	WOODS	2	July-25
STORMWATER DRAINAGE LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-3002-DR)	WOODS	2	July-25
STORMWATER DRAINAGE LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-3003-DR)	WOODS	2	July-25
STORMWATER CATCHMENT OVERALL PLAN (Drawing No: P24-128-00-3010-DR)	WOODS	2	July-25
STORMWATER CATCHMENT PLAN – SHEET 1 (Drawing No: P24-128-00-3011-DR)	WOODS	2	July-25
STORMWATER CATCHMENT PLAN – SHEET 2 (Drawing No: P24-128-00-3012-DR)	WOODS	2	July-25
STORMWATER CATCHMENT PLAN – SHEET 3 (Drawing No: P24-128-00-3013-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS OVERALL PLAN (Drawing No: P24-128-00-3020-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-3021-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-3022-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-3023-DR)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 4 (Drawing No: P24-128-00-3024-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 5 (Drawing No: P24-128-00-3025-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 6 (Drawing No: P24-128-00-3026-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 7 (Drawing No: P24-128-00-3027-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 8 (Drawing No: P24-128-00-3028-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 9 (Drawing No: P24-128-00-3029-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 10 (Drawing No: P24-128-00-3030-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 11 (Drawing No: P24-128-00-3031-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 12 (Drawing No: P24-128-00-3032-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 13 (Drawing No: P24-128-00-3033-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 14 (Drawing No: P24-128-00-3034-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 15 (Drawing No: P24-128-00-3035-DR)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 16 (Drawing No: P24-128-00-3036-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 17 (Drawing No: P24-128-00-3037-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 18 (Drawing No: P24-128-00-3038-DR)	WOODS	2	July-25
STORMWATER 100YR OVERLAND FLOW PATH CATCHMENTS LAYOUT PLAN – SHEET 19 (Drawing No: P24-128-00-3039-DR)	WOODS	2	July-25
STORMWATER CULVERTS LOCATION PLAN (Drawing No: P24-128-00-3050-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 42-3 LONGSECTION (Drawing No: P24-128-00-3055-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 42-1 LONGSECTION (Drawing No: P24-128-00-3056-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 43-2 LONGSECTION (Drawing No: P24-128-00-3057-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 43-1 LONGSECTION (Drawing No: P24-128-00-3058-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 35-1 LONGSECTION (Drawing No: P24-128-00-3059-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 26-2 LONGSECTION (Drawing No: P24-128-00-3060-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 26-1 LONGSECTION (Drawing No: P24-128-00-3061-DR)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
STORMWATER PIPE CULVERT 2-1 LONGSECTION (Drawing No: P24-128-00-3062-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 9-1 LONGSECTION (Drawing No: P24-128-00-3063-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 20-1 LONGSECTION (Drawing No: P24-128-00-3064-DR)	WOODS	2	July-25
STORMWATER PIPE CULVERT 21-1 LONGSECTION (Drawing No: P24-128-00-3065-DR)	WOODS	2	July-25
TYPICAL STORMWATER PIPE CULVERT DETAIL PLAN (Drawing No: P24-128-00-3070-DR)	WOODS	1	Feb-25
STORMWATER CULVERTS TYPICAL INSTALLATION PLAN – OFFLINE CULVERT (Drawing No: P24-128-00-3075-DR)	WOODS	1	Feb-25
STORMWATER CULVERTS TYPICAL INSTALLATION PLAN – ONLINE CULVERT (Drawing No: P24-128-00-3076-DR)	WOODS	1	Feb-25
PRE-DEVELOPMENT STREAM CATCHMENT OVERALL PLAN (Drawing No: P24-128-00-3080-DR)	WOODS	2	July-25
PRE-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 1 (Drawing No: P24-128-00-3081-DR)	WOODS	2	July-25
PRE-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 2 (Drawing No: P24-128-00-3082-DR)	WOODS	2	July-25
PRE-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 3 (Drawing No: P24-128-00-3083-DR)	WOODS	2	July-25
PRE-DEVELOPMENT WETLAND CATCHMENT PLAN (Drawing No: P24-128-00-3085-DR)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
POST-DEVELOPMENT STREAM CATCHMENT OVERALL PLAN (Drawing No: P24-128-00-3090-DR)	WOODS	2	July-25
POST-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 1 (Drawing No: P24-128-00-3091-DR)	WOODS	2	July-25
POST-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 2 (Drawing No: P24-128-00-3092-DR)	WOODS	2	July-25
POST-DEVELOPMENT STREAM CATCHMENT PLAN – SHEET 3 (Drawing No: P24-128-00-3093-DR)	WOODS	2	July-25
POST-DEVELOPMENT WETLAND CATCHMENT PLAN (Drawing No: P24-128-00-3095-DR)	WOODS	2	July-25
STORMWATER DRY BASIN & CATCHMENT PLAN - OVERALL PLAN (Drawing No: P24-128-00-3400-DR)	WOODS	2	July-25
STORMWATER DRY BASIN & CATCHMENT PLAN – SHEET 1 (Drawing No: P24-128-00-3401-DR)	WOODS	2	July-25
STORMWATER DRY BASIN & CATCHMENT PLAN – SHEET 2 (Drawing No: P24-128-00-3402-DR)	WOODS	2	July-25
STORMWATER DRY BASIN & CATCHMENT PLAN – SHEET 3 (Drawing No: P24-128-00-3403-DR)	WOODS	2	July-25
STORMWATER DRY BASINS OVERALL PLAN (Drawing No: P24- 128-00-3450-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN A (Drawing No: P24- 128-00-3451-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN B (Drawing No: P24- 128-00-3452-DR)	WOODS	1	July-25

Drawing Title & Reference	Author	Rev	Dated
STORMWATER DRY BASIN PLANS – BASIN C (Drawing No: P24-128-00-3453-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN D (Drawing No: P24-128-00-3454-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN E (Drawing No: P24-128-00-3455-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN F (Drawing No: P24-128-00-3456-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN G (Drawing No: P24-128-00-3457-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN H (Drawing No: P24-128-00-3458-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN I (Drawing No: P24-128-00-3459-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN J (Drawing No: P24-128-00-3460-DR)	WOODS	1	July-25
STORMWATER DRY BASIN PLANS – BASIN K (Drawing No: P24-128-00-3461-DR)	WOODS	1	July-25
WASTEWATER DRAINAGE LAYOUT OVERALL PLAN (Drawing No: P24-128-00-4000-DR)	WOODS	2	July-25
WASTEWATER DRAINAGE LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-4001-DR)	WOODS	2	July-25
WASTEWATER DRAINAGE LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-4002-DR)	WOODS	2	July-25

Drawing Title & Reference	Author	Rev	Dated
WASTEWATER DRAINAGE LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-4003-DR)	WOODS	2	July-25
WASTEWATER OVERALL CATCHMENT PLAN (Drawing No: P24-128-00-4010-DR)	WOODS	2	July-25
WATER RETICULATION LAYOUT OVERALL PLAN (Drawing No: P24-128-00-5000-WR)	WOODS	2	July-25
WATER RETICULATION LAYOUT PLAN – SHEET 1 (Drawing No: P24-128-00-5001-WR)	WOODS	2	July-25
WATER RETICULATION LAYOUT PLAN – SHEET 2 (Drawing No: P24-128-00-5002-WR)	WOODS	2	July-25
WATER RETICULATION LAYOUT PLAN – SHEET 3 (Drawing No: P24-128-00-5003-WR)	WOODS	2	July-25
WATER BOOSTER PUMPING STATION – LAYOUT PLAN (Drawing No: P24-128-00-5500-WR)	WOODS	1	Feb-25
WATER BOOSTER PUMPING STATION – BUILDING LAYOUT PLAN (Drawing No: P24-128-00-5501-WR)	WOODS	1	Feb-25
WATER BOOSTER PUMPING STATION – SECTIONS (Drawing No: P24-128-00-5550-WR)	WOODS	1	Feb-25
WATER BOOSTER PUMPING STATION VEHICLE TRACKING PLAN – WSL VACUUM TRACKER (Drawing No: P24-128-00-5590-WR)	WOODS	1	Feb-25
WATER BOOSTER PUMPING STATION VEHICLE TRACKING PLAN – WSL SERVICE VEHICLE (Drawing No: P24-128-00-5591-WR)	WOODS	1	Feb-25
WATER BOOSTER PUMPING STATION VEHICLE TRACKING PLAN – WSL SERVICE UTILITY (Drawing No: P24-128-00-5592-WR)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
Scheme Plans			
All Stages			
SCHEME PLAN (Drawing No: P24-128-00-0010-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0011-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0012-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0013-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0014-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0015-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0016-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0017-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0018-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0019-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0020-SU)	WOODS	2	July-25
SCHEME PLAN (Drawing No: P24-128-00-0021-SU)	WOODS	2	July-25
Architectural Drawings			
MILLDALE STAGE 10-13, WATER BOOST PUMP STATION – SITE PLAN (Drawing No. P24-128-UD202)	WOODS	1	Feb 2025
MILLDALE STAGE 10-13, WATER BOOST PUMP STATION – ELEVATIONS (Drawing No. P24-128-UD203)	WOODS	1	Feb 2025
MILLDALE STAGE 10-13, WATER BOOST PUMP STATION – SECTIONS (Drawing No. P24-128-UD204)	WOODS	1	Feb 2025

Drawing Title & Reference	Author	Rev	Dated
MILLDALE STAGE 10-13, WATER BOOST PUMP STATION – ARIST IMPRESION (Drawing No. P24-128-UD205)	WOODS	1	Feb 2025

3.0 Stage 4C Conditions of Consent

3.1 Phase 1: Civil Works Land Use - Conditions of Consent LUC 301

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025
	<i>General Conditions</i>	
	<i>Explanatory Note:</i> <i>Independent application of conditions in Stage 4C2 – 4C5 (inclusive) for the development of each stage</i> <i>Unless otherwise stated, the conditions below apply independently to each stage within Stage 4C2 – 4C5 (inclusive), regardless of any work being carried out on other lots. This means that compliance with these conditions is required on a lot-by-lot basis, regardless of whether any works are being undertaken on other lots within the same stage. Works on each lot must comply on its own, ensuring implementation is not reliant on progress elsewhere in the development.</i>	--
1	The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 300]: (a) Application Form and Assessment of Environmental Effects prepared by Woods and B&A, dated 28 March 2025. (b) Reports and Drawings as listed in Section 3.3.	--
	<i>Lapse & Expiry Dates</i>	

2	Under section 125 and 123 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows: <table border="1" data-bbox="353 284 1232 507"> <thead> <tr> <th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr> </thead> <tbody> <tr> <td>LUC (s9 Bulk Earthworks and Land Use)</td><td>5 years</td><td>5 years</td></tr> </tbody> </table> In the case of approved consent LUC301 (Bulk Earthworks and Land Use), under s123 this consent expires five years from the date of <u>commencement</u> of earthworks. Under section 125 of the RMA, the consents above lapse after the stated date unless: (a) The consent is given effect to; or (b) The Council extends the period after which the consent lapses.	Consent Reference and Activity	Lapse Date	Expiry Date	LUC (s9 Bulk Earthworks and Land Use)	5 years	5 years	--
Consent Reference and Activity	Lapse Date	Expiry Date						
LUC (s9 Bulk Earthworks and Land Use)	5 years	5 years						
3	Compliance and Monitoring Charge The Consent Holder must pay the Council an initial consent compliance monitoring charge of \$1,170 \$1,788 (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 consent.	Change: Correct monitoring charge listed All planners agree to changes						
	<i>Siteworks Pre-Construction Conditions</i>							
4	Pre-commencement Meeting Prior to the commencement of the construction and earthworks activity, the Consent Holder must hold a pre-start meeting that: (a) is located on the subject site;	--						

	(b) is scheduled not less than 5 days before the anticipated commencement of construction and earthworks; (c) includes Monitoring Inspector officer[s], Development Engineer, Consent Holder and Consent Holder's Engineer; and (d) includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions e.g. the appointed Arborist]. Advice Note <i>To arrange the pre-start meeting please contact the Council to arrange this meeting or email monitoring@aucklandCouncil.govt.nz. The conditions of consent should be discussed at this meeting. All information required by the Council and listed in that condition should be provided 2 days prior to the meeting.</i>	
5	Construction Management Plan A Construction Management Plan (CMP) must be made available be provided to the Council at least two working days prior to each pre-commencement meeting. The CMP must be reviewed at the pre-start meeting and must include the following: (a) Timeframes for key stages of the works authorised under this consent; (b) Resource consent conditions; (c) Erosion and Sediment Control Plan for the scope of works proposed; (d) Chemical Treatment Management Plan; (e) Construction Traffic Management Plan, <u>including details of contractor vehicle parking locations</u>; (f) Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site; and	Change: Amended wording added All planners agree to changes

	(g) Management Plan.	
6	Dust Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Dust Management Plan (DMP) to Council for certification approval. The purpose of the DMP is to outline the potential causes and effects of dust that could be generated during the earthworks phase of the development, and to outline the mitigation measures that could be incorporated by the nominated contractor to avoid objectionable or nuisance emission of dust beyond the site boundary <u>including monitoring frequencies and responses to complaints</u>. The final DMP must be prepared in general accordance with the Infrastructure Report: Milldale Stage 4C referenced in Condition 1 <u>and the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016)</u>.	Change: Amended wording added All planners agree to changes
7	Construction Traffic Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Construction Traffic Management Plan (CTMP) to Council for certification approval. This must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic. The CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council. Advice Note: <i>The CTMP should include the following:</i>	Change: Amended wording added All planners agree to changes

	a) <i>Provide a parking management plan for construction traffic <u>including details of contractor vehicle parking locations</u>.</i> b) <i>Address the transportation and parking of oversize vehicles (if any).</i> c) <i>Provide appropriate loading / working areas to minimise disruption to traffic.</i> d) <i>Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.</i> e) <i>Provide traffic management plans in compliance with the latest edition of the NZTA “Code of Practice for Temporary Traffic Management” (COPTTM) document.</i> f) <i>Ensure the site access point must be clearly signposted.</i> g) <i>Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.</i> h) <i>Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.</i> i) <i>Identify proposed numbers and timing of heavy vehicle movements throughout the day.</i> j) <i>Identify the location of vehicle and construction machinery access during the period of site works.</i> k) <i>Identify the storage and loading areas for materials and vehicles.</i> l) <i>For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works</i>	
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	<i>in each closure, indication of detour routes for each closure and assessment of the effects on the Auckland Transport Road network of any road closures and a plan to mitigate these effects.</i> <i>m) Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.</i> <i>n) Identify the relevant Auckland Transport approvals.</i> <i>It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.</i>	
8	Erosion and Sediment Control Plans <u>At least five working days</u> prior to the commencement of earthworks activity on the subject site, finalised Erosion and Sediment Control Plan(s) (ESCP(s)) must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments, and submitted to Council for certification approval. No earthworks activity on the subject site must commence until the Council has confirmed that that the ESCP(s) satisfactorily meets the requirements of GD05. The ESCP(s) must contain sufficient details to address the following matters: (a) specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in general accordance with GD05; (b) supporting calculations and design drawings as necessary;	Change: Amended wording added All planners agree to changes

	(c) details of construction methods; (d) monitoring and maintenance requirements; (e) catchment boundaries and contour information as necessary; and (f) details relating to the management of exposed areas (e.g. grassing, mulching). <u>All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately and the discharge must be mitigated and/or rectified to the satisfaction of Council.</u> Advice Note: <i>In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</i>	
9	Construction Noise and Vibration Management Plan The Consent Holder must submit a Construction Noise and Vibration Management Plan (CNVMP) to Council for certification approval. The CNVMP must be submitted a minimum of ten working days before commencing any earthworks or construction works authorised by this consent. The objective of the CNVMP must be to identify, require and enable the adoption of the best practicable option to minimise construction noise and vibration effects and ensure compliance with the project noise and vibration conditions. The CNVMP must address the requirements of Annex E of NZS 6803:1999 Acoustics – Construction Noise as a minimum. Construction works must not begin until the CNVMP is confirmed by Council. All	Change: Amended wording added All planners agree to changes

	earthworks and construction works on the site must be carried out in accordance with the CNVMP.	
10	Construction Noise Notification The Consent Holder must advise the occupants of all dwellings located within 100m of a sub-stage boundary of the earthworks/ construction works at least five days before earthworks begin on each sub-stage. The advice must be provided in writing and include the following information: (a) An overview of the construction works including the duration of the project and the working hours on site. (b) The approximate dates and duration of the activities that will generate the highest levels of construction noise and vibration for them. (c) A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project. Advice Note: <i>The purpose of notification of all dwellings within 100m of the site is considered appropriate for scale of earthworks operation proposed. This is provided for information purposes and to inform residents of upcoming construction works.</i>	--
11	Chemical Treatment Management Plan Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments, and submitted to Council certification approval. No earthwork activities must commence until confirmation is provided by Council that the ChTMP, meets the requirements of GD05, and the measures referred to in that plan for the	Change: Amended wording added All planners agree to changes

	sediment retention ponds and / or decanting earth bunds have been put in place. The ChTMP must include as a minimum: (a) Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds, decanting earth bunds or any other approved impoundment devices; (b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet); (c) Details of optimum dosage (including assumptions); (d) Results of initial chemical treatment trial; (e) A spill contingency plan; and (f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system. Advice Note: <i>In the event that minor amendments to the ChTMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ChTMP may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</i>	
12	Activity in General Accordance with ChTMP The sediment retention ponds, decanting earth bunds and any other approved <u>dewatering</u> devices utilised as part of the earthworks must be chemically treated in general accordance with the approved ChTMP(s).	Change: Amended wording added All planners agree to changes
13	Certification of Works	--

	Within ten (10) working days following implementation and completion of the specific erosion and sediment control works in general accordance with the application documents referenced in Condition 1, and prior to the commencement of earthworks activity on the subject site, a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed and completed in general accordance with the certified plan required by Condition 8. Written certification must be in the form of a report or any other form acceptable to the Council. Advice Note: <i>Suitable documentation for certification of erosion and sediment control devices, can be obtained in Appendix C of Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments: Erosion and Sediment Control construction quality checklists.</i>	
14	Settlement Monitoring Plan A Settlement Monitoring Plan (SMP) for consolidation settlement due to placement of fill must be submitted to the Council prior to commencement of earthworks onsite. The SMP must be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SMP must also be submitted to the Council for certification approval. The SMP must include, as a minimum, the following information: (a) A monitoring location plan showing the layout and type of all settlement monitoring stations within the fill areas; (b) Timing and frequency of survey of the settlement monitoring stations; and (c) Define the settlement criteria to be met on completion of earthworks.	Change: Amended wording added All planners agree to changes
	Siteworks During Construction Conditions	

15	Progressive Stabilisation The site must be progressively stabilised against erosion throughout the earthworks phase of the project and must be sequenced to minimise the discharge of contaminants to surface water in general accordance with the approved ESCP(s). Advice Note: <i>Stabilisation measures may include:</i> • <i>the use of waterproof covers, geotextiles, or mulching;</i> • <i>top-soiling and grassing of otherwise bare areas of earth; and</i> • <i>aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i> <i>It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.</i>	--
16	Operational Effectiveness to be Maintained The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved ESCP(s)Condition 1, must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.	--
17	Avoid Deposition on Public Road Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In	--

	no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters. Advice Note: <i>In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:</i> • <i>provision of a stabilised entry and exit(s) point for vehicles;</i> • <i>provision of wheel wash facilities;</i> • <i>ceasing of vehicle movement until materials are removed;</i> • <i>cleaning of road surfaces using street-sweepers;</i> • <i>silt and sediment traps; and</i> • <i>catchpit protection.</i> <i>In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.</i>	
18	Completion or Abandonment of Earthworks Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the Council. Advice Note:	--

	<i>Stabilisation Measures may include:</i> • <i>The use of mulching or natural fibre matting;</i> • <i>Top-soiling, grassing and mulching of otherwise bare areas of earth; and</i> • <i>Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i> <i>The on-going monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, GD05).</i>	
19	Seasonal Restriction No earthworks on the subject site must be undertaken between 01 May and 30 September in any year without the submission of a 'Request for winter works' to Council. All requests must be renewed prior to the approval expiring and no works must occur until written confirmation 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 may be revoked by Council upon written notice to the Consent Holder.	--
20	Public Assets There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the Consent Holder.	--

21	Stability of the Site/Neighbouring Sites. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.	--
22	Supervision of Geotechnical Works. All earthworks including the construction of retaining walls and the placement & compaction of fill material must be supervised by a suitably qualified geo-professional. In supervising the works, the suitably qualified geo-professional must ensure that they are constructed and otherwise completed in general accordance with the Geotechnical Assessment Report referenced in Condition 1 including the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing on site.	--
23	Construction Noise All construction works authorised by this consent must only take place between 7.30am and 6.00pm, Monday to Saturday, with no works undertaken at any time on Sundays, or on public holidays. Heavy plant must not be operated within 100m of any occupied building before 7.30am. This condition does not prevent quiet activities from taking place on site outside of standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site). Advice Note: <i>All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be assessed at 1m from the facade of any building that</i>	--

	<i>is occupied when the works are undertaken and in general accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.</i>																		
24	Construction Noise Limits All construction work must be designed and undertaken to ensure that noise from the site does not exceed the following limits when measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise. <table> <tr> <th>Construction Activity</th><th>Assessment Location</th><th>Noise Limits</th></tr> <tr> <td rowspan="4">Construction of Public Accessway 4200 between Stages 4C-4 and 4C-1A</td><td>At the ground floor of any occupied dwelling within Stage 4C-1A (Superlot 5701)</td><td>75 dB L_{Aeq} & 90 dB L_{Amax}</td></tr> <tr> <td>At the upper-level of any occupied dwelling within Stage 4C-1A (Superlot 5701)</td><td>80 dB L_{Aeq} & 95 dB L_{Amax}</td></tr> <tr> <td>At all other occupied dwellings</td><td>70 dB L_{Aeq} 85 dB L_{Amax}</td></tr> <tr> <td>At all occupied commercial buildings</td><td>70 dB L_{Aeq}</td></tr> <tr> <td rowspan="2">All other construction activities</td><td>At all occupied dwellings</td><td>70 dB L_{Aeq} & 85 dB L_{Amax}</td></tr> <tr> <td>At all occupied commercial buildings</td><td>70 dB L_{Aeq}</td></tr> </table>	Construction Activity	Assessment Location	Noise Limits	Construction of Public Accessway 4200 between Stages 4C-4 and 4C-1A	At the ground floor of any occupied dwelling within Stage 4C-1A (Superlot 5701)	75 dB L _{Aeq} & 90 dB L _{Amax}	At the upper-level of any occupied dwelling within Stage 4C-1A (Superlot 5701)	80 dB L _{Aeq} & 95 dB L _{Amax}	At all other occupied dwellings	70 dB L _{Aeq} 85 dB L _{Amax}	At all occupied commercial buildings	70 dB L _{Aeq}	All other construction activities	At all occupied dwellings	70 dB L _{Aeq} & 85 dB L _{Amax}	At all occupied commercial buildings	70 dB L _{Aeq}	--
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	At all occupied commercial buildings	70 dB L _{Aeq}																	
25	Dust and Odour There must be no dust and odour beyond the subject sites as a result of the activities that in the opinion of the Council, is noxious, offensive, or objectionable. All	--																	

	necessary measures must be taken to prevent a dust and odour nuisance to neighbouring properties and public roads, including, but not limited to: (a) The staging of areas of the works; (b) The retention of any existing vegetation; (c) Watering of all access roads, manoeuvring areas, and stockpile during dry periods; (d) Top-soiling and grassing stockpiles (or other similar techniques) if they are not worked for more than 1 month; and (e) Suspension of all operations if necessitated by the prevailing conditions.	
26	Construction Parking and Loading All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.	--
27	Construction Storage All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.	--
28	Construction and Earthworks Activities not to Obstruct Access Unless otherwise approved by Council, there must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity.	--
	<i>Siteworks Post-Construction Conditions</i>	
29	Geotechnical Completion Report A Geotechnical Completion Report (GCR) which includes a statement of professional opinion for the suitability of the site for the intended development, signed by a	Auckland Council request to include (h) which asks for details and a plan showing development restriction zones.

chartered geo-professional must be provided to the Council. The GCR must include (but not to be limited to): (a) Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials etc); (b) Retaining walls; (c) Settlement monitoring; (d) Testing; (e) Inspections; (f) Statement of Professional Opinion; and (g) Certified as-built plans; <u>and</u> (h) <u>Details and a plan showing Development Restriction Zones.</u> The GCR must also provide justification on soil expansivity, building and/or earthworks limitations, and foundation design parameters. The GCR must be provided to the satisfaction of the Council. Advice Notes • <i>Further investigation/testing may be required to determine soil expansivity.</i> • <i>A building consent may be required for the construction of retaining walls.</i> • <i>Please send documents required as a condition of consent for 'The Council' to: monitoring@aucklandCouncil.govt.nz</i>	All planners agree.
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General Advice Notes

- (1) Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
- (2) For the purpose of compliance with the conditions of consent, "the Council" refers to the Council's monitoring officer unless otherwise specified. Please email monitoring@aucklandCouncil.govt.nz to identify your allocated officer

- (3) *For more information on the resource consent process with Council see the Council's website: www.aucklandCouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
- (4) *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
- (5) *The Consent Holder is responsible for ensuring that all development and associated works (including mobile plant and scaffolding) complies with the minimum safe distances from overhead electric lines in compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (NZECP34). Resource consent does not confirm compliance with NZECP34. The Consent Holder should ensure that minimum safe distances are achieved before commencing construction where there are overhead electrical lines nearby.*
- (6) *The Consent Holder or his Contractor must obtain a Corridor Access Request from Auckland Transport / NZTA prior to the commencement of any works within a legal road.*
- (7) *The Consent Holder or his Contractor must obtain a Vehicle Crossing Application from Auckland Transport prior to the commencement of any vehicle crossings construction.*

3.2 Phase 1: Civil Works Subdivision - Conditions of Consent SUB 301

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025
	General Conditions	
	<i>Explanatory Note:</i> <i>Independent application of conditions in Stages 4C2 – 4C5 (inclusive) for the subdivision of each stage</i> <i>Unless otherwise stated, the conditions below apply independently to each stage of subdivision within Stage 4C2 – 4C5 (inclusive), regardless of any work being carried out on other lots. This means that compliance with these conditions is required on a lot-by-lot basis, regardless of whether any works are being undertaken on other lots within the same stage. Works on each lot must comply on its own, ensuring implementation is not reliant on progress elsewhere in the development.</i>	--
30	The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 301]: (a) Application Form and Assessment of Environmental Effects prepared by Woods and B&A, dated March 2025; and (b) Reports and Drawings as listed in Section 3.3.	--
	Lapse & Expiry Dates	

31	Under section 125 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows: <table border="1" data-bbox="353 284 1216 399"> <thead> <tr> <th>Consent Reference and Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr> </thead> <tbody> <tr> <td>SUB (s11 Subdivision)</td><td>5 years</td><td>-</td></tr> </tbody> </table> In the case of approved subdivision SUB 301, under section 125 of the RMA this consent lapses five years after the date it is granted unless: (a) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in general accordance with section 224 of the RMA; or (b) An application under section 125 of the RMA is made to the Council before the consent lapses to extend the period after which the consent lapses and the Council grants an extension.	Consent Reference and Activity	Lapse Date	Expiry Date	SUB (s11 Subdivision)	5 years	-	--
Consent Reference and Activity	Lapse Date	Expiry Date						
SUB (s11 Subdivision)	5 years	-						
	<i>Survey plan approval (s223) conditions applicable to each stage</i>							
32	Survey Plan The Consent Holder must submit a survey plan for each respective stage in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Stages 4C4 and 4C5 may be carried out in any sequence and in such a way that all lots will have legal road frontage at time of title issue. Stage 4C 2 must be carried out prior to 4C3. All lots will have legal road frontage at time of title issue.	--						
33	Easements and covenants must be registered in general accordance with the approved resource consent subdivision plans referenced in Condition 1.	--						

	Easements shown on a Memorandum of Easements will be subject to Council approval under Section 223 of the RMA.	
34	Amalgamation Conditions JOALs 4101, 4104 & 4107 will be subject to Section 220(1)(b)(iv) of the RMA by their owners as tenants in common in the said shares as detailed in the Amalgamation Conditions detailed on the approved resource consent subdivision plans referenced in Condition 1 and must be shown on the survey plan.	--
35	JOALs 4102, 4103, 4105, 4108 - 4114 will be subject to Section 220(1)(b)(ii) of the RMA and will be held in the same Record of Title as detailed on the approved resource consent subdivision plans referenced in Condition 1 and must be shown on the survey plan.	--
36	Roads to Vest in Council The proposed roads shown as Lots 8000, 8001 and 8002 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as roads. The Consent Holder must meet all costs associated with the vesting of the roads.	--
37	Public Accessway to Vest in Council The proposed public accessway shown as Lot 4200 on the approved resource consent subdivision plans referenced in Condition 1 must vest in the Council as an accessway and become part of the road corridor. The Consent Holder must meet all costs associated with the vesting of the accessway.	--
	Covenants	

38	Operation and Maintenance of Stormwater Management Devices <u>and all other shared assets</u> within JOALs The Consent Holder must provide a copy of the draft land covenant document to the Council, Legal team. The draft covenant document must include provision for the following items: (a) specifies ownership, operation, and maintenance of the private stormwater systems, <u>pedestrian pathways, lighting and speed management measures</u> for JOALs in each respective stage; (b) specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; and (c) in relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in general accordance with relevant sections of the OMM supplied to Council and any other relevant consents (as detailed in Condition 49); and (d) <u>Specifies that evidence of maintenance (e.g. inspection reports, service logs) must be made available to Auckland Council on request; and</u> (e) <u>Specifies that the device must continue to meet the hydrology mitigation requirements (retention and/or detention) set out in the Wainui East SMP (Version 4, dated 7 September 2016) in perpetuity; and</u> (f) Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ.	All planners agree with addition of (d) and (e). Council request addition of reference to pedestrian pathways, lighting and speed management measures as these will form part of the JOAL and will need to be maintained.
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39	Geotechnical and Subsoil Drainage All superlots are subject to a geotechnical and subsoil drainage covenant as described in the Land Covenant schedule on the approved subdivision plans referenced in Condition 1. This covenant must be registered on the record of title to be issued for all lots to ensure that it is complied with on a continuing basis.	--
40	Overland Flow Path Protection Lot 4007 is subject to a land covenant for the 1-in-100-year overland flow path. No obstructions, including buildings, structures, or hard landscaping other than permeable fencing, must be placed within the designated overland flow path. Compliance must be maintained in accordance with the recommendations of “Infrastructure Report Milldale Stage 4C, ref P240128, rev 0, prepared by Woods, dated 28/03/2025” and any subsequent reports. This covenant must be registered on the record of title to be issued for Lot 4007 to ensure that it is complied with on a continuing basis.	--
<i>Section 224(c) Compliance Conditions applicable to each stage</i>		
	<i>Explanatory Note:</i> <i>Unless stated otherwise or excluded from the respective stage, the following conditions apply as required to each independent stage.</i> <i>A certificate pursuant to section 224(c) of the Resource Management Act will not be issued until all conditions in relation to each independent stage have been met to the satisfaction of the Council and at the Consent Holder’s expense.</i> <i>The s224(c) conditions below apply in general accordance with the subdivision scheme plans referenced in Condition 1.</i>	--
41	s224(c) Certificate	--

	The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the applicable conditions for each stage of subdivision consent SUB301 have been complied with, and identify all those conditions that have not been complied with and are subject to the following: (a) a consent notice has been issued in relation to any conditions to which section 221 applies.	
	<i>Geotechnical</i>	
42	Geotechnical Assessment Report The Consent Holder must construct retaining walls and place and compact material in general accordance with the recommendations of the Geotechnical Assessment Report referenced in Condition 1 and subsequent Council approved versions to ensure the site is stable and suitable for development.	--
43	Geotechnical Completion Report A GCR prepared by suitably qualified and experienced geo-professional and signed by the chartered geo-professional must be provided to Council for approval to confirm that all lots are stable and suitable for development when applying for a certificate under section 224(c) of the RMA.	All planners agree.
	<i>Utilities</i>	
44	Utilities The Consent Holder must make provision for telecommunications and electricity to all lots in general accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.	--

	Advice Note: <i>The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.</i>	
	Wastewater and Water Reticulation	
45	Connection to Public Network The Consent Holder must design and construct connections to the public wastewater and water reticulation network to serve all Lots in general accordance with the requirements of the wastewater and water utility provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Advice Note: • <i>Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.</i> • <i>Alterations to the public wastewater reticulation network require Engineering Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Approval Process.</i> • <i>Public connections are to be constructed in general accordance with the Water and Wastewater Code of Practice.</i> • <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</i>	--
	Stormwater Reticulation	

46	Connection to Public Network The Consent Holder must design and construct connections to the public stormwater reticulation network to serve all Lots in general accordance with the requirements of the stormwater utility service provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Advice Note: • <i>Acceptable forms of evidence include Engineering Approval Completion Certificates.</i> • <i>Stormwater utility provider is the Auckland Council Healthy Waters Department.</i> • <i>Public connections are to be constructed in general accordance with the Stormwater Code of Practice.</i> • <i>Alterations to the public stormwater reticulation network require Engineering Approval.</i> • <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</i>	--
47	Stormwater Devices All public stormwater treatment and/or attenuation devices 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	DP/CH consider additional advice notes c - e are required – as set out in JWS and Stages 10 -13 conditions, but EW/RM disagree (they agree with addition of advice note b)

	Region, December 2017, Guideline Document 2017/001” and in general accordance with the approved plans referenced in Condition 1. <u>Advice Notes</u> a) <i>Safety in design documents will need to be reviewed by Healthy Waters and the residual risks will need to be agreed prior to issuing approvals.</i> b) <i><u>Design must remain consistent with the overarching stormwater management strategy set out in the Wainui East SMP (V4, September 2016) and be approved by Auckland Council Healthy Waters prior to Engineering Plan Approval.</u></i> c) <i><u>Refinements to stormwater devices, including changes to type, layout, and function, such as the potential conversion of dry basins to wetlands (e.g. Basins H and I, may be undertaken during the detailed design phase, where appropriate and in consultation with Auckland Council Healthy Waters.</u></i> d) <i><u>Opportunities to optimise the design for long-term operation, maintenance, and asset management should be explored as part of the detailed design process in consultation with Auckland Council Healthy Waters. This includes ensuring adequate access, minimisation of maintenance burden, and consolidation of devices where practicable.</u></i> e) <i><u>Safety in Design documentation must be submitted to Auckland Council Healthy Waters for review, and any residual risks must be agreed upon prior to the issue of Engineering Plan Approval.</u></i>	
	<i>Public Road Construction</i>	
48	Public Roads The Consent Holder must design and construct new public roads in general accordance with the requirements of Auckland Transport and in general	--

	accordance with the approved plans referenced in Condition 1. Confirmation from Council that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Advice Note: • <i>Acceptable forms of evidence include Engineering Approval Completion Certificates.</i> • <i>Construction of public roading requires an Engineering Approval. Departure from Standards may be required where designs do not comply with AT standards.</i> • <i>Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.</i> • <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public works in the absence of that approval.</i> • <i>The Consent Holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the Consent Holder is advised to obtain any road name approval before applying for a section 223 certificate.</i>	
49	Pavement Design All new roads or modifications of existing roads intending to be vested to Council must be designed in general accordance with the AT's engineering design code for pavement design.	--

	Advice Note: <i>Appropriate pavement design will be reviewed at the Engineering Approval stage.</i>	
	Accessways and Vehicle Crossings	
50	Vehicle Accessways The Consent Holder must design and construct JOALs <u>(including surface treatment)</u> in general accordance with the approved resource consent subdivision plans referenced in Condition 1. <u>The vehicle accessways must provide speed management devices and pedestrian pathways that are differentiated by a different surface treatment.</u> 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 Note: • <i>Right of ways, JOALs 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)</i> • <i>Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.</i> • <i>Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Approval and should not be used for the purposes of constructing common access ways.</i> • <i>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 Jointly Owned Access Lots / common access ways) that serve six or more lots that are being</i>	All planners agree with additional text referring to ‘including surface treatment’. DP/CH provided additional wording for speed management device and pedestrian pathways because these have not been fully resolved or documented in the resource consent material.

	<i>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.</i>	
51	Vehicle Crossings The Consent Holder must provide a new vehicle crossing to serve all JOALs. The crossing(s) must be designed and formed in general accordance with the requirements of Auckland Transport. The new crossing(s) must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Confirmation that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.	--

	<i>Stormwater Management Devices</i>	
52	Operation and Maintenance Manual for Public and Private Stormwater Devices An Operation and Maintenance Manual (OMM) must be provided to Council to address all public and private stormwater management systems <u>at EA stage</u>. The OMM must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. <u>The OMM must be prepared to the satisfaction of Auckland Council Healthy Waters Operations Team and comply with healthy Waters Operation and Maintenance Plan Template</u>. The OMM must include: (a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process; (b) a programme for regular maintenance and inspection of the stormwater management system; (c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices; (d) a programme for post storm inspection and maintenance; (e) a programme for inspection and maintenance of the outfall; (f) general inspection checklists for all aspects of the stormwater management system, including visual checks; and (g) a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.	All planners agree. Include reference to Healthy Waters template.

52A) NEW	<u>Operation and Maintenance Manual for Public and Private Stormwater Devices</u> <u>An Operation and Maintenance Manual (OMM) must be provided to Council to address all private-stormwater management systems at EA stage. 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 be prepared to the satisfaction of Auckland Council Healthy Waters Operations Team and comply with healthy Waters Operation and Maintenance Plan Template. The OMM must include:</u> (h) <u>details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;</u> (i) <u>a programme for regular maintenance and inspection of the stormwater management system;</u> (j) <u>a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;</u> (k) <u>a programme for post storm inspection and maintenance;</u> (l) <u>a programme for inspection and maintenance of the outfall;</u> (m) <u>general inspection checklists for all aspects of the stormwater management system, including visual checks; and</u> <u>(g) a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.</u>	NEW CONDITION All planners agree.
	<i>Public Streetscape and Accessways</i>	
53	Streetscape and Public Accessway Landscaping (<u>Lots 4200, 8000, 8001 and 8002</u>)	DP/CH consider that the amendments are necessary based on the advice of Parks who states that:

<u>Prior to the implementation of works and as part of the engineering plan approval,</u> the Consent Holder must submit a detailed streetscape landscaping plans for all public roads and public accessways to the Council. In particular, the plans must: (a) Be prepared by a suitably qualified landscape architect; (b) Be in general accordance with the relevant landscape plans referenced in Condition 1; (c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of street lights and other service access points; (d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in general accordance with the AT Code of Practice; (e) Include hard landscaping details for accessways; (f) Include planting methodology; (g) Include all lighting details within the proposed streets and accessways; and (h) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping. (i) <u>Phormium tenax must be replaced in the planting schedule for the proposed public accessway batters by more suitable alternative species to better address maintenance of batter areas.</u> <u>Advice note:</u>	<i>Additional condition wording relating to species lots and sequencing and timing.</i> <i>This is required to meet the required level of mitigation due to the introductions of hard built form and less green infrastructure.</i> <i>The condition is strengthen to ensure that implementation is not undertaken prior to certification of the detail design and to avoid retrospective consideration of the landscaping plans.</i> All planners agree with the inclusion of (i).
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	<u>Plans approved under Resource Consent do not constitute an Engineering Plan approval and should not be used for the purposes of constructing public works in the absence of that approval.</u>	
54	Implementation of Public Roads and Public Accessway Landscape Works Prior to issue of section 224(c) certification, all landscaping for public roads and accessways must be implemented in general accordance with the approved streetscape plans and in general accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping. Advice note: Practical completion will be determined by Council prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period. <u>Implementation of Streetscape and Public Accessway Landscape Works (Lots 4200, 8000, 8001 and 8002)</u> <u>Prior to issue of section 224(c) certification, all street landscaping must be implemented on Lots 2000-2006, 2008 and 2100-2106 in accordance with the certified planting and streetscape plans and implemented as certified to the satisfaction of the Manager of Parks Planning and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, and in particular the following:</u> a) <u>The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.</u> b) <u>Should site factors preclude compliance with any of these conditions, the Manager Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil</u>	Implementation condition which acts as a 'proof condition' at the s224c stage and for appropriate asset handover. Park specialist comments: <i>Council must be confident that the landscaping has been implemented to an appropriate standard and in accordance with the certified plans. Without this safeguard, there is a risk that incomplete or substandard works could be handed over, creating long-term maintenance and associated operational burdens for Council and the community.</i>

	<u>improvement methodology proposed by the consent holder to the satisfaction of Manager Parks Planning.</u> c) <u>Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable.</u> <u>Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Manager Parks Planning immediately.</u>	
55	<u>Landscape Maintenance Plan (Public Roads and Accessway Landscaping)</u> Prior to the issue of the section 224(c) certificate the Consent Holder must provide a Maintenance Plan for all planting and landscaping to be established in public roads and accessways to the Council. The Maintenance Plan must include: <u>POST DEVELOPMENT</u> <u>Maintenance – Streetscape (Lots 8000, 8001 and 8002)</u> <u>Prior to the issue of the section 224(c) certificate, the consent holder must provide for the certification of the Manager of Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the streetscape (Lots 2000-2006, 2008 and 2100-2106). The Maintenance Plan must include:</u> (a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies; (b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth; and (c) Vandalism eradication policies.	Relevant maintenance and s224c stage condition for appropriate asset handover and monitoring.
56	Landscape Maintenance	-

	The Consent Holder must undertake maintenance of streetscape and accessway landscaping in general accordance with the approved Maintenance Plan for a three-year period commencing on the date that the section 224(c) certificate is issued. If any damage/theft to the streetscape and accessway planting occurs during the maintenance period, the Consent Holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting.	
57	As-built Plans The Consent Holder must provide as built plans of completed landscape works (hard and soft) within all public roads and the public accessway in CAD (NZTM 2000) and pdf form in general accordance with the Development Engineering as-built requirements v1.3. Plans must be provided to the Council and include the following details: (a) Asset names; (b) All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting annotated; (c) All underground services and drainage; and; (d) All paint colours, pavers, and concrete types with names of products to be included on the assets schedule.	--
58	Uncompleted Works Bond An uncompleted works bond will be entered into where any landscape works required by the conditions of this consent have not been completed in general accordance with the approved plans. This may apply to matters such as street tree planting and riparian planting so that planting can be implemented at the most appropriate planting season. 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.	
59	Maintenance Bonds for Landscaping on Public Roads and Accessway Prior to the issue of the 224(c) certificate, and in general accordance with section 108(2)(b) of the RMA, the Consent Holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two three years from the issue of the certificate under s224(c) for all public roads and accessways. The amount of the bond will be 1.5 x the contracted rate for two years' maintenance.	All planners agree. Condition amended in response to Panel comment on maintenance period.
60	Landscaping of JOALs 4101, 4102, 4103, 4105, 4110, 4112, and 4114 Prior to the issue of section 224(c) certification, JOALs 4101, 4102, 4103, 4105, 4110, 4112, and 4114 must be landscaped in general accordance with the approved streetscape plans referenced in Condition 1. If there are any changes to the landscaping design from what is shown on the approved plans referenced in Condition 1, the Consent Holder must submit to Council an updated set of landscaping plans.	--
	<i>Consent Notices</i>	
61	For the consent notice conditions below, the Consent Holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the Records of Title for the nominated lots. The consent notice must record that the following condition is to be complied with on a continuing basis:	--
62	Accessway Boundary Treatment (Lots 4015, 4017 and 4018)	--

	Any fencing, hedging or planting along the common boundary of Lots 4015, 4017 and 4018 with a public accessway must be generally in accordance with the approved landscape plans referenced in Condition 1 of the approved LUC 301. Specifically, as indicated on the landscape plans, masonry walls on select corners must not exceed a maximum height of 1.4m. The remaining sections of fencing must not exceed a maximum height of 1.2m and must be at least 50% visually permeable.	
63	Geotechnical Any buildings erected on any residential lot is subject to the requirements of the Geotechnical Assessment Report referenced in Condition 1, Geotechnical Completion Report, and any subsequent reports. Copies of the said plan and report(s) will be held at Council.	--

General Advice Notes

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

prior to applying for a section 223 certificate. For more details refer to <https://www.aucklandCouncil.govt.nz/building-and-consents/types-resource-consents/subdivision-of-property/Pages/road-naming.aspx>.

Advice that engineering approval required

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

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

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

If the EPA drawings require any permanent traffic or parking restrictions, then the Consent Holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee (ATTCC) 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 general accordance with Auckland Transport's standard procedures. It is the responsibility of the Consent Holder to prepare and submit a permanent Traffic and Parking Changes report to the ATTCC for review and approval. A copy of the resolution from the ATTCC must be submitted to the Council prior to applying for a certificate under section 224(c) of the RMA.

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

3.3 Phase 1: Civil Works - List of Reports and Drawings

Reports

Report Title & Reference	Author	Rev	Dated
Construction Noise & Vibration: Milldale Stage 4C Proposed Subdivision and Development	Styles Group	Final	25 February 2025
Geotechnical Assessment Report: Proposed Residential Subdivision Milldale Stage 4C, Milldale, Wainui, No. AKL2024-0257AD	CMW Geosciences	1	20 February 2025
Infrastructure Report: Milldale Stage 4C	WOODS	0	18 February 2025
Transportation Assessment: Milldale Fast Track (Stage 4c), No. 310206322	Stantec	A	<u>27 March 2025</u>
Urban Design Assessment: Milldale – Stages 4C	Barker & Associates Ltd	1	25 February 2025

Drawings

Drawing Title & Reference	Author	Rev	Dated
Architecture Plans			
STAGE 4C - LOCATION AND CONTEXT PLAN (P24-128-CONTEXT-101)	WOODS	1	Feb-25
STAGE 4C - OVERALL PLAN (P24-128-CONTEXT-102)	WOODS	1	Feb-25
STAGE 4C – MASTERPLAN (P24-128-CONTEXT-103)	WOODS	1	Feb-25
STAGE 4C - TYPOLOGY PLAN (P24-128-CONTEXT-104)	WOODS	1	Feb-25
STAGE 4C - YIELD SUMMARY (P24-128-CONTEXT-105)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
Civil Drawings			
SITE LOCATION PLAN\P (Drawing No: P23-481-4C-0-0002-GE)	WOODS	1	Feb-25
ZONING PLAN\P (Drawing No: P23-481-4C-0-0100-GE)	WOODS	1	Feb-25
EXISTING CONTOURS PLAN\P (Drawing No: P23-481-4C-0-1000-EW)	WOODS	1	Feb-25
COMPLETED PRELOAD PLAN\P(Drawing No: P23-481-4C-0-1020-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - OVERALL\P (Drawing No: P23-481-4C-0-1100-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 1 \P (Drawing No: P23-481-4C-0-1101-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 2\ P (Drawing No: P23-481-4C-0-1102-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 3\ P (Drawing No: P23-481-4C-0-1103-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 4\ P (Drawing No: P23-481-4C-0-1104-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - PHASE 1 - SHEET 5\ P (Drawing No: P23-481-4C-0-1105-EW)	WOODS	1	Feb-25
PROPOSED CONTOURS & RETAINING WALL PLAN - FINAL \P (Drawing No: P23-481-4C-0-1110-EW)	WOODS	1	Feb-25
DEPTH CONTOURS (CUT/FILL) PLAN - EXISTING TO PHASE 1\ P (Drawing No: P23-481-4C-0-1200-EW)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
DEPTH CONTOURS (CUT/FILL) PLAN - PHASE 1 TO PHASE 2\P (Drawing No: P23-481-4C-0-1205-EW)	WOODS	1	Feb-25
DEPTH CONTOURS (CUT/FILL) PLAN - EXISTING TO FINAL\P (Drawing No: P23-481-4C-0-1210-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL PLAN\P (Drawing No: P23-481-4C-0-1800-EW)	WOODS	1	Feb-25
ROADING PLAN - OVERALL\P (Drawing No: P23-481-4C-0-2000-RD)	WOODS	1	Feb-25
ROADING PLAN - SHEET 1\P (Drawing No: P23-481-4C-0-2001-RD)	WOODS	1	Feb-25
ROADING PLAN - SHEET 2\P (Drawing No: P23-481-4C-0-2002-RD)	WOODS	1	Feb-25
ROADING PLAN - SHEET 3\P (Drawing No: P23-481-4C-0-2003-RD)	WOODS	1	Feb-25
ROADING PLAN - SHEET 4\P (Drawing No: P23-481-4C-0-2004-RD)	WOODS	1	Feb-25
ROADING PLAN - SHEET 5\P (Drawing No: P23-481-4C-0-2005-RD)	WOODS	1	Feb-25
WASTE MANAGEMENT PLAN\P (Drawing No: P23-481-4C-0-2050-RD)	WOODS	1	Feb-25
ROAD TYPOLOGY PLAN\P (Drawing No: P23-481-4C-0-2200-RD)	WOODS	1	Feb-25
TYPICAL ROAD CROSS SECTIONS SUBURBAN STREETS\P (Drawing No: P23-481-4C-0-2201-RD)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
TYPICAL ROAD CROSS SECTIONS JOALS, PEDESTRIAN WALKWAY & KERB DETAILS\P (Drawing No: P23-481-4C-0-2202-RD)	WOODS	1	Feb-25
DRAINAGE LAYOUT PLAN - OVERALL \P (Drawing No: P23-481-4C-0-3000-DR)	WOODS	1	Feb-25
DRAINAGE LAYOUT - SHEET 1\P (Drawing No: P23-481-4C-0-3001-DR)	WOODS	1	Feb-25
DRAINAGE LAYOUT - SHEET 2\P (Drawing No: P23-481-4C-0-3002-DR)	WOODS	1	Feb-25
DRAINAGE LAYOUT - SHEET 3\P (Drawing No: P23-481-4C-0-3003-DR)	WOODS	1	Feb-25
DRAINAGE LAYOUT - SHEET 4\P(Drawing No: P23-481-4C-0-3004-DR)	WOODS	1	Feb-25
DRAINAGE LAYOUT - SHEET 5\P (Drawing No: P23-481-4C-0-3005-DR)	WOODS	1	Feb-25
OVERLAND FLOW PATH OVERALL PLAN - SHEET 1\P (Drawing No: P23-481-4C-0-3300-DR)	WOODS	1	Feb-25
OVERLAND FLOW PATH OVERALL PLAN - SHEET 2\P(Drawing No: P23-481-4C-0-3301-DR)	WOODS	1	Feb-25
OVERLAND FLOW PATH SECTIONS AND CALCULATIONS - SHEET 1\P (Drawing No: P23-481-4C-0-3302-DR)	WOODS	1	Feb-25
OVERLAND FLOW PATH SECTIONS AND CALCULATIONS - SHEET 2\P (Drawing No: P23-481-4C-0-3303-DR)	WOODS	1	Feb-25
OVERLAND FLOW PATH SECTIONS AND CALCULATIONS - SHEET 3\P (Drawing No: P23-481-4C-0-3304-DR)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
APD TANK DETAILS\P (Drawing No: P23-481-4C-0-3650-DR)	WOODS	1	Feb-25
TYPICAL RAINGARDEN DETAILS PLAN AND LONGSECTION\P (Drawing No: P23-481-4C-0-3700-DR)	WOODS	1	Feb-25
TYPICAL RAINGARDEN DETAILS CROSS SECTIONS\P (Drawing No: P23-481-4C-0-3701-DR)	WOODS	1	Feb-25
WATER RETICULATION PLAN - OVERALL\P (Drawing No: P23-481-4C-0-6000-WR)	WOODS	1	Feb-25
WATER RETICULATION PLAN - SHEET 1\P (Drawing No: P23-481-4C-0-6001-WR)	WOODS	1	Feb-25
WATER RETICULATION PLAN - SHEET 2\P (Drawing No: P23-481-4C-0-6002-WR)	WOODS	1	Feb-25
WATER RETICULATION PLAN - SHEET 3\P (Drawing No: P23-481-4C-0-6003-WR)	WOODS	1	Feb-25
WATER RETICULATION PLAN - SHEET 4\P (Drawing No: P23-481-4C-0-6004-WR)	WOODS	1	Feb-25
WATER RETICULATION PLAN - SHEET 5\P (Drawing No: P23-481-4C-0-6005-WR)	WOODS	1	Feb-25
UTILITY SERVICE TRENCH PLAN\P (Drawing No: P23-481-4C-0-7000-UT)	WOODS	1	Feb-25
Landscape Drawings			
GENERAL ARRANGEMENT PLAN 01 (Drawing 02)	Bespoke	A	Feb-25
GENERAL ARRANGEMENT PLAN 02 (Drawing 03)	Bespoke	A	Feb-25
STAGE 4C STREETSCAPE PLANTING PLAN (Drawing 04)	Bespoke	A	Feb-25

Drawing Title & Reference	Author	Rev	Dated
PLANTING PALETTE – TREES (Drawing 73)	Bespoke	A	Feb-25
PLANTING PALETTE - GROUNDCOVER & SHRUBS (Drawing 74)	Bespoke	A	Feb-25
PLANTING SCHEDULE (Drawing 75)	Bespoke	A	Feb-25
FENCING TYPOLOGIES 01 (Drawing 76)	Bespoke	A	Feb-25
Scheme Plans			
PHASE 1 CIVIL WORKS SUBDIVISION SURVEY SCHEME PLAN (DWG No: P23-481-4C-0-0010-SU)	WOODS	1	Feb-25
PHASE 1 CIVIL WORKS SUBDIVISION SURVEY SCHEME PLAN SCHEDULES (DWG No: P23-481-4C-0-0010B-SU)	WOODS	1	Feb-25

3.4 Phase 2: Comprehensive Residential Development Land Use - Conditions of Consent LUC 302

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025
	<i>General Conditions</i>	
	<i>Explanatory Note:</i> <i>Independent application of conditions in Stage 4C for the development of each lot</i> <i>Unless otherwise stated, the conditions below apply independently to each lot within Stage 4C, regardless of any work being carried out on other lots. This means that compliance with these conditions is required on a lot-by-lot basis, regardless of whether any works are being undertaken on other lots within the same stage. Works on each lot must comply on its own, ensuring implementation is not reliant on progress elsewhere in the development.</i>	
1	The proposal must be carried out in general accordance with the relevant plans and all information submitted with the application for each individual superlot, as detailed below and referenced by the Council under consent numbers [BUN 300]: (a) Application Form and Assessment of Environmental Effects prepared by Woods and B&A, dated 28 March 2025; and (b) Reports and Drawings as listed in Section 3.6.	--
	<i>Lapse & Expiry Dates</i>	
2	Under section 125 and 123 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows:	--

	Consent Reference and Activity	Lapse Date	Expiry Date	
	LUC (s9 Land Use)	7 years	-	
	Under section 125 of the RMA, this consent lapses seven years after the date it is granted unless: (a) The consent is given effect to; or (b) The Council extends the period after which the consent lapses.			
	<i>Consent Compliance Monitoring Charge</i>			
3	The Consent Holder must pay the Council an initial consent compliance monitoring charge of \$1,170.00 \$1,788.00 (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 consent.			Updated
	<i>Siteworks Pre-Construction Conditions</i>			
4	Pre-commencement Meeting Prior to the commencement of the construction and earthworks activity, the Consent Holder must hold a pre-start meeting that: (a) is located on the subject site; (b) is scheduled not less than 5 days before the anticipated commencement of construction and earthworks; (c) includes Monitoring Inspector officer[s], Development Engineer, Consent Holder and Consent Holder's Engineer; and			--

	(d) includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions e.g. the appointed Arborist]. Advice Note <i>To arrange the pre-start meeting please contact the Council to arrange this meeting or email monitoring@aucklandCouncil.govt.nz. The conditions of consent should be discussed at this meeting. All information required by the Council and listed in that condition should be provided 2 days prior to the meeting.</i>	
5	Construction Management Plan A Construction Management Plan (CMP) must <u>be provided to the Council at least two working days prior to each pre-commencement meeting. The CMP must be reviewed</u> at the pre-start meeting and must include the following: (a) Timeframes for key stages of the works authorised under this consent; (b) Resource consent conditions; (c) Erosion and Sediment Control Plan for the scope of works proposed; (d) Chemical Treatment Management Plan; (e) Construction Traffic Management Plan; and (f) Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site.	All planners agree.
6	Construction Traffic Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a Construction Traffic Management Plan (CTMP) to Council for <u>certification approval</u>. This must be prepared in general accordance with the Council's requirements for traffic management plans or CTMPs (as	All planners agree.

applicable) and New Zealand Transport Authority’s Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic. The CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council. Advice Note: <i>The CTMP should include the following:</i> <i>(a) Provide a parking management plan for construction traffic <u>including details of contractor vehicle parking locations</u>.</i> <i>(b) Address the transportation and parking of oversize vehicles (if any).</i> <i>(c) Provide appropriate loading / working areas to minimise disruption to traffic.</i> <i>(d) Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.</i> <i>(e) Provide traffic management plans in compliance with the latest edition of the NZTA “Code of Practice for Temporary Traffic Management” (COPTTM) document.</i> <i>(f) Ensure the site access point must be clearly signposted.</i> <i>(g) Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.</i> <i>(h) Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.</i>	
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	(i) <i>Identify proposed numbers and timing of heavy vehicle movements throughout the day.</i> (j) <i>Identify the location of vehicle and construction machinery access during the period of site works.</i> (k) <i>Identify the storage and loading areas for materials and vehicles.</i> (l) <i>For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the AT Road network of any road closures and a plan to mitigate these effects.</i> (m) <i>Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.</i> (n) <i>Identify the relevant AT approvals.</i> <i>It is the responsibility of the applicant to seek approval for the Traffic Management Plan from AT. Please contact AT on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.</i>	
7	Erosion and Sediment Controls <u>At least five working days</u> prior to the commencement of earthworks activity on the subject site, finalised Erosion and Sediment Control Plans (ESCPs) must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments, and submitted to the Council for certification approval. No earthworks activity on the subject site must commence until the Council has confirmed that that the ESCP(s) satisfactorily	All planners agree.

	meets the requirements of GD05. The ESCP(s) must contain sufficient details to address the following matters: (a) specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in general accordance with GD05; (b) supporting calculations and design drawings as necessary; (c) details of construction methods; (d) monitoring and maintenance requirements; (e) catchment boundaries and contour information as necessary; and (f) details relating to the management of exposed areas (e.g. grassing, mulching). Advice Note: <i>In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in general accordance with section 127 of the RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</i>	
8	Certification of Works Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referenced in Condition 1, and prior to the commencement of earthworks activity on the subject site, a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed and	--

	completed in general accordance with the approved ESCP(s) required by condition 7. Written certification must be in the form of a report or any other form acceptable to the Council. Advice Note: <i>Suitable documentation for certification of erosion and sediment control devices, can be obtained in Appendix C of Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments: Erosion and Sediment Control construction quality checklists.</i>	
	<i>Siteworks During Construction</i>	
9	Progressive Stabilisation The site must be progressively stabilised against erosion throughout the earthworks phase of the project and must be sequenced to minimise the discharge of contaminants to surface water in general accordance with the approved ESCP(s). Advice Note: <i>Stabilisation measures may include:</i> • <i>the use of waterproof covers, geotextiles, or mulching;</i> • <i>top-soiling and grassing of otherwise bare areas of earth; and</i> • <i>aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i> <i>It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.</i>	--

10	Operational Effectiveness to be Maintained The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the ESCPs referenced in Condition 17, must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.	-
11	Stability of the Site/Neighbouring Sites All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.	-
12	Avoid Deposition on Public Road Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters. Advice Note: <i>In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:</i> • <i>provision of a stabilised entry and exit(s) point for vehicles;</i> • <i>provision of wheel wash facilities;</i>	-

	• <i>ceasing of vehicle movement until materials are removed;</i> • <i>cleaning of road surfaces using street-sweepers;</i> • <i>silt and sediment traps; and</i> • <i>catchpit protection.</i> <i>In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.</i>	
13	Completion or Abandonment of Earthworks Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the Council. Advice Note: <i>Stabilisation Measures may include:</i> • <i>The use of mulching or natural fibre matting;</i> • <i>Top-soiling, grassing and mulching of otherwise bare areas of earth; and</i> • <i>Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i> <i>The on-going monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Council, Auckland Council Guidance Document</i>	-

	<i>005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.</i>	
14	Public Assets There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the Consent Holder.	-
15	Supervision of Geotechnical Works. All earthworks including the construction of retaining walls, building foundations and the placement & compaction of fill material must be supervised by a suitably qualified geo-professional. In supervising the works, the suitably qualified geo-professional must ensure that they are constructed and otherwise completed in general accordance with the Geotechnical Assessment Report, and any subsequent reports including the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer's contact details must be provided in writing to the Council prior to earthworks commencing on site.	-
16	Construction Noise All construction works authorised by this consent must only take place between 7.30am and 6.00pm, Monday to Saturday, with no works undertaken at any time on Sundays, or on public holidays. Heavy plant must not be operated within 100m of any occupied building before 7.30am. This condition does not prevent quiet activities from taking place on site outside of standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site).	-

	Advice Note: <i>All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be assessed at 1m from the facade of any building that is occupied when the works are undertaken and in general accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.</i>	
17	Construction Parking and Loading All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.	-
18	Construction Storage All storage of materials and loading and unloading of equipment associated with the construction and earthworks activity must take place within the site boundaries.	-
19	Construction and Earthworks Activities not to Obstruct Access Unless otherwise approved by Council, there must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity.	-
	Siteworks Post-Construction Conditions	
20	Geotechnical Completion Report A Geotechnical Completion Report (GCR) prepared by suitably qualified engineering professional must be provided to the Council for approval to confirm the suitability of the site for the intended development. The GCR must include (but not to be limited to):	All planners agree.

	(a) Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials etc); (b) Retaining wall; (c) Settlement monitoring; (d) Testing; (e) Inspections; (f) Statement of Professional Opinion; and (g) Certified as-built plans. The GCR must also provide justification on soil expansivity, building and/or earthworks limitations, and foundation design parameters. The GCR must be provided to the satisfaction of the Council. Advice Notes • <i>Further investigation/testing may be required to determine soil expansivity.</i> • <i>A building consent may be required for the construction of retaining walls.</i> • <i>Please send documents required as a condition of consent for 'The Council' to: monitoring@aucklandCouncil.govt.nz</i>	
	<i>Architectural and Landscape Design</i>	
21	Architectural Design Plans Prior to the commencement of the construction of dwellings (other than preparatory earthworks and civil infrastructure works), if there are any changes to the architectural design and external elevations from what is shown on the approved plans referenced in Condition 1, the Consent Holder must submit to	-

	Council an updated set of architectural detail drawings and materials specifications for certification. The information submitted must include the following: (a) details of the building's façade treatment / architectural features; (b) materials schedule and specification; (c) fencing typology, height and colour; and (d) external services and any screening elements. Advice note: <i>As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Tamaki Makaurau Design Ope (formerly Urban Design Unit) to provide confirmation of design compliance in relation to architectural drawings and materials specifications under this condition. The confirmation of design compliance does not relate to Building Act 2004 or Building Code compliance. A separate building consent application is required, and all building work must comply with the provisions of the Building Act and Building Code. We recommend that you seek appropriate specialist advice to ensure coordination between compliance with design requirements and Building Act and Building Code compliance.</i>	
22	Landscape Design Prior to the commencement of the construction of dwellings (other than preparatory earthworks and civil infrastructure works), if there are any changes to the landscape design from what is shown on the approved plans referenced in Condition 1, the Consent Holder must provide the Council with an updated set of landscape design drawings.	-
23	Planting Planting must be undertaken within the first planting season (May to September) following the completion of construction works and prior to the development	-

	being first occupied on the subject site. The Consent Holder must implement the proposed planting in general accordance with the relevant landscape plans referenced in Condition 1.	
24	Pedestrian Link Boundary Treatment to JOAL 4102 Any fencing, hedging or planting along the common boundary of Lots 4001 and 4002 with the JOAL 4102 pedestrian link must be generally in accordance with the approved landscape plans referenced in Condition 1. Specifically, as indicated on the landscape plans, masonry walls on select corners must not exceed a maximum height of 1.4m. The remaining sections of fencing must not exceed a maximum height of 1.2m and be at least 50% visually permeable.	-
25	Retaining Walls Prior to the commencement of works (other than preparatory earthworks and civil infrastructure works), if there are any changes to the retaining wall design from what is shown on the approved plans referenced in Condition 1, the Consent Holder must submit to Council an updated set of plans for certification.	-
<i>JOAL Lighting</i>		
26	Lighting Plans Prior to the commencement of construction (excluding preparatory earthworks), if there are any changes to the lighting design and lighting specifications from what is shown on the approved plans and documentation referenced in Condition 1, the Consent Holder must submit to Council a Lighting Plan and Certification / Specifications documentation for certification. The information submitted must include the following: (a) Lighting for all JOAL pedestrian and parking areas;	-

	(b) The lighting design must be designed in general accordance with the Auckland Transport - Transport Design Manual Engineering Design Code for Pedestrian Accessways; and (c) The lighting design / plan and certification / specifications must be prepared by a suitably qualified and experienced professional. The lighting design must demonstrate compliance with AS/NZS1158.3.1:2020 unless Council certification is otherwise provided. Advice note: <i>The purpose of this condition is to ensure that adequate lighting is provided to frequented pedestrian areas within the proposed JOALs 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.</i>	
	<i>Waste Management</i>	
27	Waste Management Plan Prior to the occupation of dwellings, if there are any changes to the waste management plan (WMP) from what is shown on the approved plans referenced	-

	in Condition 1, the Consent Holder must submit to Council an updated WMP for certification. The information must include the following: (a) Proposed waste truck collection route to service the site; (b) Identify the location of street / JOAL infrastructure, furniture and landscaping along the collection route and ensure that these do not impede the collection of waste; (c) The location of food waste, refuse and recycling collection point(s) for each residential unit; (d) Confirm how the waste collection point(s) will be identified (i.e. through signage if a communal collection point proposed) and communicated to future residents; and (e) Provide Council appointed waste management contractors with the authority to access private land (JOALs) to collect waste i.e. through a signed waiver.	
28	Waste Collection Waste management must be carried out in general accordance with an approved WMP, and thereafter retained and maintained, to the satisfaction of the Council. Any amendments to the WMP must be approved by Council and communicated to all lot owners.	-

General Advice Notes

- (1) Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
- (2) For the purpose of compliance with the conditions of consent, "the Council" refers to the Council's monitoring officer unless otherwise specified. Please email monitoring@aucklandCouncil.govt.nz to identify your allocated officer

- (3) For more information on the resource consent process with Council see the Council's website: www.aucklandCouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
- (4) The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
- (5) The Consent Holder is responsible for ensuring that all development and associated works (including mobile plant and scaffolding) complies with the minimum safe distances from overhead electric lines in compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (NZECP34). Resource consent does not confirm compliance with NZECP34. The Consent Holder should ensure that minimum safe distances are achieved before commencing construction where there are overhead electrical lines nearby.*
- (6) The Consent Holder or his Contractor must obtain a Corridor Access Request from Auckland Transport / NZTA prior to the commencement of any works within a legal road.*
- (7) The Consent Holder or his Contractor must obtain a Vehicle Crossing Application from Auckland Transport prior to the commencement of any vehicle crossings construction.*

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025
	<i>General Conditions</i>	
	<i>Explanatory Note:</i> <i>Independent application of conditions in Stage 4C for the subdivision of each lot</i> <i>Unless otherwise stated, the conditions below apply independently to each lot within Stage 4C, regardless of any work being carried out on other lots. This means that compliance with these conditions is required on a lot-by-lot basis, regardless of whether any works and/or subdivision are being undertaken on other lots within the same stage. Works and/or subdivision of each lot must comply on its own, ensuring implementation is not reliant on progress elsewhere in the development.</i>	-
29	The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 300]: (a) Application Form and Assessment of Environmental Effects prepared by Woods and B&A, dated 28 March 2025; and (b) Reports and Drawings as listed in Section 3.6.	-
	<i>Lapse & Expiry Dates</i>	
30	Under section 125 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows:	--

	<table> <tr> <th>Consent Activity</th><th>Reference and Lapse Date</th><th>Expiry Date</th></tr> <tr> <td>SUB (s11 subdivision)</td><td>7 years</td><td>-</td></tr> </table> In the case of approved subdivision SUB302, under section 125 of the RMA this consent lapses 7 years after the date it is granted unless: (a) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or (b) An application under section 125 of the RMA is made to the Council before the consent lapses to extend the period after which the consent lapses and the Council grants an extension.	Consent Activity	Reference and Lapse Date	Expiry Date	SUB (s11 subdivision)	7 years	-	
Consent Activity	Reference and Lapse Date	Expiry Date						
SUB (s11 subdivision)	7 years	-						
	<i>Survey plan approval (s223) conditions applicable to each independent superlot</i>							
31	Survey Plan The Consent Holder must submit a survey plan for each respective stage / superlot in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Stages may be carried out in any sequence and in such a way that all lots will have legal road frontage at time of title issue.	--						
32	Easements and covenants must be registered in general accordance with the approved resource consent subdivision plans referenced in Condition 1. Easements shown on a Memorandum of Easements will be subject to Council approval under Section 223 of the RMA.	--						

33	Amalgamation Conditions JOALs 4101 – 4105, 4107 – 4114, and 4150 will be held pursuant to Section 220(1)(b)(iv) of the RMA by their owners as tenants in common in the said shares as detailed in the Amalgamation Conditions detailed on the approved resource consent subdivision plans referenced in Condition 1. This must be shown on the survey plan.	-
	Covenants	
34	Operation and Maintenance of Private Stormwater Management Device <u>and all other shared assets</u> within JOAL 4150 The Consent Holder must provide a copy of the draft land covenant document to the Council, Legal team. The draft covenant document must include provision for the following items: (c) specifies ownership, operation, and maintenance of the private stormwater system, <u>pedestrian pathways, lighting and speed management measures</u> for JOAL 4150; (d) specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; and (e) in relation to the private stormwater device(s), specifies the operation and maintenance of the private stormwater system to be in general accordance with relevant sections of the OMM supplied to Council and any other relevant consents (as detailed in Condition 40).	Change: Amended wording added All planners agree to addition of points (d) and (e). Council request addition of reference to pedestrian pathways, lighting and speed management measures as these will form part of the JOAL and will need to be maintained

	(f) <u>Specifies that evidence of maintenance (e.g. inspection reports, service logs) must be made available to Auckland Council on request; and</u> (g) <u>Specifies that the device must continue to meet the hydrology mitigation requirements (retention and/or detention) set out in the Wainui East SMP (Version 4, dated 7 September 2016) in perpetuity; and</u> (h) Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ.	
	<i>Section 224(c) compliance conditions</i>	
36	The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the applicable conditions for the respective sub-stage of subdivision consent SUB302 have been complied with, and identify all those conditions that have not been complied with and are subject to the following: (a) a consent notice to be issued in relation to any conditions of this consent to which section 221 applies.	-
	<i>Geotechnical</i>	
37	Geotechnical Assessment Report The Consent Holder must construct buildings and retaining walls in general accordance with the recommendations of the Geotechnical Assessment Report, and any subsequent reports and subsequent Council approved versions to ensure the site is stable and suitable for development.	-
38	Geotechnical Completion Report	-

	A Geotechnical Completion Report prepared by suitably qualified and experienced geo-professional and signed by the chartered geo-professional to confirm that all lots are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.	
	<i>Utilities</i>	
39	Utilities The Consent Holder must make provision for telecommunications and electricity to all lots in general accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Confirmation from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Advice Note: <i>The Consent Holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent.</i>	-
	<i>Wastewater and Water Reticulation</i>	
40	The Army Bay WWTP currently servicing this catchment has limited capacity for additional wastewater connections. A privately owned and operated temporary WWTP (approved as part of this consent package under BUN400) may need to be constructed in order to provide additional capacity for the proposed connections until the Army Bay WWTP is upgraded. At each respective stage of the subdivision, and prior to application for Engineering Approval for that stage, confirmation that adequate wastewater capacity is available in the network for the relevant number of lot connections (or	-

	in the case of superlots the likely number of Development Unit Equivalent (DUEs)) must be sought from the wastewater utility provider. If capacity is not available at the respective stage, Engineering Approval for the public wastewater reticulation network can be approved, however the s224 (c) for the respective stage must not be approved until the temporary WWTP is constructed, commissioned and fully operational.	
41	Connection to Public Network The Consent Holder must design and construct connections to the public wastewater and water reticulation network to serve all Lots in general accordance with the requirements of the wastewater and water utility provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Advice Note: • <i>Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.</i> • <i>Alterations to the public wastewater reticulation network require Engineering Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Approval Process.</i> • <i>Public connections are to be constructed in general accordance with the Water and Wastewater Code of Practice.</i> • <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</i>	-
	Stormwater Reticulation	

42	Connection to Public Network The Consent Holder must design and construct connections to the public stormwater reticulation network to serve all Lots in general accordance with the requirements of the stormwater utility service provider and in general accordance with the approved plans referenced in Condition 1. Confirmation from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA. Advice Note: • <i>Acceptable forms of evidence include Engineering Approval Completion Certificates.</i> • <i>Stormwater utility provider is the Auckland Council Healthy Waters Department.</i> • <i>Public connections are to be constructed in general accordance with the Stormwater Code of Practice.</i> • <i>Alterations to the public stormwater reticulation network require Engineering Approval.</i> • <i>Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.</i>	-
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43	Operation and Maintenance Manual for the Private Stormwater Device in JOAL 4150 An Operation and Maintenance Manual (OMM) must be provided to Council to address the private stormwater management system in JOAL 4150. 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: (a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process; (b) a programme for regular maintenance and inspection of the stormwater management system; (c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices; (d) a programme for post storm inspection and maintenance; (e) a programme for inspection and maintenance of the outfall; (f) general inspection checklists for all aspects of the stormwater management system, including visual checks; and (g) a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.	-
	<i>Accessways and Vehicle Crossings</i>	
44	Vehicle Crossings This condition applies to Lots 4005, 4007, 4013 and 4016. The Consent Holder must provide new vehicle crossings to serve Lots 4005, 4007, 4013 and 4016. The crossing(s) must be designed and formed in general	--

	accordance with the requirements of Auckland Transport. The new crossings must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Confirmation that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.	
	<i>Consent Notices</i>	
45	For the consent notice conditions below, the Consent Holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the Record of Title for the nominated lots. The consent notice must record that the following condition is to be complied with on a continuing basis:	-
46	JOAL Pedestrian Link Boundary Treatment (Lots 4001 and 4002) Any fencing, hedging or planting along the common boundary of Lots 4001 and 4002 with the JOAL 4102 pedestrian link must be generally in accordance with the approved landscape plans referenced in Condition 1 of the approved LUC 302. Specifically, as indicated on the landscape plans, masonry walls on select corners cannot exceed a maximum height of 1.4m. The remaining sections of fencing cannot exceed a maximum height of 1.2m and be at least 50% visually permeable.	-
47	The lots have been created based on development approved in land use consent LUC302 of BUN300. The development on each lot must be in accordance with the plans shown in the approved documents set out in Condition 1 of the land use consent referenced as LUC302 of BUN300 or as may be varied by any subsequent approved resource consent application(s). Note: This consent notice is deemed redundant and must be cancelled on the record of titles pursuant to Section 221 of the Act when the dwelling on each lot is substantially constructed.	DP -Note 1 is deleted as any cancellation of a consent notice is a separate process.

	Note: In the event the dwellings are substantially constructed at the time the S224c completion certificate application is made, the Council must waive the requirement for this consent notice.	
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General Advice Notes

- (1) Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
- (2) For more information on the resource consent process with Council see the Council's website: www.aucklandCouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
- (3) The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

3.6 Phase 2: Comprehensive Residential Development Phase - List of Reports and Drawings

Reports

Report Title & Reference	Author	Rev	Dated
Construction Noise & Vibration: Milldale Stage 4C Proposed Subdivision and Development	Styles Group	Final	25 March 2025
Technical Memo: Expert Response Memo for Milldale Stages 4C and 10-13 Fast-Track Application	Insight Economics	-	4 August 2025
Geotechnical Assessment Report: Proposed Residential Subdivision Milldale Stage 4C, Milldale, Wainui, No. AKL2024-0257AD	CMW Geosciences	1	20 February 2025
Fast Track Application: Specialist Comments Response Addendum	CMW Geosciences	-	31 July 2025
Infrastructure Report: Milldale Stage 4C	WOODS	0	18 February 2025
Technical Memo: Engineering Response Memo Stage 4C	WOODS	-	5 August 2025
Lighting Design Statement: Milldale Stage 4C JOAL Private Lighting, No. 9665	ibex	-	25 March 2025
Transportation Assessment: Milldale Fast Track (Stage 4c), No. 310206322	Stantec	A	25 March 2025
Urban Design Assessment: Milldale – Stages 4C	Barker & Associates Ltd	1	25 February 2025

Drawings

Drawing Title & Reference	Author	Rev	Dated
Architecture Plans			
Site Context Plans			
STAGE 4C - LOCATION AND CONTEXT PLAN (P24-128-CONTEXT-101)	WOODS	1	Feb-25
STAGE 4C - OVERALL PLAN (P24-128-CONTEXT-102)	WOODS	1	Feb-25
STAGE 4C - MASTERPLAN (P24-128-CONTEXT-103)	WOODS	1	Feb-25
STAGE 4C - TYPOLOGY PLAN (P24-128-CONTEXT-104)	WOODS	1	Feb-25
STAGE 4C - YIELD SUMMARY (P24-128-CONTEXT-105)	WOODS	1	Feb-25
Stage 4C-2A / Superlot 4002			
LOT 4001 - PROPOSED SITE PLANS (P24-128-LOT 4001-A101)	WOODS	1	Feb-25
LOT 4002 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4002-A102)	WOODS	1	Feb-25
LOT 4002 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4002-A103)	WOODS	1	Feb-25
LOT 4002 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4002-A104)	WOODS	1	Feb-25
LOT 4002 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4002-A105)	WOODS	1	Feb-25
LOT 4002 - BLOCK ELEVATIONS (P24-128-LOT 4002-A201)	WOODS	1	Feb-25
LOT 4002 - BLOCK ELEVATIONS (P24-128-LOT 4002-A202)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
LOT 4001 - PROPOSED SITE PLANS (P24-128-LOT 4001-A101)	WOODS	1	Feb-25
Stage 4C-2B / Superlot 4005			
LOT 4005 - PROPOSED SITE PLAN (P24-128-LOT 4005-A101)	WOODS	1	Feb-25
LOT 4005 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4005-A102)	WOODS	1	Feb-25
LOT 4005 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4005-A103)	WOODS	1	Feb-25
LOT 4005 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4005-A104)	WOODS	1	Feb-25
LOT 4005 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4005-A105)	WOODS	1	Feb-25
LOT 4005 - BLOCK ELEVATIONS (P24-128-LOT 4005-A201)	WOODS	1	Feb-25
LOT 4005 - BLOCK ELEVATIONS (P24-128-LOT 4005-A202)	WOODS	1	Feb-25
Stage 4C-2C / Superlot 4003			
LOT 4003 - PROPOSED SITE PLAN (P24-128-LOT 4003-A101)	WOODS	1	Feb-25
LOT 4003 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4003-A102)	WOODS	1	Feb-25
LOT 4003 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4003-A103)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
LOT 4003 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4003-A104)	WOODS	1	Feb-25
LOT 4003 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4003-A105)	WOODS	1	Feb-25
LOT 4003 - BLOCK ELEVATIONS (P24-128-LOT 4003-A201)	WOODS	1	Feb-25
LOT 4003 - BLOCK ELEVATIONS (P24-128-LOT 4003-A202)	WOODS	1	Feb-25
Stage 4C-2D / Superlot 4004			
P24-128-LOT 4004-A101 (P24-128-LOT 4004-A101)	WOODS	1	Feb-25
LOT 4004 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4004-A102)	WOODS	1	Feb-25
LOT 4004 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4004-A103)	WOODS	1	Feb-25
LOT 4004 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4004-A104)	WOODS	1	Feb-25
LOT 4004 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4004-A105)	WOODS	1	Feb-25
LOT 4004 - BLOCK ELEVATIONS (P24-128-LOT 4004-A201)	WOODS	1	Feb-25
LOT 4004 - BLOCK ELEVATIONS (P24-128-LOT 4004-A202)	WOODS	1	Feb-25
Stage 4C-2E / Superlot 4001			
LOT 4001 - PROPOSED SITE PLANS (P24-128-LOT 4001-A101)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
LOT 4001 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4001-A102)	WOODS	1	Feb-25
LOT 4001 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4001-A103)	WOODS	1	Feb-25
LOT 4001 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4001-A104)	WOODS	1	Feb-25
LOT 4001 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4001-A105)	WOODS	1	Feb-25
LOT 4001 - BLOCK ELEVATIONS (P24-128-LOT 4001-A201)	WOODS	1	Feb-25
LOT 4001 - BLOCK ELEVATIONS (P24-128-LOT 4001-A202)	WOODS	1	Feb-25
LOT 4001 - BLOCK ELEVATIONS (P24-128-LOT 4001-A203)	WOODS	1	Feb-25
Stage 4C-3A / Superlot 4014			
LOT 4014 - PROPOSED SITE PLANS (P24-128-LOT 4014-A101)	WOODS	1	Feb-25
LOT 4014 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4014-A102)	WOODS	1	Feb-25
LOT 4014 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4014-A103)	WOODS	1	Feb-25
LOT 4014 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4014-A104)	WOODS	1	Feb-25
LOT 4014 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4014-A105)	WOODS	1	Feb-25
LOT 4014 - BLOCK ELEVATIONS (P24-128-LOT 4014-A201)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
LOT 4014 - BLOCK ELEVATIONS (P24-128-LOT 4014-A202)	WOODS	1	Feb-25
Stage 4C-3B / Superlot 4013			
LOT 4013 - PROPOSED SITE PLAN (P24-128-LOT 4013-A101)	WOODS	1	Feb-25
LOT 4013 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4013-A102)	WOODS	1	Feb-25
LOT 4013 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4013-A103)	WOODS	1	Feb-25
LOT 4013 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4013-A104)	WOODS	1	Feb-25
LOT 4013 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4013-A105)	WOODS	1	Feb-25
LOT 4013 - BLOCK ELEVATIONS (P24-128-LOT 4013-A201)	WOODS	1	Feb-25
LOT 4013 - BLOCK ELEVATIONS (P24-128-LOT 4013-A202)	WOODS	1	Feb-25
Stage 4C-3C / Superlot 4012			
LOT 4012 - PROPOSED SITE PLAN (P24-128-LOT 4012-A101)	WOODS	1	Feb-25
LOT 4012 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4012-A102)	WOODS	1	Feb-25
LOT 4012 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4012-A103)	WOODS	1	Feb-25
LOT 4012 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4012-A104)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
LOT 4012 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4012-A105)	WOODS	1	Feb-25
LOT 4012 - BLOCK ELEVATIONS (P24-128-LOT 4012-A201)	WOODS	1	Feb-25
LOT 4012 - BLOCK ELEVATIONS (P24-128-LOT 4012-A202)	WOODS	1	Feb-25
LOT 4012 - BLOCK ELEVATIONS (P24-128-LOT 4012-A203)	WOODS	1	Feb-25
Stage 4C-3D / Superlot 4011			
LOT 4011 - PROPOSED SITE PLAN (P24-128-LOT 4011-A101)	WOODS	1	Feb-25
LOT 4011 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4011-A102)	WOODS	1	Feb-25
LOT 4011 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4011-A103)	WOODS	1	Feb-25
LOT 4011 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4011-A104)	WOODS	1	Feb-25
LOT 4011 - BLOCK ELEVATIONS (P24-128-LOT 4011-A201)	WOODS	1	Feb-25
LOT 4011 - BLOCK ELEVATIONS (P24-128-LOT 4011-A202)	WOODS	1	Feb-25
Stage 4C-3E / Superlot 4010			
LOT 4010 - PROPOSED SITE PLAN (P24-128-LOT 4010-A101)	WOODS	1	Feb-25
LOT 4010 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4010-A102)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
LOT 4010 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4010-A103)	WOODS	1	Feb-25
LOT 4010 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4010-A104)	WOODS	1	Feb-25
LOT 4010 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4010-A105)	WOODS	1	Feb-25
LOT 4010 - BLOCK ELEVATIONS (P24-128-LOT 4010-A201)	WOODS	1	Feb-25
LOT 4010 - BLOCK ELEVATIONS (P24-128-LOT 4010-A202)	WOODS	1	Feb-25
Stage 4C-3F / Superlot 4009			
LOT 4009 - PROPOSED SITE PLAN (P24-128-LOT 4009-A101)	WOODS	1	Feb-25
LOT 4009 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4009-A102)	WOODS	1	Feb-25
LOT 4009 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4009-A103)	WOODS	1	Feb-25
LOT 4009 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4009-A104)	WOODS	1	Feb-25
LOT 4009 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4009-A105)	WOODS	1	Feb-25
LOT 4009 - BLOCK ELEVATIONS (P24-128-LOT 4009-A201)	WOODS	1	Feb-25
LOT 4009 - BLOCK ELEVATIONS (P24-128-LOT 4009-A202)	WOODS	1	Feb-25
Stage 4C-3G / Superlot 4006			

Drawing Title & Reference	Author	Rev	Dated
LOT 4006 - PROPOSED SITE PLAN (P24-128-LOT 4006-A101)	WOODS	1	Feb-25
LOT 4006 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4006-A102)	WOODS	1	Feb-25
LOT 4006 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4006-A103)	WOODS	1	Feb-25
LOT 4006 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4006-A104)	WOODS	1	Feb-25
LOT 4006 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4006-A105)	WOODS	1	Feb-25
LOT 4006 - BLOCK ELEVATIONS (P24-128-LOT 4006-A201)	WOODS	1	Feb-25
LOT 4006 - BLOCK ELEVATIONS (P24-128-LOT 4006-A202)	WOODS	1	Feb-25
Stage 4C-3H / Superlot 4008			
LOT 4008 - PROPOSED SITE PLAN (P24-128-LOT 4008-A101)	WOODS	1	Feb-25
LOT 4008 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4008-A102)	WOODS	1	Feb-25
LOT 4008 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4008-A103)	WOODS	1	Feb-25
LOT 4008 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4008-A104)	WOODS	1	Feb-25
LOT 4008 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4008-A105)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
LOT 4008 - BLOCK ELEVATIONS (P24-128-LOT 4008-A201)	WOODS	1	Feb-25
LOT 4008 - BLOCK ELEVATIONS (P24-128-LOT 4008-A202)	WOODS	1	Feb-25
Stage 4C-3I / Superlot 4007			
LOT 4007 - PROPOSED SITE PLAN (P24-128-LOT 4007-A101)	WOODS	1	Feb-25
LOT 4007 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4007-A102)	WOODS	1	Feb-25
LOT 4006 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4007-A103)	WOODS	1	Feb-25
LOT 4007 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4007-A104)	WOODS	1	Feb-25
LOT 4007 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4007-A105)	WOODS	1	Feb-25
LOT 4007 - BLOCK ELEVATIONS (P24-128-LOT 4007-A201)	WOODS	1	Feb-25
LOT 4007 - BLOCK ELEVATIONS (P24-128-LOT 4007-A202)	WOODS	1	Feb-25
Stage 4C-4A / Superlot 4016			
LOT 4016 - PROPOSED SITE PLAN (P24-128-LOT 4016-A101)	WOODS	1	Feb-25
LOT 4016 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4016-A102)	WOODS	1	Feb-25
LOT 4016 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4016-A103)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
LOT 4016 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4016-A104)	WOODS	1	Feb-25
LOT 4016 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4016-A105)	WOODS	1	Feb-25
LOT 4016 - BLOCK ELEVATIONS (P24-128-LOT 4016-A201)	WOODS	1	Feb-25
LOT 4016 - BLOCK ELEVATIONS (P24-128-LOT 4016-A202)	WOODS	1	Feb-25
Stage 4C-4B / Superlot 4017			
LOT 4017 - PROPOSED SITE PLAN (P24-128-LOT 4017-1A101)	WOODS	1	Feb-25
LOT 4017 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4017-1A102)	WOODS	1	Feb-25
LOT 4017 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4017-1A103)	WOODS	1	Feb-25
LOT 4017 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4017-1A104)	WOODS	1	Feb-25
LOT 4017 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4017-1A105)	WOODS	1	Feb-25
LOT 4017 - BLOCK ELEVATIONS (P24-128-LOT 4017-2A201)	WOODS	1	Feb-25
LOT 4017 - BLOCK ELEVATIONS (P24-128-LOT 4017-2A202)	WOODS	1	Feb-25
Stage 4C-4C / Superlot 4015			

Drawing Title & Reference	Author	Rev	Dated
LOT 4015 - PROPOSED SITE PLANS (P24-128-LOT 4015-A101)	WOODS	1	Feb-25
LOT 4015 - PLANNING COMPLIANCE PLAN (GROUND FLOOR) (P24-128-LOT 4015-A102)	WOODS	1	Feb-25
LOT 4015 - PLANNING COMPLIANCE PLAN (FIRST FLOOR) (P24-128-LOT 4015-A103)	WOODS	1	Feb-25
LOT 4015 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4015-A104)	WOODS	1	Feb-25
LOT 4015 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4015-A105)	WOODS	1	Feb-25
LOT 4015 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4015-A106)	WOODS	1	Feb-25
LOT 4015 - BLOCK ELEVATIONS (P24-128-LOT 4015-A201)	WOODS	1	Feb-25
LOT 4015 - BLOCK ELEVATIONS (P24-128-LOT 4015-A202)	WOODS	1	Feb-25
Stage 4C-5A / Superlot 4020			
LOT 4020 - PROPOSED SITE PLAN (P24-128-LOT 4020-A101)	WOODS	1	Feb-25
LOT 4020 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4020-A102)	WOODS	1	Feb-25
LOT 4020 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4020-A103)	WOODS	1	Feb-25
LOT 4020 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4020-A104)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
LOT 4020 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4020-A105)	WOODS	1	Feb-25
LOT 4020 - BLOCK ELEVATIONS (P24-128-LOT 4020-A201)	WOODS	1	Feb-25
LOT 4020 - BLOCK ELEVATIONS (P24-128-LOT 4020-A202)	WOODS	1	Feb-25
Stage 4C-5B / Superlot 4019			
LOT 4019 - PROPOSED SITE PLAN (P24-128-LOT 4019-A101)	WOODS	1	Feb-25
LOT 4019 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4019-A102)	WOODS	1	Feb-25
LOT 4019 - PLANNING COMPLIANCE DIAGRAMS (P24-128-LOT 4019-A103)	WOODS	1	Feb-25
LOT 4019 - PLANNING COMPLIANCE SUMMARY (P24-128-LOT 4019-A104)	WOODS	1	Feb-25
LOT 4019 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4019-A105)	WOODS	1	Feb-25
LOT 4019 - BLOCK ELEVATIONS (P24-128-LOT 4019-A201)	WOODS	1	Feb-25
LOT 4019 - BLOCK ELEVATIONS (P24-128-LOT 4019-A202)	WOODS	1	Feb-25
Stage 4C-5C / Superlot 4021			
LOT 4021 - PROPOSED SITE PLAN (P24-128-LOT 4021-A101)	WOODS	1	Feb-25
LOT 4021 - PLANNING COMPLIANCE PLAN (GROUND FLOOR) (P24-128-LOT 4021-A102)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
LOT 4021 - PLANNING COMPLIANCE PLAN (FIRST FLOOR) (P24-128-LOT 4021-A103)	WOODS	1	Feb-25
LOT 4021 - PLANNING COMPLIANCE DIAGRAMS (P24-128- LOT 4021-A104)	WOODS	1	Feb-25
LOT 4021 - PLANNING COMPLIANCE SUMMARY (P24-128- LOT 4021-A105)	WOODS	1	Feb-25
LOT 4021 - PROPOSED RETAINING WALL PLAN (P24-128- LOT 4021-A106)	WOODS	1	Feb-25
LOT 4021 - COMMUNAL BIN COLLECTION / BIKE SHED (P24)	WOODS	1	Feb-25
LOT 4021 - BLOCK ELEVATIONS (P24-128-LOT 4021-A201)	WOODS	1	Feb-25
LOT 4021 - BLOCK ELEVATIONS (P24-128-LOT 4021-A202)	WOODS	1	Feb-25
LOT 4021 - BLOCK ELEVATIONS (P24-128-LOT 4021-A203)	WOODS	1	Feb-25
LOT 4021 - BLOCK ELEVATIONS (P24-128-LOT 4021-A204)	WOODS	1	Feb-25
Stage 4C-5D / Superlot 4018			
LOT 4018 - PROPOSED SITE PLANS (P24-128-LOT 4018- A101)	WOODS	1	Feb-25
LOT 4018 - PLANNING COMPLIANCE PLAN (P24-128-LOT 4018-A102)	WOODS	1	Feb-25
LOT 4018 - PLANNING COMPLIANCE DIAGRAMS (P24-128- LOT 4018-A103)	WOODS	1	Feb-25
LOT 4018 - PLANNING COMPLIANCE SUMMARY (P24-128- LOT 4018-A104)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
LOT 4018 - PROPOSED RETAINING WALL PLAN (P24-128-LOT 4018-A105)	WOODS	1	Feb-25
LOT 4018 - BLOCK ELEVATIONS (P24-128-LOT 4018-A201)	WOODS	1	Feb-25
LOT 4018 - BLOCK ELEVATIONS (P24-128-LOT 4018-A202)	WOODS	1	Feb-25
Civil Drawings			
Stage 4C-2A / Superlot 4002			
PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2A-1100-EW)	WOODS	1	Feb-25
PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2A-1200-EW)	WOODS	1	Feb-25
EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2A-1800-EW)	WOODS	1	Feb-25
ROADING PLAN (Drawing No: P23-481-4C-2A-2000-RD)	WOODS	1	Feb-25
WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2A-2050-RD)	WOODS	1	Feb-25
DRAINAGE PLAN (Drawing No: P23-481-4C-2A-3000-DR)	WOODS	1	Feb-25
WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2A-6000-WR)	WOODS	1	Feb-25
Stage 4C-2B / Superlot 4005			
SUPERLOT 4005 STAGE 4C-2B PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2B-1100-EW)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4005 STAGE 4C-2B PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2B-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4005 STAGE 4C-2B EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2B-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4005 STAGE 4C-2B ROADING PLAN (Drawing No: P23-481-4C-2B-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4005 STAGE 4C-2B WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2B-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4005 STAGE 4C-2B DRAINAGE PLAN (Drawing No: P23-481-4C-2B-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4005 STAGE 4C-2B WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2B-6000-WR)	WOODS	1	Feb-25
Stage 4C-2C / Superlot 4003			
SUPERLOT 4003 STAGE 4C-2C PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2C-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4003 STAGE 4C-2C PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2C-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4003 STAGE 4C-2C EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2C-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4003 STAGE 4C-2C ROADING PLAN (Drawing No: P23-481-4C-2C-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4003 STAGE 4C-2C WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2C-2050-RD)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4003 STAGE 4C-2C DRAINAGE PLAN (Drawing No: P23-481-4C-2C-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4003 STAGE 4C-2C WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2C-6000-WR)	WOODS	1	Feb-25
Stage 4C-2D / Superlot 4004			
SUPERLOT 4004 STAGE 4C-2D PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2D-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4004 STAGE 4C-2D PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2D-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4004 STAGE 4C-2D EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2D-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4004 STAGE 4C-2D ROADING PLAN (Drawing No: P23-481-4C-2D-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4004 STAGE 4C-2D WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2D-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4004 STAGE 4C-2D DRAINAGE PLAN (Drawing No: P23-481-4C-2D-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4004 STAGE 4C-2D WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2D-6000-WR)	WOODS	1	Feb-25
Stage 4C-2E / Superlot 4001			
SUPERLOT 4001 STAGE 4C-2E PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-2E-1100-EW)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4001 STAGE 4C-2E PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-2E-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4001 STAGE 4C-2E EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-2E-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4001 STAGE 4C-2E ROADING PLAN (Drawing No: P23-481-4C-2E-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4001 STAGE 4C-2E WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-2E-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4001 STAGE 4C-2E DRAINAGE PLAN (Drawing No: P23-481-4C-2E-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4001 STAGE 4C-2E WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-2E-6000-WR)	WOODS	1	Feb-25
Stage 4C-3A / Superlot 4014			
SUPERLOT 4014 STAGE 4C-3A PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3A-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4014 STAGE 4C-3A PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3A-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4014 STAGE 4C-3A EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3A-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4014 STAGE 4C-3A ROADING PLAN (Drawing No: P23-481-4C-3A-2000-RD)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4014 STAGE 4C-3A WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3A-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4014 STAGE 4C-3A DRAINAGE PLAN (Drawing No: P23-481-4C-3A-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4014 STAGE 4C-3A WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3A-6000-WR)	WOODS	1	Feb-25
Stage 4C-3B / 4013			
SUPERLOT 4013 STAGE 4C-3B PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3B-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4013 STAGE 4C-3B PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3B-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4013 STAGE 4C-3B EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3B-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4013 STAGE 4C-3B ROADING PLAN (Drawing No: P23-481-4C-3B-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4013 STAGE 4C-3B WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3B-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4013 STAGE 4C-3B DRAINAGE PLAN (Drawing No: P23-481-4C-3B-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4013 STAGE 4C-3B WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3B-6000-WR)	WOODS	1	Feb-25
Stage 4C-3C / Superlot 4012			

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4012 STAGE 4C-3C PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3C-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4012 STAGE 4C-3C PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3C-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4012 STAGE 4C-3C EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3C-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4012 STAGE 4C-3C ROADING PLAN (Drawing No: P23-481-4C-3C-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4012 STAGE 4C-3C WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3C-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4012 STAGE 4C-3C DRAINAGE PLAN (Drawing No: P23-481-4C-3C-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4012 STAGE 4C-3C WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3C-6000-WR)	WOODS	1	Feb-25
Stage 4C-3D / Superlot 4011			
SUPERLOT 4011 STAGE 4C-3D PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3D-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4011 STAGE 4C-3D PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3D-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4011 STAGE 4C-3D EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3D-1800-EW)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4011 STAGE 4C-3D ROADING PLAN (Drawing No: P23-481-4C-3D-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4011 STAGE 4C-3D WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3D-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4011 STAGE 4C-3D DRAINAGE PLAN (Drawing No: P23-481-4C-3D-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4011 STAGE 4C-3D WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3D-6000-WR)	WOODS	1	Feb-25
Stage 4C-3E / Superlot 4010			
SUPERLOT 4010 STAGE 4C-3E PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3E-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4010 STAGE 4C-3E PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3E-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4010 STAGE 4C-3E EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3E-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4010 STAGE 4C-3E ROADING PLAN (Drawing No: P23-481-4C-3E-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4010 STAGE 4C-3E WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3E-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4010 STAGE 4C-3E DRAINAGE PLAN (Drawing No: P23-481-4C-3E-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4010 STAGE 4C-3E WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3E-6000-WR)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
Stage 4C-3F / Superlot 4009			
SUPERLOT 4009 STAGE 4C-3F PROPOSED CONTOURS & RETAINING WALL PLAN(Drawing No: P23-481-4C-3F-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4009 STAGE 4C-3F PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3F-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4009 STAGE 4C-3F EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3F-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4009 STAGE 4C-3F ROADING PLAN (Drawing No: P23-481-4C-3F-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4009 STAGE 4C-3F WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3F-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4009 STAGE 4C-3F DRAINAGE PLAN (Drawing No: P23-481-4C-3F-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4009 STAGE 4C-3F WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3F-6000-WR)	WOODS	1	Feb-25
Stage 4C-3G / Superlot 4006			
SUPERLOT 4006 STAGE 4C-3G PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3G-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4006 STAGE 4C-3G PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3G-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4006 STAGE 4C-3G EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3G-1800-EW)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4006 STAGE 4C-3G ROADING PLAN (Drawing No: P23-481-4C-3G-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4006 STAGE 4C-3G WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3G-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4006 STAGE 4C-3G DRAINAGE PLAN (Drawing No: P23-481-4C-3G-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4006 STAGE 4C-3G WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3G-6000-WR)	WOODS	1	Feb-25
Stage 4C-3H / Superlot 4008			
SUPERLOT 4008 STAGE 4C-3H PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3H-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4008 STAGE 4C-3H PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3H-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4008 STAGE 4C-3H EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3H-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4008 STAGE 4C-3H ROADING PLAN (Drawing No: P23-481-4C-3H-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4008 STAGE 4C-3H WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3H-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4008 STAGE 4C-3H DRAINAGE PLAN (Drawing No: P23-481-4C-3H-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4008 STAGE 4C-3H WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3H-6000-WR)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
Stage 4C-3I / Superlot 4007			
SUPERLOT 4007 STAGE 4C-3I PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-3I-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4007 STAGE 4C-3I PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-3I-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4007 STAGE 4C-3I EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-3I-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4007 STAGE 4C-3I ROADING PLAN (Drawing No: P23-481-4C-3I-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4007 STAGE 4C-3I WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-3I-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4007 STAGE 4C-3I DRAINAGE PLAN (Drawing No: P23-481-4C-3I-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4007 STAGE 4C-3I WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-3I-6000-WR)	WOODS	1	Feb-25
Stage 4C-4A / Superlot 4016			
SUPERLOT 4016 STAGE 4C-4A PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-4A-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4016 STAGE 4C-4A PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-4A-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4016 STAGE 4C-4A EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-4A-1800-EW)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4016 STAGE 4C-4A ROADING PLAN (Drawing No: P23-481-4C-4A-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4016 STAGE 4C-4A WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-4A-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4016 STAGE 4C-4A DRAINAGE PLAN (Drawing No: P23-481-4C-4A-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4016 STAGE 4C-4A WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-4A-6000-WR)	WOODS	1	Feb-25
Stage 4C-4B / Superlot 4017			
SUPERLOT 4017 STAGE 4C-4B PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-4B-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4017 STAGE 4C-4B PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-4B-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4017 STAGE 4C-4B EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-4B-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4017 STAGE 4C-4B ROADING PLAN (Drawing No: P23-481-4C-4B-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4017 STAGE 4C-4B WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-4B-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4017 STAGE 4C-4B DRAINAGE PLAN (Drawing No: P23-481-4C-4B-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4017 STAGE 4C-4B WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-4B-6000-WR)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
Stage 4C-4C / Superlot 4015			
SUPERLOT 4015 STAGE 4C-4C PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-4C-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4015 STAGE 4C-4C PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-4C-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4015 STAGE 4C-4C EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-4C-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4015 STAGE 4C-4C ROADING PLAN (Drawing No: P23-481-4C-4C-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4015 STAGE 4C-4C WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-4C-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4015 STAGE 4C-4C DRAINAGE PLAN (Drawing No: P23-481-4C-4C-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4015 STAGE 4C-4C WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-4C-6000-WR)	WOODS	1	Feb-25
Stage 4C-5A / Superlot 4020			
SUPERLOT 4020 STAGE 4C-4A PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-5A-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4020 STAGE 4C-4A PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-5A-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4020 STAGE 4C-4A EROSION AND SEDIMENT CONTROL PLAN \P(Drawing No: P23-481-4C-5A-1800-EW)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4020 STAGE 4C-4A ROADING PLAN (Drawing No: P23-481-4C-5A-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4020 STAGE 4C-4A WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-5A-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4020 STAGE 4C-4A DRAINAGE PLAN (Drawing No: P23-481-4C-5A-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4020 STAGE 4C-4A WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-5A-6000-WR)	WOODS	1	Feb-25
Stage 4C-5B / Superlot 4019			
SUPERLOT 4019 STAGE 4C-5B PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-5B-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4019 STAGE 4C-5B PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-5B-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4019 STAGE 4C-5B EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-5B-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4019 STAGE 4C-5B ROADING PLAN (Drawing No: P23-481-4C-5B-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4019 STAGE 4C-5B WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-5B-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4019 STAGE 4C-5B DRAINAGE PLAN (Drawing No: P23-481-4C-5B-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4019 STAGE 4C-5B WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-5B-6000-WR)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
Stage 4C-5C / Superlot 4021			
SUPERLOT 4021 STAGE 4C-5C PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-5C-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4021 STAGE 4C-5C PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-5C-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4021 STAGE 4C-5C EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-5C-1800-EW)	WOODS	1	Feb-25
SUPERLOT 4021 STAGE 4C-5C ROADING PLAN (Drawing No: P23-481-4C-5C-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4021 STAGE 4C-5C WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-5C-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4021 STAGE 4C-5C DRAINAGE PLAN (Drawing No: P23-481-4C-5C-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4021 STAGE 4C-5C WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-5C-6000-WR)	WOODS	1	Feb-25
Stage 4C-5D / Superlot 4018			
SUPERLOT 4018 STAGE 4C-5D PROPOSED CONTOURS & RETAINING WALL PLAN (Drawing No: P23-481-4C-5D-1100-EW)	WOODS	1	Feb-25
SUPERLOT 4018 STAGE 4C-5D PROPOSED DEPTH (CUT/FILL) PLAN (Drawing No: P23-481-4C-5D-1200-EW)	WOODS	1	Feb-25
SUPERLOT 4018 STAGE 4C-5D EROSION AND SEDIMENT CONTROL PLAN (Drawing No: P23-481-4C-5D-1800-EW)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
SUPERLOT 4018 STAGE 4C-5D ROADING PLAN (Drawing No: P23-481-4C-5D-2000-RD)	WOODS	1	Feb-25
SUPERLOT 4018 STAGE 4C-5D WASTE MANAGEMENT PLAN (Drawing No: P23-481-4C-5D-2050-RD)	WOODS	1	Feb-25
SUPERLOT 4018 STAGE 4C-5D DRAINAGE PLAN (Drawing No: P23-481-4C-5D-3000-DR)	WOODS	1	Feb-25
SUPERLOT 4018 STAGE 4C-5D WATER RETICULATION AND UTILITIES PLAN (Drawing No: P23-481-4C-5D-6000-WR)	WOODS	1	Feb-25
Landscape Plans			
Overall Plans			
GENERAL ARRANGEMENT PLAN 01 (Drawing 02)	BESPOKE	A	Feb-25
GENERAL ARRANGEMENT PLAN 02 (Drawing 03)	BESPOKE	A	Feb-25
STAGE 4C STREETSCAPE PLANTING PLAN (Drawing 04)	BESPOKE	A	Feb-25
PLANTING PALETTE – TREES (Drawing 73)	BESPOKE	A	Feb-25
PLANTING PALETTE - GROUNDCOVER & SHRUBS (Drawing 74)	BESPOKE	A	Feb-25
PLANTING SCHEDULE (Drawing 75)	BESPOKE	A	Feb-25
FENCING TYPOLOGIES 01 (Drawing 76)	BESPOKE	A	Feb-25
FENCING TYPOLOGIES 02 (Drawing 77)	BESPOKE	A	Feb-25
Stage 4C-2A / Superlot 4002	Woods	1	Feb-25
STAGE 4C-2: LOT 4002 DETAIL PLAN (Drawing 09)	BESPOKE	A	Feb-25

Drawing Title & Reference	Author	Rev	Dated
STAGE 4C-2: LOT 4002 FENCING PLAN (Drawing 10)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4002 TREE PLAN (Drawing 11)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4002 PLANTING PLAN (Drawing 12)	BESPOKE	A	Feb-25
Stage 4C-2B / Superlot 4005			
STAGE 4C-2: LOT 4004-4005 DETAIL PLAN (Drawing 17)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4004-4005 FENCING PLAN (Drawing 18)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4004-4005 TREE PLAN (Drawing 19)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4004-4005 PLANTING PLAN (Drawing 20)	BESPOKE	A	Feb-25
Stage 4C-2C / Superlot 4003			
STAGE 4C-2: LOT 4003 DETAIL PLAN (Drawing 13)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4003 FENCING PLAN (Drawing 14)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4003 TREE PLAN (Drawing 15)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4003 PLANTING PLAN (Drawing 16)	BESPOKE	A	Feb-25
Stage 4C-2D / Superlot 4004			
STAGE 4C-2: LOT 4004-4005 DETAIL PLAN (Drawing 17)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4004-4005 FENCING PLAN (Drawing 18)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4004-4005 TREE PLAN (Drawing 19)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4004-4005 PLANTING PLAN (Drawing 20)	BESPOKE	A	Feb-25
Stage 4C-2E / Superlot 4001			
STAGE 4C-2: LOT 4001 DETAIL PLAN (Drawing 05)	BESPOKE	A	Feb-25

Drawing Title & Reference	Author	Rev	Dated
STAGE 4C-2: LOT 4001 FENCING PLAN (Drawing 06)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4001 TREE PLAN (Drawing 07)	BESPOKE	A	Feb-25
STAGE 4C-2: LOT 4001 PLANTING PLAN (Drawing 08)	BESPOKE	A	Feb-25
Stage 4C-3A / Superlot 4014			
STAGE 4C-3: LOT 4014 DETAIL PLAN (Drawing 41)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4014 FENCING PLAN (Drawing 42)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4014 TREE PLAN (Drawing 43)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4014 PLANTING PLAN (Drawing 44)	BESPOKE	A	Feb-25
Stage 4C-3B / Superlot 4013			
STAGE 4C-3: LOT 4013 DETAIL PLAN (Drawing 37)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4013 FENCING PLAN (Drawing 38)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4013 TREE PLAN (Drawing 39)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4013 PLANTING PLAN (Drawing 40)	BESPOKE	A	Feb-25
Stage 4C-3C / Superlot 4012			
STAGE 4C-3: LOT 4012 DETAIL PLAN (Drawing 33)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4012 FENCING PLAN (Drawing 34)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4012 TREE PLAN (Drawing 35)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4012 PLANTING PLAN (Drawing 36)	BESPOKE	A	Feb-25
Stage 4C-3D / Superlot 4011			
STAGE 4C-3: LOT 4011 DETAIL PLAN (Drawing 29)	BESPOKE	A	Feb-25

Drawing Title & Reference	Author	Rev	Dated
STAGE 4C-3: LOT 4011 FENCING PLAN (Drawing 30)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4011 TREE PLAN (Drawing 31)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4011 PLANTING PLAN (Drawing 32)	BESPOKE	A	Feb-25
Stage 4C-3E / Superlot 4010			
STAGE 4C-3: LOT 4007-4010 DETAIL PLAN (Drawing 25)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4008 FENCING PLAN (Drawing 26)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4008 TREE PLAN (Drawing 27)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4008 PLANTING PLAN (Drawing 28)	BESPOKE	A	Feb-25
Stage 4C-3F / Superlot 4009			
STAGE 4C-3: LOT 4007-4010 DETAIL PLAN (Drawing 25)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4008 FENCING PLAN (Drawing 26)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4008 TREE PLAN (Drawing 27)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4008 PLANTING PLAN (Drawing 28)	BESPOKE	A	Feb-25
Stage 4C-3G / Superlot 4006			
STAGE 4C-3: LOT 4006 DETAIL PLAN (Drawing 21)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4006 FENCING PLAN (Drawing 22)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4006 TREE PLAN (Drawing 23)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4006 PLANTING PLAN (Drawing 24)	BESPOKE	A	Feb-25
Stage 4C-3H / Superlot 4008			
STAGE 4C-3: LOT 4007-4010 DETAIL PLAN (Drawing 25)	BESPOKE	A	Feb-25

Drawing Title & Reference	Author	Rev	Dated
STAGE 4C-3: LOT 4007-4010 FENCING PLAN (Drawing 26)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4007-4010 TREE PLAN (Drawing 27)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4007-4010 PLANTING PLAN (Drawing 28)	BESPOKE	A	Feb-25
Stage 4C-3I / Superlot 4007			
STAGE 4C-3: LOT 4007-4010 DETAIL PLAN (Drawing 25)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4007-4010 FENCING PLAN (Drawing 26)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4007-4010 TREE PLAN (Drawing 27)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4007-4010 PLANTING PLAN (Drawing 28)	BESPOKE	A	Feb-25
Stage 4C-4A / Superlot 4016			
STAGE 4C-3: LOT 4016 DETAIL PLAN (Drawing 49)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4016 FENCING PLAN (Drawing 50)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4016 TREE PLAN (Drawing 51)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4016 PLANTING PLAN (Drawing 52)	BESPOKE	A	Feb-25
Stage 4C-4B / Superlot 4017			
STAGE 4C-3: LOT 4017 DETAIL PLAN (Drawing 53)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4017 FENCING PLAN (Drawing 54)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4017 TREE PLAN (Drawing 55)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4017 PLANTING PLAN (Drawing 56)	BESPOKE	A	Feb-25
Stage 4C-4C / Superlot 4015			
STAGE 4C-3: LOT 4015 DETAIL PLAN (Drawing 45)	BESPOKE	A	Feb-25

Drawing Title & Reference	Author	Rev	Dated
STAGE 4C-3: LOT 4015 FENCING PLAN (Drawing 46)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4015 TREE PLAN (Drawing 47)	BESPOKE	A	Feb-25
STAGE 4C-3: LOT 4015 PLANTING PLAN (Drawing 48)	BESPOKE	A	Feb-25
Stage 4C-5A / Superlot 4020			
STAGE 4C-5: LOT 4020 DETAIL PLAN (Drawing 65)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4020 FENCING PLAN (Drawing 66)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4020 TREE PLAN (Drawing 67)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4020 PLANTING PLAN (Drawing 68)	BESPOKE	A	Feb-25
Stage 4C-5B / Superlot 4019			
STAGE 4C-5: LOT 4019 DETAIL PLAN (Drawing 61)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4019 FENCING PLAN (Drawing 62)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4019 TREE PLAN (Drawing 63)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4019 PLANTING PLAN (Drawing 64)	BESPOKE	A	Feb-25
Stage 4C-5C / Superlot 4021			
STAGE 4C-5: LOT 4021 DETAIL PLAN (Drawing 69)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4021 FENCING PLAN (Drawing 70)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4021 TREE PLAN (Drawing 71)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4021 PLANTING PLAN (Drawing 72)	BESPOKE	A	Feb-25
Stage 4C-5D / Superlot 4018			
STAGE 4C-5: LOT 4018 DETAIL PLAN (Drawing 57)	BESPOKE	A	Feb-25

Drawing Title & Reference	Author	Rev	Dated
STAGE 4C-5: LOT 4018 FENCING PLAN (Drawing 58)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4018 TREE PLAN (Drawing 59)	BESPOKE	A	Feb-25
STAGE 4C-5: LOT 4018 PLANTING PLAN (Drawing 60)	BESPOKE	A	Feb-25
Scheme Plans			
Overview Plan			
PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN, Drawing No. P23-481-4C-0011-SU	WOODS	1	Feb-25
Stage 4C-2 / Superlots 4001 – 4005			
PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 2 (DWG No. P23-481-4C-0012-SU)	WOODS	1	Feb-25
PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C - 2 SCHEDULES (DWG No. P23-481-4C-0012B-SU)	WOODS	1	Feb-25
Stage 4C-3 / Superlots 4006 – 4014			
PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 3 SHEET 1 (DWG No. P23-481-4C-0013-SU)	WOODS	1	Feb-25
PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 3 SHEET 2 (DWG No. P23-481-4C-0014-SU)	WOODS	1	Feb-25
PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 3 SCHEDULES (DWG No. P23-481-4C-0014B-SU)	WOODS	1	Feb-25
Stage 4C-4 / Superlots 4015 – 4017			

Drawing Title & Reference	Author	Rev	Dated
PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 4 (DWG No. P23-481-4C-0015-SU)	WOODS	1	Feb-25
PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 4 SCHEDULES (DWG No. P23-481-4C-0015B-SU)	WOODS	1	Feb-25
Stage 4C-5 / Superlots 4018 – 4021			
PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 5 (DWG No. P23-481-4C-0016-SU)	WOODS	1	Feb-25
PHASE 2 RESIDENTIAL SUBDIVISION SURVEY SCHEME PLAN STAGE 4C – 5 SCHEDULES (DWG No. P23-481-4C-0016B-SU)	WOODS	1	Feb-25
Lighting Plans			
ROADWAY LIGHTING PLAN – ISOLUX PLOTS, DRAWING NO. 1, PROJECT NO. 9665	ibex	B	25-March- 2025
ROADWAY LIGHTING PLAN – ISOLUX PLOTS, DRAWING NO. 2, PROJECT NO. 9665	ibex	B	25-March- 2025

4.0 Temporary Wastewater Treatment Plant Conditions of Consent

4.1 Temporary WWTP General Conditions of Consent BUN 400

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025															
	<i>General Conditions</i>																
1.	The proposal must be carried out in general accordance with the plans and all information submitted with the application, as detailed below and referenced by the Council under consent numbers [BUN 400]: (a) Application Form and Assessment of Environmental Effects prepared by Woods and B&A, dated 28 February 2025. (b) Reports and Drawings as listed in Section 4.5.	--															
2.	Under section 125 and 123 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows: <table><tr><th>Consent Activity</th><th>Reference and Lapse Date</th><th>Expiry Date</th></tr><tr><td>LUC (s9 Earthworks)</td><td>5 years</td><td>5 years</td></tr><tr><td>LUC (s9 Land Use)</td><td>5 years</td><td>10 years</td></tr><tr><td>DIS (Discharge to Air)</td><td>5 years</td><td>10 years</td></tr><tr><td>DIS (Wastewater to land)</td><td>5 years</td><td>10 years</td></tr></table>	Consent Activity	Reference and Lapse Date	Expiry Date	LUC (s9 Earthworks)	5 years	5 years	LUC (s9 Land Use)	5 years	10 years	DIS (Discharge to Air)	5 years	10 years	DIS (Wastewater to land)	5 years	10 years	--
Consent Activity	Reference and Lapse Date	Expiry Date															
LUC (s9 Earthworks)	5 years	5 years															
LUC (s9 Land Use)	5 years	10 years															
DIS (Discharge to Air)	5 years	10 years															
DIS (Wastewater to land)	5 years	10 years															

	<table> <tr> <td>WAT (s14 Groundwater Diversion)</td><td>5 years</td><td>10 years</td></tr> </table> (a) In the case of approved consent LUC 401 (Bulk Earthworks), under s123 this consent expires 5 years from the date of <u>commencement</u> of earthworks.	WAT (s14 Groundwater Diversion)	5 years	10 years	
WAT (s14 Groundwater Diversion)	5 years	10 years			
3.	Compliance and Monitoring Charge The Consent Holder must pay the Council an initial consent compliance monitoring charge of \$1,170 <u>\$1,788</u> (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.	Updated			

4.2 Temporary WWTP Land Use Conditions of Consent LUC 401

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025
	<i>WWTP Building and Landscaping</i>	
4.	The WWTP must be constructed in accordance with the approved plans and information referenced in Condition 1. Prior to the commencement of the construction of the WWTP (other than preparatory earthworks and civil infrastructure works), if there are any significant changes to the design of the WWTP from what is shown on the approved plans referenced in Condition 1, the Consent Holder must provide the Council with an updated set of design drawings.	-
5.	No later than the first planting season after the final commissioning and operation of the WWTP, the Consent Holder must implement the landscaping and fencing surrounding the WWTP (1.8m high security fence) in general accordance with the landscape plans approved under Condition 1. Landscaping must be retained and maintained until the WWTP is no longer operating. If there are any changes to the landscaping design from what is shown on the approved plans referenced in Condition 1, the Consent Holder must submit to Council an updated set of landscaping plans for certification.	-
	<i>Siteworks Pre-Construction Conditions</i>	
6.	Pre-commencement Meeting Prior to the commencement of the construction and earthworks activity, the Consent Holder must hold a pre-start meeting that: (a) is located on the subject site;	-

	(b) is scheduled not less than 5 days before the anticipated commencement of construction and earthworks; (c) includes Monitoring Inspector officer[s], Development Engineer, Consent Holder and Consent Holder's Engineer; and (d) includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions e.g. the appointed Arborist]. Advice Note <i>To arrange the pre-start meeting please contact the Council to arrange this meeting or email monitoring@aucklandCouncil.govt.nz. The conditions of consent should be discussed at this meeting. All information required by the Council and listed in that condition should be provided 2 days prior to the meeting.</i>	
7.	Construction Management Plan A Construction Management Plan (CMP) must be made available <u>be provided to the Council at least two working days prior to each pre-commencement meeting. The CMP must be reviewed</u> at the pre-start meeting and must include the following: (a) Timeframes for key stages of the works authorised under this consent; (b) Resource consent conditions; (c) Erosion and Sediment Control Plan for the scope of works proposed; (d) Chemical Treatment Management Plan; (e) Construction Traffic Management Plan; (f) Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site; and (g) Dust Management Plan.	All planners agree.

8.	Construction Traffic Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Construction Traffic Management Plan (CTMP) to Council for certification approval. This must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic. The approved CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council. Advice Note: <i>The CTMP should include the following:</i> <i>a) Provide a parking management plan for construction traffic.</i> <i>b) Address the transportation and parking of oversize vehicles (if any).</i> <i>c) Provide appropriate loading / working areas to minimise disruption to traffic.</i> <i>d) Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.</i> <i>e) Provide traffic management plans in compliance with the latest edition of the NZTA "Code of Practice for Temporary Traffic Management" (COPTTM) document.</i> <i>f) Ensure the site access point must be clearly signposted.</i> <i>g) Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.</i>	All planners agree.
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	h) Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works. i) Identify proposed numbers and timing of heavy vehicle movements throughout the day. j) Identify the location of vehicle and construction machinery access during the period of site works. k) Identify the storage and loading areas for materials and vehicles. l) For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the Auckland Transport Road network of any road closures and a plan to mitigate these effects. m) Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved. n) Identify the relevant Auckland Transport approvals. <i>It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.</i>	
9.	Dust Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Dust Management Plan (DMP) to Council for certification approval. The purpose of the DMP is to outline the potential causes and effects of dust that could be generated during the earthworks phase of the development, and to outline the mitigation measures that could be incorporated by the nominated contractor to avoid objectionable or nuisance emission of dust beyond the site boundary <u>including monitoring frequencies and responses to complaints</u>. The final DMP must be prepared in general accordance with the Infrastructure Report: Milldale Temporary Wastewater Treatment Plant referenced in Condition	All planners agree.

	1 and the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).	
10.	Erosion and Sediment Controls Prior to the commencement of earthworks activity on the subject site, finalised Erosion and Sediment Control Plan(s) (ESCP) must be prepared in general accordance with the application documents referenced in Condition 1 and in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments, and submitted to the Council for certification approval. No earthworks activity on the subject site must commence until the Council has confirmed that the ESCP(s) satisfactorily meets the requirements of GD05. The ESCP(s) must contain sufficient details to address the following matters: (a) specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in general accordance with GD05; (b) supporting calculations and design drawings as necessary; (c) details of construction methods; (d) monitoring and maintenance requirements; (e) catchment boundaries and contour information as necessary; (f) confirmation of any erosion and sediment control measures associated with construction of pedestrian bridges and culvert installation; and (g) details relating to the management of exposed areas (e.g. grassing, mulching). Advice Note: <i>In the event that minor amendments to the ESCP(s) are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP(s) may require an application to be made in general accordance with section 127 of the</i>	All planners agree.

	<i>RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</i>	
11.	Chemical Treatment Management Plan Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments, and submitted to the Council for certification approval. No earthwork activities must commence until confirmation is provided by the Council that the ChTMP, meets the requirements of GD05, and the measures referred to in that plan for the sediment retention ponds and / or decanting earth bunds have been put in place. The plan must include as a minimum: (a) Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds, decanting earth bunds or any other approved impoundment devices; (b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet); (c) Details of optimum dosage (including assumptions); (d) Results of initial chemical treatment trial; (e) A spill contingency plan; and (f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system. Advice Note: <i>In the event that minor amendments to the ChTMP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the CTMP may require an application to be made in general accordance with section 127 of the RMA. Any</i>	All planners agree.

	<i>minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.</i>	
12.	Settlement Monitoring Plan A Settlement Monitoring Plan (SMP) for consolidation settlement due to placement of fill must be submitted to the Council prior to commencement of earthworks onsite. The SMP must be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SMP must also be submitted to the Council for certification approval. The SMP must include, as a minimum, the following information: (a) A monitoring location plan showing the layout and type of all settlement monitoring stations within the fill areas; (b) Timing and frequency of survey of the settlement monitoring stations; and (c) Define the settlement criteria to be met on completion of earthworks.	All planners agree.
13.	Fauna Management Plan Prior to the commencement of vegetation removal and stream riparian restoration works, an Indigenous Fauna Management Plan (FMP) must be submitted to the Council for certification approval. <u>The FMP must be prepared in accordance with the draft FMP prepared by Viridis Environmental Consultants referenced in condition 1.</u> The purpose of the FMP is to inform management options relating to birds, lizards and bats, during the development of the site. The FMP must be prepared by a suitably qualified and experienced Ecologist and include the following details: (a) Bird Management; (b) Lizard Management; and (c) Bat Management.	All planners agree.
14.	Lizard Management Reporting	-

	Within five days of completion of vegetation clearance, all findings resulting from the search and rescue during vegetation removal must be recorded by the supervising ecologist on an Amphibian/Reptile Distribution Scheme (ARDS) Card (or similar form that provides the same information) and sent to Council <u>for certification The information provided must detail the number of lizards captured and the locations they were captured from, and whether any post-release monitoring (and timing) is recommended based on the number of lizards salvaged.</u>	
15.	Stormwater Outlet Structure Prior to the construction of the stormwater dry basin and proposed private stormwater network, the Consent Holder must submit to Council detailed design plans of the outlet structures that enable stormwater discharge to the intermittent stream. The consent holder must design and construct the stormwater outlet structure(s) associated with the stormwater dry basin or proposed private stormwater network to prevent scouring and erosion in accordance with the requirements of the Auckland Council Stormwater Code of Practice.	-
15A NEW	<u>Seasonal Restriction</u> <u>No earthworks on the subject site must be undertaken between 01 May and 30 September in any year without the submission of a 'Request for winter works' to the Council. All requests must be renewed prior to the 1 May and no works must occur until written confirmation 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 may be revoked by Council upon written notice to the Consent Holder.</u>	NEW CONDITION All planners agree.
	<i>Siteworks During Construction Conditions</i>	
16.	Cultural Monitoring The Consent Holder must provide the opportunity for representatives of Ngāti Manuhiri and Te Kawerau ā Maki to monitor earthworks undertaken as part of the construction of the WWTP to ensure effects and impacts associated with earthworks are managed in general accordance with	-

	tikanga. This includes site monitoring inspections at the commencement of works, during (i.e. earthworks complete and sediment controls in place) and at the conclusion of works.	
17.	Progressive Stabilisation The site must be progressively stabilised against erosion throughout the earthworks phase of the WWTP project and must be sequenced to minimise the discharge of contaminants to surface water in general accordance with the ESCP(s). Advice Note: <i>Stabilisation measures may include:</i> • <i>the use of waterproof covers, geotextiles, or mulching;</i> • <i>top-soiling and grassing of otherwise bare areas of earth; and</i> • <i>aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i> <i>It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.</i>	-
18.	Operational Effectiveness to be Maintained The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved ESCP(s) referenced Condition 10, must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.	-
19.	Avoid deposition on Public Road	-

	Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters. Advice Note: <i>In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:</i> • <i>provision of a stabilised entry and exit(s) point for vehicles;</i> • <i>provision of wheel wash facilities;</i> • <i>ceasing of vehicle movement until materials are removed;</i> • <i>cleaning of road surfaces using street-sweepers;</i> • <i>silt and sediment traps; and</i> • <i>catchpit protection.</i> <i>In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating GD05 including any amendments.</i>	
20.	Completion or Abandonment of Earthworks Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the Council.	-

	Advice Note: <i>Stabilisation Measures may include:</i> • <i>The use of mulching or natural fibre matting;</i> • <i>Top-soiling, grassing and mulching of otherwise bare areas of earth; and</i> • <i>Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.</i> <i>The on-going monitoring of these measures is the responsibility of the Consent Holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Council, Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, GD05 including any amendments.</i>	
21.	Public Assets There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the Consent Holder.	-
22.	Stability of the Site/Neighbouring Sites. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.	-
23.	Acoustic Condition All construction works authorised by this consent must only take place between 7.30am and 6.00pm, Monday to Saturday, with no works undertaken at any time on Sundays, or on public holidays. This condition does not prevent quiet activities from taking place on site outside of	-

	standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site). Advice Note: <i>All construction works on site must be designed and conducted to ensure that noise emissions do not exceed the permitted construction noise limits set out in AUP (OP). All construction noise must be assessed at 1m from the facade of any building that is occupied when the works are undertaken and in general accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.</i>	
24.	Construction Noise Notification The Consent Holder must advise the occupants of all dwellings located within 200m of a sub-stage boundary of the earthworks / construction works at least five days before earthworks begin on each sub-stage. The advice must be provided in writing and include the following information: (a) An overview of the construction works including the duration of the project and the working hours on site. (b) The approximate dates and duration of the activities that will generate the highest levels of construction noise and vibration for them. (c) A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project. Advice Note: <i>The purpose of notification of all dwellings within 200m of the site is considered appropriate for scale of earthworks operation proposed. This is provided for information purposes and to inform residents of upcoming construction works.</i>	-

25.	Dust and odour There must be no dust and odour beyond the subject sites as a result of the activities that in the opinion of the Council, is noxious, offensive, or objectionable. All necessary measures must be taken to prevent a dust and odour nuisance to neighbouring properties and public roads, including, but not limited to: (a) The staging of areas of the works; (b) The retention of any existing vegetation; (c) Watering of all access roads, manoeuvring areas, and stockpile during dry periods; (d) Top-soiling and grassing stockpiles (or other similar techniques) if they are not worked; and (e) Suspension of all operations if necessitated by the prevailing conditions.	-
26.	Construction Park and Loading All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads. All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.	-
27.	Construction and Earthworks Activities not to Obstruct Access There must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity. All materials and equipment must be stored within the subject site's boundaries.	-
28.	Geotechnical Completion Report	Delete Condition 1 - typo

	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 general accordance with the Geotechnical Investigation Report referenced in Condition 1, within twenty (20) working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the Council. Condition 1	
	<i>Vegetation Removal</i>	
29.	The Consent Holder must engage the services of a qualified and competent arborist to direct, supervise and monitor the tree removals in riparian margins in general accordance with the Arboricultural Impact Assessment– Milldale Wastewater Treatment Plant, prepared by Arborlab Ltd referenced in Condition 1.	-
30.	All tree removal work must be carried out using accepted arboricultural standards and practice, including tree dismantling procedures which control the fall of stems and branches by approved lowering techniques, in recognition of the need to avoid damage to any vegetation proposed to be retained.	-
31.	The Consent Holder must ensure that all contractors, sub-contractors and workers engaged in all activities covered by this consent are advised of the protection and retention of any remaining vegetation in riparian margins and wetland buffers as detailed in the Arboricultural Impact Assessment - Milldale Wastewater Treatment Plant, referenced in Condition 1. A copy of the conditions of consent must be available at all times on site.	-
32.	For those works in the rootzone of retained vegetation, an auditing report must be prepared by the appointed arborist detailing the works monitored, frequency of monitoring, any effects on vegetation, and any remedial actions required. The auditing report must be prepared at the completion of works and made available to Council upon request.	-
33.	Biosecurity Measures	-

	The following measures must be undertaken by the Consent Holder (and the nominated arboricultural contractor) when working on or near elm trees (as detailed at: https://www.tiakitamakimakaurau.nz/protect-and-restore-our-environment/pests-in-auckland/pest-search/ophnov/): (a) Must not distribute, move or release Dutch elm disease within the Auckland region; (b) Must not move any untreated Dutch elm plant material within the Auckland region; (c) Must destroy all elm plants on land that you occupy if they are infected with Dutch elm disease and you are directed to do so by an authorised person; (d) Must mulch any elm plants that you have been instructed to destroy, and you must not move this infected elm material further than 500m from the site of the parent tree for at least three months after mulching; (e) Must clean all vehicles, machinery or other equipment used in connection with untreated elm material with one of the following disinfectants before moving that vehicle, machinery or equipment off-site: Sterigene, 5% bleach, or 80% ethanol or methylated spirits; and (f) Must not store elm wood for firewood or other purposes. In general, all debris will remain on-site, all equipment and machinery must be cleaned and sterilised prior to entering the site and again before leaving.	
	<i>Post-Construction</i>	
34.	Planting No later than the first planting season after the final commissioning and operation of the WWTP, the Consent Holder must implement the restoration works and landscaping within riparian margin of the Waterloo Creek in general accordance with the following documents approved under Condition 1:	-

	(a) Milldale Wastewater Treatment Plan Landscape Layout Plan, drawing 4672100-AL-S9-1000, prepared by Beca, dated 26/02/2025; (b) Milldale Wastewater Treatment Plan Landscape Layout Plan, drawing 4672100-AL-S9-3000, prepared by Beca, dated 26/02/2025; (c) Ecological Impact Assessment Milldale Private Wastewater Treatment Plan, prepared by Viridis Environmental Consultants, Document 10015-032-01, dated 26 February 2025; (d) Technical Assessment of Environmental Effects of Treated Wastewater Discharge – Milldale WWTP Project, prepared by Babbage, Job No. 67717, dated 25 February 2025; and (e) Arboricultural Impact Assessment Milldale Wastewater Treatment Plant, prepared by ArborLab, Job Ref. 40572, dated February 2025. The Consent Holder must maintain riparian landscaping for a three-year period from the commencement of WWTP operation.	
	<i>WWTP Operational Conditions</i>	
35.	Take-off Manhole The Consent Holder must design and construct the take-off manhole and weir in general accordance with the requirements of the wastewater utility provider, and in general accordance with the approved plans referenced in Condition 1. Engineering Approval must be obtained for these works prior to the commencement of construction. When the WWTP is decommissioned, and subject to approved from the wastewater utility provider, the connection to the take-off manhole and weir must be removed and transmission manhole made good in accordance with the wastewater utility provider standards. <u>The weir and take off man-hole must cause no effect on the operation of the upstream and downstream transmission network.</u>	Additional condition and advice notes inserted in response to comments from WSL. All planners agree.

	<u>Advice Note</u> <u>All physical works shall be constructed in accordance with Auckland Council and Watercare Standards. The following information must be submitted in support of Engineering Approval for the WWTP:</u> (a) <u>Operational management plan of the WWTP and associated offtake structure within the Watercare network; and</u> (b) <u>Details of the take-off manhole and weir in general accordance with the requirements of the Watercare</u>	
36.	Operation and Maintenance On completion of the final commissioning of the WWTP, the Consent Holder must engage the services of a suitably qualified person to be responsible for the day to day operational and maintenance requirements of the plant.	-
37.	Land Contact Infiltration Device The Land Contact Infiltration Device (including the infiltration basis and irrigation field) shall be monitored and maintained by a suitably qualified individual to ensure it continues to perform as intended. Maintenance of the infiltration trench and disposal field shall be carried out at a minimum 3 monthly and a record of any maintenance carried out shall be kept on site and available for review upon request by the council. At a minimum, maintenance must include: (a) A walkover of the infiltration basin to check for blockage, runoff, overflow, or broken lines; (b) Inspection of the infiltration trench for weeds or other potential sources of blockages; and (c) Check for odour.	-

38.	Acoustic Assessment The Consent Holder must provide evidence to Council that the design recommendations of the “Acoustics Assessment Milldale Wastewater Treatment Plant Proposed Construction & Operation, rev Final, prepared by Styles Group, dated 26 February 2025” have been implemented, within two months of the operation of the WWTP.	-														
39.	Operational Noise Levels The noise (rating) level and maximum noise level from the WWTP site must not exceed the levels in the table below, when measured and assessed at the notional boundary of any site in the Future Urban zone or Residential zone respectively as follows. Future Urban Zone <table><tr><th>Time</th><th>Noise level</th></tr><tr><td>Monday to Saturday 7am-10pm</td><td rowspan="2">55dB L_{Aeq}</td></tr><tr><td>Sunday 9am-6pm</td></tr><tr><td>All other times</td><td>45dB L_{Aeq} 75dB L_{AFmax}</td></tr></table> Residential Zone <table><tr><th>Time</th><th>Noise level</th></tr><tr><td>Monday to Saturday 7am-10pm</td><td rowspan="2">50dB L_{Aeq}</td></tr><tr><td>Sunday 9am-6pm</td></tr><tr><td>All other times</td><td>40dB L_{Aeq} 75dB L_{AFmax}</td></tr></table> These limits do not apply to the emergency generator housed on the WWTP site, the operation of which must be limited to testing on a monthly basis during Monday to Friday 9am-5pm and	Time	Noise level	Monday to Saturday 7am-10pm	55dB L _{Aeq}	Sunday 9am-6pm	All other times	45dB L _{Aeq} 75dB L _{AFmax}	Time	Noise level	Monday to Saturday 7am-10pm	50dB L _{Aeq}	Sunday 9am-6pm	All other times	40dB L _{Aeq} 75dB L _{AFmax}	-
Time	Noise level															
Monday to Saturday 7am-10pm	55dB L _{Aeq}															
Sunday 9am-6pm																
All other times	45dB L _{Aeq} 75dB L _{AFmax}															
Time	Noise level															
Monday to Saturday 7am-10pm	50dB L _{Aeq}															
Sunday 9am-6pm																
All other times	40dB L _{Aeq} 75dB L _{AFmax}															

	in instances of emergency power loss to the WWTP to ensure the plant operates to mitigate the formation of odorous conditions.	
40.	Service Truck Access Unless required for emergency works, service trucks (including trucks for solid waste removal) must not access the WWTP outside of the hours of 7:00am and 10:00pm on Monday to Friday, or at any time on Saturday and Sunday.	-
<i>Hazardous Substances</i>		
41.	Where required by Hazardous Substances and New Organisms Act 1996, and prior to the WWTP becoming operational, the Consent Holder must provide copies of Location and Stationary Container Compliance certificates issued by an authorised Compliance Certifier to the Council.	-
42.	Environmental Management Plan The Consent Holder must prepare an Environmental Management Plan (EMP) which is to be provided for Council certification as part of the building consent application process for the WWTP (or sooner if available). Advice note: <i>The purpose of the Environmental Management Plan is to ensure the risks from the site are managed appropriately.</i>	-
43.	The EMP must include, but not be limited to: (a) Identification of the specific activities conducted on the site; (b) Identification of potential contaminants associated with these activities, including a Hazardous Substance Inventory and associated Material Safety Data Sheets;	-

	(c) Methods used to contain identified contaminants and prevent them contacting stormwater runoff as far as practicable, and methods to manage environmental risks from site activities; (d) A Spill Response Plan (which includes the provision that all spills over 20 litres, or any spill of environmentally hazardous substances that has entered the stormwater system, a waterbody or has contacted unsealed ground, must be reported immediately to the Council's 24-Hour Pollution Hotline (09-377-3107)); (e) Accurate site drainage plan(s) showing the location of all site catchpits, containment systems, treatment devices and the discharge point(s) of the site stormwater system; (f) An appropriate auditing programme to ensure site performance with all components of the Environmental Management Plan; (g) Methods for providing and recording staff training; and (h) An Operation and Maintenance Plan.	
44.	The site must be operated and managed in general accordance with the EMP for the duration of the consented activity.	-
45.	The EMP must be reviewed and updated after 12 months from the date of commissioning to the WWTP, to ensure all components of the EMP are still relevant.	-
46.	The EMP must be kept on site and accessible at all times.	-
47.	The Hazardous Substance Inventory, associated Material Safety Data Sheets, and Spill Response Plan must be kept up to date and maintained onsite at all times.	-
48.	Suitable spill kits must be made available on-site at all times for the duration of the consented activity.	-
<i>WWTP Decommissioning</i>		

49.	When the WWTP is decommissioned, the Consent Holder must: (a) Remove all buildings, tanks and structures from the site; (b) Disestablish and remove the Land Contact Infiltration Device; (c) Undertake an environmental investigation for potential contamination in relation to buildings, tanks, structures and the Land Contact Infiltration Device; (d) Topsoil and grass the Land Contact Infiltration Device. Note: The stormwater dry basin within the site may be retained.	-
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4.3 Temporary WWTP Wastewater Discharge Conditions of Consent DIS 401

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025
	<i>General Operation</i>	
50.	The wastewater treatment process at the WWTP and physical discharge facilities must be designed, operated and maintained in general accordance with the approved plans and information referenced in Condition 1.	-
51.	The design of the WWTP must include provision for emergency storage to address the overflow risk related to operational failure, unless the Applicant can provide the Council with evidence of agreement having been reached with Watercare as to an alternative approach to manage the risk of overflows due to emergency shutdown. <u>Such storage shall be sufficient to accommodate 8 hours of operational failure.</u>	Inserted as per Panel draft conditions. Storage volume inserted as per WSL standards. All planners agree.
52.	The annual daily average volume of treated wastewater discharged to land via the Land Contact Infiltration Device) must not exceed an average of 830m ³ /day (as a 12-month rolling mean).	-
52A NEW	<u>The fate of any reverse osmosis reject water must be confirmed in writing to Auckland Council prior to construction of the wastewater treatment plant.</u>	New Condition – all planners agree
52B NEW	<u>Auckland Council must be notified within seven days of any commercial arrangement or agreement reached between Watercare Services Ltd and the</u>	New Condition – all planners agree

	<u>consent holder. Should there be a breach of the agreement, the consent holder shall notify Auckland Council within seven days of the breach.</u> <i><u>Advice Note:</u></i> <i><u>This condition is predicated on the assumption that the consent holder may extract raw wastewater from the Watercare Transmission Main at a rate agreed between the applicant and Watercare, and that reverse osmosis reject water may be returned to the Transmission main. Any prolonged failure to extract and treat the agreed volumes may therefore have a negative effect on Watercare's network, treatment systems and consent compliance. This condition is therefore provided to ensure management of any such occurrence.</u></i>	
	Monitoring and Access	
53.	WWTP Access The Council must be provided access to the WWTP at all reasonable times for the purpose of carrying out monitoring procedures, inspections, surveys, investigations, tests, measurements or take samples while adhering to the Consent Holder's health and safety policies.	-
54.	Flow Meter Prior to the exercise of this consent, the Consent Holder must install a flow meter to record the daily volume of wastewater discharged to the Land Contact Infiltration Device.	-
55.	Wastewater Discharge Record A record of the volume of wastewater discharged daily to the Land Contact Infiltration Device must be kept by the Consent Holder at all times. The Consent Holder must forward the record for the previous year to the Council upon request.	-

	Discharge Quality																	
56.	Subject to any updated parameters as detailed in Condition 71, as measured immediately prior to discharge to the Land Contact Infiltration Device, the treated wastewater from the wastewater treatment system shall comply with the following daily mass loading standards: <table><tr><th>Parameters</th><th>12-month median daily equivalent</th></tr><tr><td>Total Nitrogen (kg/day)</td><td>0.864</td></tr><tr><td>Ammoniacal Nitrogen (kg/day)</td><td>0.26</td></tr><tr><td>cBOD5 (kg/day)</td><td>0.432</td></tr><tr><td>Total Suspended Solids (kg/day)</td><td>3.4</td></tr><tr><td>Total Phosphorus (kg/day)</td><td>0.061</td></tr><tr><td>Escherichia-coli [CFU/100mL]</td><td><4.0</td></tr><tr><td>Enterococci [CFU/100mL]</td><td><4.0</td></tr></table> Advice note: <i>For the purposes of this condition, to determine compliance with the consent limits in Condition 54, the daily total volume of treated wastewater discharged to the Land Contact Infiltration Device shall be taken from a totalised value as provided by the flow meter required by Condition 52 and as recorded from midnight to midnight in line with the requirements of Condition 60.</i> <i>The concentration of the parameters detailed in the table above used to calculate mass loadings shall be as sampled and tested in accordance with Condition 60 by</i>	Parameters	12-month median daily equivalent	Total Nitrogen (kg/day)	0.864	Ammoniacal Nitrogen (kg/day)	0.26	cBOD5 (kg/day)	0.432	Total Suspended Solids (kg/day)	3.4	Total Phosphorus (kg/day)	0.061	Escherichia-coli [CFU/100mL]	<4.0	Enterococci [CFU/100mL]	<4.0	-
Parameters	12-month median daily equivalent																	
Total Nitrogen (kg/day)	0.864																	
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Escherichia-coli [CFU/100mL]	<4.0																	
Enterococci [CFU/100mL]	<4.0																	

	<i>a suitably qualified and experienced person/individual/professional and tested by an IANZ accredited laboratory.</i> <i>The basis for calculation shall be as follows:</i> <i>Daily mass loading (kg/d) = (Totalised Daily flow (m3/d) x 1,000) x (Parameter Concentration (mg/L) / 1,000,000)</i>	
57.	Should three consecutive samples return results above the median limits for any of the parameters detailed above, the consent holder shall notify Auckland Council within 5 working days of the latest result. The consent holder shall then conduct an investigation into the cause, supported by a report to be supplied to Auckland Council. The report must outline the actions being undertaken to address and remedy the cause of the trigger level exceedance and detail whether further monitoring is required.	-
	Notice of Commencement	
58.	The Consent Holder must give the Council no less than 10 working days' notice of the commencement this consent.	
59.	Sampling Access Prior to the commencement of this consent, the Consent Holder must establish adequate facility and access for wastewater quality sampling of the treated wastewater before the wastewater discharges to the Land Contact Infiltration Device. This must be at the minimum: (a) A manual valve located within the WWTP compound; (b) Located post the last treatment step but prior to discharge to Land Contact Infiltration Device; and (c) Installed in a position accessible from ground level but no higher than 1.5m.	

60.	WWTP and Land Contact Infiltration Device Certification Within one month of the commencement of this consent, the Consent Holder must supply the Council with a Producer Statement/Certificate of Compliance from a suitably qualified person, certifying that the WWTP and Land Contact Infiltration Device areas have been constructed as required by this consent.	
61. NEW	<u>The wastewater treatment plant must remain in operation at all times when raw wastewater is passed to it and untreated wastewater must pass through all stages of treatment installed to achieve enhanced nutrient, solids, and pathogen reduction.</u> <i><u>Advice Note:</u></i> <i><u>While the bacterial limits described in condition 55 naturally require that the wastewater treatment be operated in accordance with the application documents, the purpose of this condition is to clarify that the wastewater treatment plant must be operated to achieve significant contaminant reduction. This condition is included to ensure that untreated or very poorly treated wastewater will not be discharged to the receiving environment.</u></i>	NEW All planners agree.
	<i><u>Notice of Commencement</u></i>	
61(A) NEW	<u>The Consent Holder must give the Council no less than 10 working days' notice of the commencement this consent.</u>	NEW All planners agree
61(B) NEW	<u>Sampling Access</u> <u>Prior to the commencement of this consent, the Consent Holder must establish adequate facility and access for wastewater quality sampling of the treated wastewater before the wastewater discharges to the Land Contact Infiltration Device. This must be at the minimum:</u> (d) <u>A manual valve located within the WWTP compound;</u>	NEW All planners agree

	(e) <u>Located post the last treatment step but prior to discharge to Land Contact Infiltration Device; and</u> (f) <u>Installed in a position accessible from ground level but no higher than 1.5m.</u>	
61(C)	<u>WWTP and Land Contact Infiltration Device Certification</u> <u>Within one month of the commencement of this consent, the Consent Holder must supply the Council with a Producer Statement/Certificate of Compliance from a suitably qualified person, certifying that the WWTP and Land Contact Infiltration Device areas have been constructed as required by this consent.</u>	NEW All planners agree
	<i>Treated Wastewater Monitoring (Immediately after the WWTP)</i>	
62.	Wastewater Monitoring The Consent Holder must continuously monitor treated wastewater discharge flows and volume, with data linked to the WWTP Supervisory Control and Data Acquisition (SCADA) system. In addition, the Consent Holder must take 24-hour flow proportioned samples of the treated wastewater on a fortnightly basis from the treated wastewater compliance monitoring point(s) for the purposes of determining compliance with Condition 54 (Discharge Quality). The parameters tested must include those detailed within Condition 60 (24-hour flow proportioned samples and parameters). All wastewater quality analyses must be undertaken by an IANZ accredited or equivalent laboratory. All methods used must be appropriate for the wastewater analyses undertaken. Advice note <i>For the purposes of this condition, to determine compliance with consent limits in Condition 40, no more than 12 samples out of any 24 consecutive fortnightly samples must exceed the specified limit.</i>	-

	<i>The Consent Holder may apply for Managers Approval from Council for a reduction in sampling frequency in the early stages of the development when daily discharge rates are likely to be substantially lower than the consented volume.</i>															
63.	UV Dosage The Consent Holder must ensure and be able to demonstrate that a UV dose of a minimum of 16mWs/cm² is delivered by the UV disinfection facility 85% of the time whilst discharging (calculated on the basis of a 15 minute average) over each calendar month.	-														
64.	Wastewater Samples The Consent Holder must take 24-hour flow proportioned samples (taken in general accordance with Condition 58 - Monitoring treated wastewater discharge flows and volume) of the treated wastewater on a fortnightly basis from the treated wastewater compliance monitoring point and analyse for the parameters set out below. <table><tr><th>Parameters</th><th>Unit</th></tr><tr><td>Total Nitrogen</td><td>(mg/L)</td></tr><tr><td>Ammoniacal Nitrogen</td><td>(mg/L)</td></tr><tr><td>Nitrate Nitrogen</td><td>(mg/L)</td></tr><tr><td>Nitrite Nitrogen</td><td>(mg/L)</td></tr><tr><td>cBOD5</td><td>(mg/L)</td></tr><tr><td>Total Suspended Solids</td><td>(mg/L)</td></tr></table>	Parameters	Unit	Total Nitrogen	(mg/L)	Ammoniacal Nitrogen	(mg/L)	Nitrate Nitrogen	(mg/L)	Nitrite Nitrogen	(mg/L)	cBOD5	(mg/L)	Total Suspended Solids	(mg/L)	-
Parameters	Unit															
Total Nitrogen	(mg/L)															
Ammoniacal Nitrogen	(mg/L)															
Nitrate Nitrogen	(mg/L)															
Nitrite Nitrogen	(mg/L)															
cBOD5	(mg/L)															
Total Suspended Solids	(mg/L)															

	<table><tr><td>Dissolved Reactive Phosphorus</td><td>(mg/L)</td></tr><tr><td>Total Phosphorus</td><td>(mg/L)</td></tr><tr><td>Escherichia-coli</td><td>(CFU/100mL)</td></tr><tr><td>Enterococci</td><td>(CFU/100mL)</td></tr><tr><td>Temperature</td><td>°C</td></tr><tr><td>Electrical Conductivity</td><td>µS/cm</td></tr><tr><td>NpH</td><td>-</td></tr></table> The treated wastewater compliance monitoring point must be at a point within the WWTP compound, immediately following the final wastewater treatment plant step.	Dissolved Reactive Phosphorus	(mg/L)	Total Phosphorus	(mg/L)	Escherichia-coli	(CFU/100mL)	Enterococci	(CFU/100mL)	Temperature	°C	Electrical Conductivity	µS/cm	NpH	-	
Dissolved Reactive Phosphorus	(mg/L)															
Total Phosphorus	(mg/L)															
Escherichia-coli	(CFU/100mL)															
Enterococci	(CFU/100mL)															
Temperature	°C															
Electrical Conductivity	µS/cm															
NpH	-															
<i>Receiving Environment Monitoring Programme</i>																
65.	Water Quality Monitoring Locations The Consent Holder must undertake water quality monitoring at the general locations specified below: (a) Location one – Waterloo Creek Upstream of the Land Contact Infiltration Device; and (b) Location two - Waterloo Creek Downstream of the Land Contact Infiltration Device.	-														
66.	The sample sites must be confirmed with the Council at least three months prior to the commencement of this consent.	-														

67.	Pre-Operational Water Quality Samples For a period of at least 12 months prior to commencement of wastewater discharge, the Consent Holder must take surface water quality samples on a quarterly basis within Waterloo Creek immediately upstream and downstream of the discharge point from the Land Contact Infiltration Device. The purpose of this sampling is to establish a baseline of stream quality prior to the commencement of the discharge.	-
68.	Post-Operational Water Quality Samples Following the first discharge from the WWTP, the Consent Holder must obtain surface water quality samples on a quarterly basis at the same locations within Waterloo Creek immediately upstream and downstream of the discharge point from the Land Contact Infiltration Device. Once the WWTP has been fully utilised at design capacity for a minimum period of two years, the stream monitoring frequency may be reduced to annually (instead of quarterly) provided that results indicate no significant change in surface water quality has resulted from the discharge. Water quality monitoring must be undertaken by a suitably qualified and experienced person, who must provide advice to the Consent Holder if results indicate the water quality has deteriorated because of the WWTP discharge.	-
69.	Water Quality Sample Parameters All surface water quality samples must be tested for the following parameters: (a) pH; (b) Total Suspended Solids; (c) Total ammoniacal nitrogen; (d) Nitrate-nitrogen;	-

	(e) Nitrite-nitrogen; (f) Total nitrogen; (g) Dissolved reactive phosphorous; (h) Total phosphorous; (i) Escherichia coli; (j) Enterococci; and (k) Soluble cBOD5.	
70.	All sample analyses must be undertaken by an IANZ accredited or equivalent laboratory. All methods must be appropriate for the sample analyses undertaken.	-
	<i>Monitoring Ecology</i>	
71.	Pre-Operational Ecology Survey Prior to commencement of the discharge from the WWTP, the Consent Holder must engage a suitably qualified ecologist to undertake a surface water ecology survey in summer, at the same locations within Waterloo Creek immediately upstream and downstream of the discharge point from the Land Contact Infiltration Device. This must include a qualitative assessment of physical habitat characteristics, the collection of macroinvertebrate samples and overnight fish trapping. The purpose of this sampling is to establish a baseline of stream ecology prior to the commencement of the development discharges.	-
72.	Post-Operational Ecology Survey Following the commencement of the discharge from the WWTP, the Consent Holder must conduct ecology surveys on a yearly basis, during spring, at the same locations within Waterloo Creek immediately upstream and downstream of the	-

	discharge point from the Land Contact Infiltration Device. Once the WWTP has been fully utilised at design capacity for a minimum period of two years, subject to Council approval, the in-stream monitoring frequency may be reduced to once every three years if results indicate the ecological community has been unaffected by the discharge. Ecological monitoring must be undertaken by a suitably qualified and experienced person, who must provide advice to the Consent Holder if results indicate the water quality has deteriorated because of the WWTP discharge.	
73.	All surface water ecology surveys must, as a minimum, meet the following requirements: (a) Provide an assessment of fish and macroinvertebrate communities, physical habitat quality, macrophytes and periphyton; (b) Must be undertaken by person(s) suitably qualified in freshwater ecology; (c) Must not be undertaken within two weeks of a flood event; and (d) Must report on any significant trends observed over time.	-
<i>Adaptive Management of Wastewater Discharge</i>		
74.	Water Quality Prior to WWTP Operation Prior to the operation of the WWTP and following the completion of baseline environment and ecological surface water quality monitoring required by Conditions 62, 64 and 66 respectively, and a change occurs: (a) the consent holder may request Council to adjust the daily mass loading figures in Condition 54 prior to the operation of the WWTP system;	-

	(b) any request to adjust Condition 54 must be accompanied by supporting technical evidence that confirms the effects of the discharge to the stream environment remain less than minor; (c) any adjustments requested by the consent holder to the daily mass loading figures in Condition 54 must be certified in writing by Council prior to giving effect to the adjusted figures.	
75.	Water Quality During WWTP Operation During operation of the WWTP, should the surface water quality results required by condition 62, 65 and 66 demonstrate that a change to the mass load discharge would maintain less than minor effects on the surface water quality and ecology: (a) the consent holder may request Council to adjust the daily mass loading figures in Condition 54 during the operation of the WWTP system. (b) any request to adjust condition 54 must be accompanied by supporting technical evidence that confirms the effects of the discharge to the stream environment remain less than minor. (c) any adjustments requested by the consent holder to the daily mass loading figures in Condition 54 must be certified in writing by Council prior to giving effect to the adjusted figures.	-
76. NEW	<u>Army Bay WWTP and Transmission Network</u> <u>The operation of the temporary WWTP will not result in a compromise to the Army Bay WWTP performance or compliance with its discharge consent or the operation Watercare's transmission network by ensuring:</u> <u>(a) provision of a contaminant concentration and corrosion risk assessment of any discharge back to the public network;</u>	New – All planners agree

	<u>(b) provision for monitoring, reporting, and adaptive management in the event of non-compliance of the temporary WWTP.</u> <u>(c) staged development of the WWTP with clear hold points to manage progression of flows to the plant and any discharges back to the public network to ensure flow rates and contaminants are in line with those proposed.</u> <u>(d) ensuring there is no impact on the self-cleansing velocities upstream and downstream of the off-take manhole under dry weather flow and wet weather flow scenarios; and</u> <u>(e) developing a full hydraulic profile of the Milldale Branch Sewer to confirm no adverse backwater or surcharge effects, modelling to include transient flow conditions and sensitivity testing</u>	
	<i>Operations and Management Plan and Emergency Response Plan</i>	
77.	Operations and Management Plan Prior to the commencement of the discharge of treated wastewater, the Consent Holder must prepare an Operations and Management Plan (OMP). The objective of the OMP is to provide a framework for the operation and management of the WWTP and discharge facilities to ensure compliance with the conditions of consent. The OMP must be submitted to the Council for certification approval and must be consistent with the requirements of this condition. The OMP must be reviewed and updated every three years by the Consent Holder and as required as a result of any significant changes in WWTP and discharge facilities' operation or management that could affect the quality and quantity of the discharge. An electronic copy of the OMP must be provided to the Council within 10 working days of a request to do so.	Advice note added - All planners agree.

	As a minimum, the OMP must include: (a) Appropriate people to contact in the event of system malfunction; (b) Provision of manufacturer's specification for the key components of the MBR and UV disinfection systems, including manufacturers performance standards in terms of trans membrane pressure of the MBR units, total suspended solids, and UV transmissivity (UVT) of the treated wastewater; (c) A full description of the entire WWTP, including a site map showing the location of the treatment system, land contact infiltration device, pump station and sampling sites; (d) A description and schedule of the routine inspection, monitoring and maintenance procedures to be undertaken to ensure operation of the WWTP and discharge facilities, complies with this consent; (e) A description of the sampling location/s; (f) A description of the practices and procedures associated with the monitoring and reporting conditions of this consent including (as a minimum): (i) locations and type of monitoring equipment, (ii) maintenance and calibration of monitoring equipment, (iii) schedule and log of monitoring requirements; (g) Contingency plans to remedy any possible variations from normal plant operation that could potentially affect discharge quality; (h) Details of procedures to address a critical power or equipment failure at the WWTP;	
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- (i) Procedures for recording routine maintenance and all major repairs that are undertaken;
- (j) The Consent Holder's chain of command, responsibility and notification protocols;
- (k) A description of odour mitigation measures at the site;
- (l) Procedures for continuous reviewing and improving of the manual; and
- (m) Procedures to immediately advise the owners and occupiers of 36 Sidwell Road by email, phone or text of any accidental overflows, emergency discharges and/or breaches of the discharge consent conditions, including notification of an 'all clear' where applicable.

Advice Note - Use of Public Assets Consent Holder Agreement with Watercare

The WWTP includes the use of public assets including the wastewater network owned and managed by Watercare. A formal agreement between the consent holder and Watercare is required to be in place prior to the commissioning of the WWTP.

The agreement must address:

- (a) **Operation management protocols, including emergency response procedures,**
- (b) **The Consent Holders obligations regarding activities in proximity to Watercare assets**
- (c) **Requirements for performance, monitoring, quality control, and testing of any discharges into the Watercare network**
- (d) **Emergency response protocols in the event of plant failure**
- (e) **A decommissioning management plan for the plant**

The agreement must also address:

	<u>That to date evidence provided to Watercare has concluded there are no adverse effects on the wastewater network down stream of the WWTP. Prior to commencement of operation of the WWTP and the Consent Holder obtaining Certificate of Title for any residential lots under Milldale Stages 10 - 13, the Consent Holder must provide the following information to Watercare:</u> (a) <u>Proof that the WWTP will operate in accordance with the application documents referenced in Condition 1.</u> (b) <u>Proof that the RO discharge is in accordance with the application documents referenced in Condition 1.</u> (c) <u>A copy of the Emergency Response Plan (ERP) as set out in Condition 77.</u> <u>Testing of the systems prior to operation of the WWTP to confirm that they are operating in accordance with the application documents referenced in Condition 1</u>	
78.	Emergency Response Plan Prior to the commencement of the operation of the WWTP, a final Emergency Response Plan (ERP) must be submitted to Council for certification approval. <u>Approval from Watercare of the ERP must be obtained before the ERP is submitted to Council. Evidence of Watercare's written approval must be provided with the submission of the ERP to Council.</u> The objective of the EMP is to identify risks to personnel on site and within the vicinity of the plant, and how these must be responded to in the event of an emergency. The final ERP must be prepared in general accordance with the application documents referenced in Condition 1. The ERP must include procedures to immediately advise the owners and occupiers of 36 Sidwell Road by email, phone or text of any accidental overflows,	Further text added - All planners agree.

	emergency discharges and/or breaches of the discharge consent conditions, including notification of an 'all clear' where applicable.	
	<i>Odour Management</i>	
79.	Odour Emissions There must be no odour emission from the treatment system that is offensive or verified as objectionable by the Council assessor to such an extent that it has an adverse effect on the environment beyond the boundary of the property on which the WWTP is located.	-
80.	Significant Air Discharge Notification Council must be notified as soon as practicable in the event of any significant discharge to air which results, or has the potential to result, in a breach of Condition 76 (Odour emission management). The information must include details of the nature of the discharge, an explanation of the cause, and remedial action being undertaken.	-
81.	Odour Management Plan An Odour Management Plan must be submitted to the Council for certification approval prior to the commissioning of the WWTP. The Odour Management Plan must detail the maintenance and inspection procedures for the odour control system, as well as the procedures for the receipt, recording, and handling of odour complaints.	Update – all planners agree
	<i>Reporting</i>	
82.	Annual Report The Consent Holder must prepare and, if requested by Council, forward an annual report in writing to the Council by 30 June each year. A copy of the report	-

	shall also be sent to the owners and occupiers of 36 Sidwell Road. The annual report must cover the preceding 12-month period (from 1 April the preceding year until 31 March of the current year) and must report on compliance with this consent. As a minimum, the report must include: (a) Comments on compliance with this consent, and actions taken where there has been non-compliance; (b) A summary of any complaints received, the validity of each complaint and the corrective action taken; (c) A summary of any malfunctions or breakdowns and the corrective action taken; and (d) Any other issues considered relevant by the Consent Holder. (e) Any other reports conducted in the previous year.	
83.	Operations and Management Plan At all times the Consent Holder must provide to Council, on request, the most up-to-date Operations and Management Plan.	-
84.	Maintenance Service Contract A maintenance service contract, which provides for the operation and servicing of the WWTP, must be entered into with an appropriately qualified contractor prior to the exercising of this consent.	-
85.	All analysis carried out in connection with this consent must be performed by a laboratory that meets ISO 17025 standards, or otherwise as specifically approved by the Council.	-
86.	No sludge or grease is permitted to be discharged to land or water.	-

4.4 Temporary WWTP Air Discharge Conditions of Consent DIS 402

The consent is subject to the following conditions:

Condition No.	Condition	Auckland Council Amendments– 18/09/2025
	<i>WWTP Air Discharge Performance Standards</i>	
87.	Odour & Dust Discharges Beyond the boundary of Lot 4 DP 353309, there must be no odour and/or dust caused by the discharge which, as verified by a suitably qualified and experienced person, is the cause of a noxious, dangerous, offensive or objectionable effect.	-
88.	Hazardous Air Pollutant Discharges Beyond the boundary of Lot 4 DP 353309 there must be no hazardous air pollutant, caused by discharges, which is present at a concentration that causes, or is likely to cause adverse effects to human health, ecosystems or property.	-
89.	Visible Emissions Discharges from any activity on site must not give rise to visible emissions, other than water vapour or heat haze, to an extent which, as verified by the Council assessor, is the cause of a noxious, dangerous, offensive or objectionable effect.	-
90.	Operations and Maintenance Manual All processes on site must be operated in general accordance with the Operations and Maintenance Manual (OMM) required by Condition 96 (OMM). All processes must be operated, maintained, supervised, monitored, and	-

	controlled to ensure that all emissions authorised by this consent are maintained at the minimum practicable level.	
	<i>Enclosure of Odour Sources</i>	
91.	A ventilation system must be designed and operated to minimise fugitive emissions of odour from the ventilated sources or ventilation system. At a minimum the following processes must be enclosed and mechanically ventilated to an Odour Control Unit (OCU): (a) Headworks screens; (b) Sludge storage tanks and skips; (c) Sludge dewatering equipment; and (d) WWTP sump.	-
	<i>Odour Unit Performance</i>	
92.	Odour Control Units All Odour Control Units (OCU) used to treat mechanically ventilated air must incorporate one or more carbon adsorber units designed, constructed, operated and maintained in general accordance with Condition 86 (carbon adsorber units).	-
93.	Carbon Adsorber Units All carbon adsorber units must be designed, constructed, maintained and operated in general accordance with the following: (a) In-line duct heating must be provided on the inlet side of each adsorber unit to ensure that the temperature of the saturated air to the OCU can be raised to achieve reduced humidity to prevent condensation and	-

	promote optimal adsorption in the activated carbon bed. The capacity of heaters used for this purpose must be sufficient to reduce the relative humidity of the maximum design inlet air flow to no greater than 70% from 100% at 20 degrees Celsius; (b) The absorptive media must comprise activated carbon that is steam activated and impregnated with sodium hydroxide or potassium hydroxide, potassium iodide or copper oxide; (c) The depth of adsorptive media must be such that the minimum residence time of airflow through the media is no less than 3 seconds at the maximum design airflow; (d) The adsorptive media must be evenly distributed in the bed so that no bypassing or short circuiting of inlet airflow occurs; and (e) The media is to be replaced as soon as practicable (and no later than within one month) where testing conducted indicates that saturation may occur within two months of testing.	
	<i>Anaerobic Process Conditions</i>	
94.	Dissolved Oxygen Concentration The Dissolved Oxygen (DO) concentration in any aeration tanks must not remain below 0.1 ppm for more than 12 consecutive hours.	-
95.	If the DO concentration in an aeration tank is less than 0.2 ppm for more than 8 consecutive hours the Consent Holder must notify the Council within 24 hours and investigate and determine the cause and take the action necessary to ensure the compliance limits are not breached. The Consent Holder must document each trigger level exceedance and investigation and provide	-

	summaries in the annual report and provide to the Council within 48 hours of a request.	
96.	Monitoring The Consent Holder must monitor and record operational parameters of WWTP units as follows: (a) Continuous flow metering of all influent flows to the WWTP; (b) Continuous monitoring of DO concentration in each aeration tank; (c) Continuous monitoring of Oxidation-reduction potential in each anoxic tank; and (d) Continuous monitoring of operation of fans of the mechanical ventilation system. The data must link to the WWTP SCADA system with alarms to indicate alert level exceedances as set out in the Operations and Maintenance Manual (OMM) prepared in general accordance with Condition 96 (OMM). All data, including flow records, must be recorded for a minimum of five years and provided to the Council within 48 hours of a request.	-
97.	WWTP Air Ventilation System The WWTP must be designed such that the operational parameters of the air ventilation system and OCUs are as follows: (a) For carbon adsorber units, saturation of the adsorptive media can be checked on at least a monthly basis.	-
98.	Meteorological Monitoring Station Prior to commissioning of the WWTP, the Consent Holder must install and thereafter operate and maintain a meteorological monitoring station at or	-

	within 500 m of the WWTP site to record wind speed, wind direction, ambient air temperature and relative humidity. At a minimum: (a) The monitoring station must include an ultrasonic anemometer or equivalent measurement device capable of measuring wind speeds at a resolution of no greater than 0.1 m/s and capable of measuring wind direction at a minimum wind speed of no greater than 0.1 m/s; (b) Weather parameters must be measured continuously, at a frequency of not more than 1-minute intervals; and (c) 10-minute averaged meteorological data must be retained in the form of an electronic record for a minimum of five years. Meteorological data must be provided to the Council within 48 hours of a request. The monitoring station must be calibrated in general accordance with the manufacturers' recommendations for each instrument, with the documentation of the calibration retained and must be provided to the Council within one week of a request.	
99.	Operator Availability An appropriately trained wastewater operator must be available twenty-four hours a day and seven days per week to respond to any plant contingencies that may cause an adverse odour nuisance effect outside the site boundary.	-
100.	Preventative Maintenance The Consent Holder must implement a system of scheduling, undertaking and documenting preventative maintenance on all equipment critical to the effective operation of the odour control systems and other plant processes that affect odour as set out in the Operations and Maintenance Manual (OMM) prepared in general accordance with Condition 96 (OMM). An updated copy of	-

	the maintenance schedule must be provided with the annual report each year. Information which demonstrates compliance with this must be provided to the Council within 5 working days of a request.	
101.	Power Outages The following management measures for power outages must be implemented: (a) A power outage alarm system must be installed and maintained which provides electronic notification of (via SMS and email at a minimum) of any loss of mains power supply to the WWTP; (b) The Consent Holder must maintain a generator on site that is configured to automatically start upon loss of mains power supply. The generator must be of sufficient capacity to power all aeration systems, recycle pumps, odour control and air extraction systems, at a minimum; and (c) The alarm system, DO probe and supporting data telemetry system must be powered by an uninterruptable power supply with a minimum 4-hour battery life.	-
102.	Critical Spares The Consent Holder must implement the following, such that the equipment critical to the effective operation of the WWTP, OCUs and air extraction system and ongoing compliance with the conditions of this consent is operational as soon as practicable and no later than 24 hours after any failure or outage: (a) Hold onsite or maintain reliable access to spare equipment critical to the effective operation of the WWTP, OCUs and air extraction system and ongoing compliance with the conditions of this consent; and	-

	(b) Retain staff or contractors capable of installation and maintenance of the equipment.	
103.	Operations and Maintenance Manual (OMM) Within 3 months of the date of commencement of the WWTP an Operations and Maintenance Manual (OMM) must be submitted to the Council, to confirm that the activities undertaken in general accordance with the OMM will achieve the objectives of the plan and compliance with the relevant consent conditions. The OMM must incorporate a series of monitoring, management and operational procedures, methodologies and contingency plans, and together must accurately record all information required to comply with the conditions of this consent. The OMM must include the following: (a) An overview description of WWTP processes and activities and associated sources of odour and other air contaminants; (b) Identification of potential odour sources (including potential fugitive odour sources), risks of odour impacts associated with each source and procedures for minimising risks as far as practical: (i) For each odour source and emission control system, this is to include identification of key process operating parameters for odour management, how these will be monitored, alert level thresholds, and procedures to respond to alert level exceedances; (ii) Identification of critical spares and procedures to ensure availability of critical spares; (iii) Contingency procedures for each emergency, plant breakdown, equipment failure and malfunction scenario that could result in an increase in emissions to air;	-

	(c) Procedures for implementing the monitoring requirements of this consent; (d) Training and induction of personnel operating the WWTP; (e) Procedures for responding to and investigating complaints relating to odour or other air contaminants emitted from the WWTP; (f) Roles and responsibilities of personnel for implementing the requirements set out in the OMM; (g) Contact details of key personnel including after hours; and (h) Procedures for reviewing and/or improving the OMM.	
104.	Notification of Potential Non-Compliance The council must be notified as soon as practicable in the event of any significant discharge to air, which results or has the potential to result in a breach of air quality conditions or adverse effects on the environment. The following information must be supplied: (a) Details of the nature of the discharge; (b) An explanation of the cause of the incident; and (c) Details of remediation action taken	-
105.	Complaint Response The Consent Holder must maintain a log of all complaints (including those received via third parties including the Council) regarding odour. The Consent Holder must notify the Council of each complaint as soon as practicable. The compliant log must be made available to the Council at all reasonable times on request. The Consent Holder must record the following details in the complaint log:	-

	(a) Time and type of complaint including details of the incident, e.g. duration, location and any effects noted; (b) Name, address and contact phone number of the complainant unless the complainant elects not to supply these details; (c) Weather conditions, including approximate wind speed and direction, at time of the complaint, including the data collected from the weather station required by Condition 91 (Meteorological monitoring station); (d) The likely cause of the complaint and the response made by the Consent Holder including any corrective action undertaken if applicable; (e) Future actions proposed as a result of the complaint, if applicable; and (f) The response from the Consent Holder to the complainant.	
106.	Review of Conditions The Council may, within one month following each anniversary of commencement of this consent, serve notice on the Consent Holder under section 128(1) of the Resource Management Act 1991, of its intention to review the conditions of this resource consent for the following purposes: (a) Deal with any significant adverse effects on the environment arising from the exercise of the consent which was not foreseen at the time the application was considered and which is appropriate to deal with at the time of the review. (b) Consider the adequacy of conditions which prevent nuisance and adverse effects beyond the boundary of the Site, particularly if regular or frequent complaints have been received and validated by an enforcement officer.	-

	(c) Consider developments in control technology and management practices that would enable practical reductions in the discharge of contaminants to air. (d) Alter the monitoring requirements, including requiring further monitoring, or increasing or reducing the frequency of monitoring. Or, the consent may be reviewed by the Manager Resource Consents 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.	
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4.5 Temporary WWTP List of Reports and Drawings

Reports

Report Title & Reference	Author	Rev	Dated
Acoustic Assessment: Milldale Wastewater Treatment Plant Proposed Construction & Operation	Styles Group	1	26 February 2025
Arboricultural Impact Assessment: Milldale Wastewater Treatment Plant	Arborlab Limited	-	February 2025
Archaeological Assessment: Wainui, Auckland, Milldale Development, Auckland – Wastewater Treatment Plant: Fast Track Archaeological Assessment	Clough & associates Limited	A	February 2025
Geotechnical Investigation Report: Milldale Temporary Wastewater Treatment Facility	CMW Geosciences	1	26 February 2025
Groundwater Assessment: Milldale Wastewater Treatment Plant	Williamson Water & Land Advisory	1	25 February 2025
Infrastructure Report: Milldale Temporary Wastewater Treatment Plant	WOODS	0	28 March 2025
Technical Memo: Engineering Response Memo Wastewater Treatment Plant	WOODS	1	5 August 2025
Ecological Impact Assessment: Milldale Private Wastewater Treatment Plant	Viridis Limited	Final 1	26 February 2025
Economic Assessment of Milldale Stages 4C and 10-13 Fast-track Application	Insight Economics	Final	27 March 2025

Report Title & Reference	Author	Rev	Dated
Milldale Subdivision Wastewater Treatment Plant: Hazardous Substances and ITA Assessment	Williamson Water & Land Advisory	-	20 February 2025
Preliminary Site Investigation: Wastewater Treatment Plant Lot 4 DP 353309 Wainui	Groundwater and Environmental Services	A	24 February 2025
Technical Assessment of Discharges to Air from Proposed Wastewater Treatment Plant – Milldale, Orewa	Air Matters Limited	6	26 March 2025
Technical Assessment of Environmental Effects of Treated Wastewater Discharge – Milldale WWTP Project	Babbage Consultants	1	25 February 2025
Wastewater Treatment Plant Design Report – For Consenting	Apex Water Limited	1	20 February 2025
Technical Note – Response to Requests for Additional Information	Apex Water Limited	3	1 August 2025

Drawings

Drawing Title & Reference	Author	Rev	Dated
Landscape Drawings			
Landscape Layout Plan: Planting Sheet 1 or 2 (Drawing No: 4672100-AL-S9-1000)	BECA Limited	A	26 February 2025
Landscape Layout Plan: Planting Sheet 2 or 2 (Drawing No: 4672100-AL-S9-3000)	BECA Limited	A	26 February 2025

Drawing Title & Reference	Author	Rev	Dated
Civil Drawings			
OVERALL ZONING PLAN (Drawing No: P24-189-0005-GE-WWTP)	WOODS	1	Feb-25
EXISTING TITLE PLAN (Drawing No: P24-189-0020-GE-WWTP)	WOODS	1	Feb-25
SITE LOCATION PLAN (Drawing No: P24-189-0100-GE-WWTP)	WOODS	1	Feb-25
EXISTING CONTOURS PLAN (Drawing No: P24-189-1000-EW-WWTP)	WOODS	1	Feb-25
PROPOSED CONTOURS PLAN (Drawing No: P24-189-1100-EW-WWTP)	WOODS	1	Feb-25
CUT AND FILL CONTOURS PLAN (Drawing No: P24-189-1200-EW-WWTP)	WOODS	1	Feb-25
PROPOSED EARTHWORKS CROSS SECTIONS PLAN (Drawing No: P24-189-1300-EW-WWTP)	WOODS	1	Feb-25
PROPOSED EARTHWORKS CROSS SECTIONS – SHEET 1 OF 3 (Drawing No: P24-189-1301-EW-WWTP)	WOODS	1	Feb-25
PROPOSED EARTHWORKS CROSS SECTIONS – SHEET 2 OF 3 (Drawing No: P24-189-1302-EW-WWTP)	WOODS	1	Feb-25
PROPOSED EARTHWORKS CROSS SECTIONS – SHEET 3 OF 3 (Drawing No: P24-189-1303-EW-WWTP)	WOODS	1	Feb-25
EROSION & SEDIMENT CONTROL PLAN (Drawing No: P24-189-1800-EW-WWTP)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
EROSION & SEDIMENT CONTROL STANDARD DETAILS – SHEET 1 OF 3 (Drawing No: P24-189-1801-EW-WWTP)	WOODS	1	Feb-25
EROSION & SEDIMENT CONTROL STANDARD DETAILS – SHEET 2 OF 3 (Drawing No: P24-189-1802-EW-WWTP)	WOODS	1	Feb-25
EROSION & SEDIMENT CONTROL STANDARD DETAILS – SHEET 3 OF 3 (Drawing No: P24-189-1803-EW-WWTP)	WOODS	1	Feb-25
OVERALL LAYOUT PLAN (Drawing No: P24-189-2000-RD-WWTP)	WOODS	1	Feb-25
PROPOSED TYPICAL CROSS SECTIONS – SHEET 1 OF 2 (Drawing No: P24-189-2200-RD-WWTP)	WOODS	1	Feb-25
PROPOSED TYPICAL CROSS SECTIONS – SHEET 2 OF 2 (Drawing No: P24-189-2201-RD-WWTP)	WOODS	1	Feb-25
PROPOSED ACCESSWAY LONG SECTIONS – SHEET 1 OF 2 (Drawing No: P24-189-2600-RD-WWTP)	WOODS	1	Feb-25
PROPOSED ACCESSWAY LONG SECTIONS – SHEET 2 OF 2 (Drawing No: P24-189-2601-RD-WWTP)	WOODS	1	Feb-25
VEHICLE TRACKING CURVE (Drawing No: P24-189-2800-RD-WWTP)	WOODS	1	Feb-25
PROPOSED STORMWATER LAYOUT PLAN (Drawing No: P24-189-3000-DR-WWTP)	WOODS	1	Feb-25

Drawing Title & Reference	Author	Rev	Dated
PROPOSED LAND CONTACT INFILTRATION DEVICE PLAN (Drawing No: P24-189-3200-DR-WWTP)	WOODS	1	Feb-25
PROPOSED LAND CONTACT INFILTRATION DEVICE CROSS SECTIONS (Drawing No: P24-189-3210-DR-WWTP)	WOODS	1	Feb-25
PROPOSED STORMWATER DRY BASIN PLAN (Drawing No: P24-189-3300-DR-WWTP)	WOODS	1	Feb-25
PROPOSED STORMWATER DRY BASIN CROSS SECTIONS (Drawing No: P24-189-3310-DR-WWTP)	WOODS	1	Feb-25
OVERALL STORMWATER OVERLAND FLOW PATH PLAN (Drawing No: P24-189-3500-DR-WWTP)	WOODS	1	Feb-25
PROPOSED WASTEWATER LAYOUT PLAN (Drawing No: P24-189-4000-DR-WWTP)	WOODS	1	Feb-25
EXISTING WASTEWATER CONNECTION MANHOLE DETAILS (Drawing No: P24-189-4400-DR-WWTP)	WOODS	1	Feb-25
PROPOSED WASTEWATER TAKE-OFF MANHOLE DETAILS (Drawing No: P24-189-4401-DR-WWTP)	WOODS	1	Feb-25
PROPOSED WATER MAIN LAYOUT PLAN (Drawing No: P24-189-6000-WR-WWTP)	WOODS	1	Feb-25
PROPOSED UTILITIES LAYOUT PLAN (Drawing No: P24-189-7000-UT-WWTP)	WOODS	1	Feb-25
Architectural Drawings			
MILLDALE WASTEWATER TREATMENT PLANT, OVERALL SITE PLAN (Drawing No. P24-189-UD402)	WOODS	1	Feb 2025

Drawing Title & Reference	Author	Rev	Dated
MILLDALE WASTEWATER TREATMENT PLANT, SITE PLAN (Drawing No. P24-189-UD403)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, ELEVATIONS (Drawing No. P24-189-UD404)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, ELEVATIONS (Drawing No. P24-189-UD405)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, ELEVATIONS (Drawing No. P24-189-UD406)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, SECTIONS (Drawing No. P24-189-UD407)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, 3D VISUALISATION (Drawing No. P24-189-UD408)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, 3D VISUALISATION (Drawing No. P24-189-UD409)	WOODS	1	Feb 2025
MILLDALE WASTEWATER TREATMENT PLANT, 3D VISUALISATION (Drawing No. P24-189-UD410)	WOODS	1	Feb 2025

5.0 Archaeological Authority

5.1 Authority Details

Heritage New Zealand Pouhere Taonga Act 2014

- Authority No: xxx
- Determination Date: xxx
- Expiry Date: xxx
- Authority Holder: Fulton Hogan Land Development Limited
- Archaeological Site: R10/1452
- Location:

Address	Legal Description
Stage 4C	
21 Karapapa Road, Wainui, Auckland	Lot 9001 DP 586972 (1112048)
Stage 10-13	
507 Wainui Road, 525 Wainui Road, 131 Argent Lane, and 16 Lysnar Road.	Lot 9006 DP 602895 (1187464)
168 Argent Lane	Lot 1 DP 147739 (NA88A/16)
n/a	Lot 3 DP 151229 (NA90A/713)
167 Argent Lane	Lot 2 DP 147739 (NA88A/17)
n/a	Lot 2 DP 488814 (701832)
n/a	Lot 3 DP 488814 (701833)

107 Cemetery Road	Lot 1 DP 488814 (701831)
<i>Temporary Wastewater Treatment Plant</i>	
n/a	Lot 4 DP 353309 (218138)

- Section 45 Approved Person: Ellen Cameron
- Landowner Consent: Completed

5.2 Determination

The FTAA Expert Consenting Panel grants an authority pursuant to section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological site described above, within the area specified as Lot 9001 DP 586972, Lot 9006 DP 602895, Lot 1 DP 147739, Lot 3 DP 151229, Lot 2 DP 147739, Lot 2 DP 488814, Lot 3 DP 488814, Lot 1 DP 488814, Lot 4 DP 353309 to Fulton Hogan Land Development Limited for the proposal to undertake earthworks at multiple sites including 21 Karapapa Road, 507 Wainui Road, 525 Wainui Road, 131 Argent Lane, 16 Lysnar Road, 168 Argent Lane, 167 Argent Lane and 107 Cemetery Road, Wainui, Auckland, subject to the following conditions:

5.3 Conditions of Authority

****All planners agreed with the Panel's draft conditions.****

Condition No.	Condition
1.	Site Briefing The authority holder must ensure that all contractors working on the project are briefed on site by the s45 approved person, who may appoint a person to carry out the briefing on their behalf, prior to any works commencing on the possibility of encountering archaeological evidence, how to identify possible archaeological sites during works, the archaeological work required by the

	conditions of this authority, and contractors' responsibilities with regard to notification of the discovery of archaeological evidence to ensure that the authority conditions are complied with.
2.	Start Work Notification Prior to the start of any on-site archaeological work, the authority holder must ensure that Heritage New Zealand Pouhere Taonga is advised of the date when work will begin. This advice must be provided at least 2 working days before work starts. The authority holder must also ensure that Heritage New Zealand Pouhere Taonga is advised of the completion of the on-site archaeological work, within 5 working days of completion.
3.	Archaeological Management Plan The authority must be exercised in accordance with the Archaeological Management Plan (Cameron, E. 2025 Wainui, Auckland, Proposed Milldale Fast Track Residential Development) attached to this authority and an archaeological investigation must be carried out of R10/1452 in accordance with the recording strategy included in the management plan. The aims of the investigation shall be to investigate, research and analyse standing structures and remains in accordance with current archaeological practice to gather information about the historical and cultural heritage of New Zealand. Any changes to the plan require the prior written agreement of Heritage New Zealand Pouhere Taonga.
4.	Additional Archaeological Sites Any earthworks that may affect any additional archaeological sites encountered during the works must be monitored by the s45 approved person who may appoint a person to carry out monitoring on their behalf.
5.	Archaeological Finds Any archaeological evidence encountered during the exercise of this authority must be investigated, recorded and analysed in accordance with archaeological practice.

6.	Ngāti Manuhiri and Te Kawerau ā Maki In addition to any tikanga agreed to between the authority holder, Ngāti Manuhiri and Te Kawerau ā Maki provided with the authority application, the following shall apply: (a) Access for Ngāti Manuhiri and Te Kawerau ā Maki shall be enabled in order to undertake tikanga consistent with any requirements of site safety; (b) Ngāti Manuhiri and Te Kawerau ā Maki shall be informed 48 hours before the start and finish of the archaeological work; (c) If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Senior Archaeologist, New Zealand Police, Ngāti Manuhiri and Te Kawerau ā Maki must be advised immediately in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2010) and no further work in the area may take place until future actions have been agreed by all parties; (d) Ngāti Manuhiri and Te Kawerau ā Maki shall be informed if any possible taonga or Māori artefacts are identified to enable appropriate tikanga to be undertaken, so long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 are met; and (e) Ngāti Manuhiri and Te Kawerau ā Maki shall be provided with a copy of any reports completed as a result of the archaeological work associated with this authority and be given an opportunity to discuss it with the s45 approved person if required.
7.	Completion of Archaeological Siteworks Within 20 working days of the completion of the on-site archaeological work associated with this authority, the authority holder shall ensure that: (a) An interim report following the Archaeological Report Guideline (AGS12 2023) is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for

	inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library; and (b) Site record forms are updated or submitted to the NZAA Site Recording Scheme.
8.	Archaeological Records That within 12 months of the completion of the on-site archaeological work, the authority holder shall ensure that a final report, completed following the Archaeological Report Guideline (AGS12 2023), is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library. (a) One hard copy and one digital copy of the final report are to be sent to the Heritage New Zealand Pouhere Taonga Senior Archaeologist; and (b) Digital copies of the final report must also be sent to the NZAA Central Filekeeper, Council CHI, Auckland War Memorial Museum, Ngāti Manuhiri and Te Kawerau ā Maki, Council (landowner).