Attachment 23 – Proposed Conditions of Consent

ABBREVIATIONS AND DEFINITIONS APPLICABLE TO ALL CONSENTS

The following abbreviations and definitions apply to these consent conditions.

Application Documents	The application documents and drawings and all supporting additional information submitted with the application, all referenced by the Environmental Protection Authority as FTCXXXXXXX and by the Council as BUNXXXXXXXX (comprising LUCXXXXXXXX, DISXXXXXXXX and WATXXXXXXXX).
AUP	Auckland Unitary Plan or Unitary Plan.
CMP	Construction Management Plan.
CNVMP	Construction Noise and Vibration Management Plan.
Council	Auckland Council.
CTMP	Construction Traffic Management Plan.
EMP	Earthworks Management Plan.
ESCMP	Erosion and Sediment Control Management Plan.
FTA	Fast-track Approvals Act 2024.
GSMCP	Groundwater Settlement Monitoring and Contingency Plan.
LMP	Landscape Management Plan.
Project	The construction, operation and maintenance of The Point – Mission Bay, being the project authorised by these consents.
Project Architect	The SQEP appointed to have overall responsibility for architectural aspects of the works.
Project Manager	The project lead for the construction works, who is appointed to have overall responsibility for the construction works and compliance with these conditions during construction.
RMA	Resource Management Act 1991.
Site	Such parts of 217 Kupe Street, 95 Aotea Street, 106 Rukutai Street, Orakei, Auckland, and inclusive of the public walkways referred to as the "Rukutai Street Recreation Reserve" and the "Aotea Street Recreation Reserve" on which the Project is to be constructed.
SQEP	Suitably Qualified and Experienced Practitioner.
Working Day	As defined in section 2 of the RMA.

GENERAL CONDITIONS APPLICABLE TO ALL CONSENTS

1. Except as provided for in the conditions below, the activities authorised by this consent must be undertaken in accordance with the information and plans submitted by the consent holder with the application, including:

   (a) The document prepared by Bentley & Co. Ltd titled "Substantive Application for The Point Mission Bay" and dated November 2025.

   (b) The reports listed at **Attachment 1**.

   (c) The plans listed at **Attachment 2**.

   Where any conflict between the above documents and these conditions of consent exists, the conditions of consent must prevail.

Lapse date

2. In accordance with clause 26 of Schedule 5 to the FTA, these consents lapse five (5) years from the date of commencement, unless:

   (a) the consents are given effect to prior; or

   (b) the Council extends the period after which the consent lapses under section 125 of the RMA.

Monitoring deposit

3. The consent holder must pay the Council an initial consent compliance monitoring charge of $[X,000] (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred by Council to ensure compliance with the conditions attached to these consents.

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

Review of conditions

4. In accordance with section 128 and 129 of the RMA, the Council may initiate a review of any or all of the conditions of these consents:

   (a) Within one (1) month of the first anniversary of the commencement of these consents, and every year after that for the duration of the consents, for any of the following purposes:

      (i) responding to any adverse effect on the environment which may arise from the exercise of the consents and which it is most appropriate to deal with at a later stage;

(ii) dealing with any unanticipated adverse effects on the environment which may arise from the exercise of the consent, which it is appropriate to deal with at a later stage; and

(iii) ensuring that the conditions are effective and appropriate in managing the Project's effects.

(b) 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 these consents are such that it is appropriate to impose more appropriate conditions.

GENERAL ADVICE NOTES APPLICABLE TO ALL CONSENTS

1. *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.*

2. *For more information on the Council's resource consent process, 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. *If you disagree with any of the conditions of consent or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to the Council within fifteen (15) working days of notification of the decision.*

4. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences required for the Project, including those under the Building Act 2004. These consents do 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. These consents do not constitute building consent approval.*

5. ***Engineering Approval – Transport:***

   Any works done on land affected by an Auckland Transport Designation need written consent from Auckland Transport before the works can begin.

   A vehicle crossing permit will be required from Auckland Transport prior to the construction of any vehicle crossing on existing public roads. See Auckland Transport's website https://at.govt.nz/about-us/working-on-the-road/vehiclecrossing-application/ for more information.

6. ***Corridor Access Request (CAR)***

   The consent holder is advised that a CAR application is required from Auckland Transport for any works within the road reserve that affect the normal operation of the road, footpath or berm.

   It is the responsibility of the consent holder to determine the presence of any underground services that may be affected by work in accordance with these consents that is undertaken within the road reserve. Should any services exist, the consent holder must contact the owners of those and agree on the service owners'

future access for maintenance and upgrades. Services information may be obtained from: https://www.beforeudig.co.nz/.

All work in the road reserve must be carried out in accordance with the general requirements of The National Code of Practice for Utility Operators' Access to Transport Corridors http://nzuag.org.nz/national-code/ApprovedNationalCodeFeb13.pdf and Auckland Transport Design Manual https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/.

Prior to carrying out any work in the road corridor, the consent holder must submit to Auckland Transport a CAR and temporary traffic management plan, the latter prepared by an NZ Transport Agency qualified person and work must not commence until such time as the consent holder has approval in the form of a Works Access Permit. The application may be made at https://at.govt.nz/about-us/working-on-theroad/corridor-access-requests/apply-for-a-car/ and fifteen (15) working days should be allowed for approval.

7. ***Amendments to permanent traffic and parking controls***

*Amendments to permanent traffic and parking controls identified in Appendix D of the Transportation Assessment prepared by Flow (referenced in **Attachment 1**) in regards to the painting of 'No Stopping At All Times' (NSAAT) lines within the cul-de-sac heads of Te Arawa Street, Rukutai Street, and Aotea Street will require a Traffic Control Committee (TCC) resolutions approval from Auckland Transport.*

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. This includes temporary changes. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures, the extent of this will be determined in the resolution amendment application.

It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to the TCC for review and approval. No changes to the traffic and parking controls will be allowed before the resolution is approved by the TCC. All costs must be borne by the consent holder. Application details can be found from the following Auckland Transport website link: https://at.govt.nz/about-us/working-with-at/traffic-and-parking-controls. A copy of the Resolution from the TCC must be submitted to the Council prior to the commencement of the activity provided for by these consents.

SPECIFIC CONDITIONS – LAND USE CONSENT LUCXXXXXXX

PRE-DEVELOPMENT CONDITIONS

Pre-construction Notification of Works Beginning

5. At least ten (10) working days prior to the commencement of any works on the Site authorised by this consent (excluding site establishment, site investigations, site entrances and site security fencing), the Council must be notified by email monitoring@aucklandcouncil.govt.nz. The following details must also be provided:

(a) Name and telephone number of the Project Manager and the site owner.

(b) Site address to which the consents relate.

(c) Activity to which the consent relates.

(d) Expected duration of the works.

(e) Expected date of the pre-construction meeting (required by **Condition 6**).

Pre-construction meeting

6. No less than five (5) working days prior to commencement of the works or stage of works authorised by these consents, the consent holder must arrange a pre-construction meeting with the Council and the site contractor (including any other relevant project specialists).

7. The purpose of the pre-construction meeting is to share information in respect of the works methods, management plan requirements, and compliance with the conditions of the resource consents.

8. The following information must be made available at the pre-construction meeting:

(a) Conditions of consent.

(b) Approved (signed / stamped) construction plans.

(c) Timeframes for key stages of the works authorised under this consent.

(d) Contact details of the site contractor, site engineer, and other key contractors.

(e) All certified Management Plans.

***Advice note**: To arrange the pre-construction meeting required by this condition, please contact the Council on 09 3010101 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 two days prior to the meeting.*

Notice to occupants of neighbouring sites

9. At least ten (10) working days before any earthworks authorised by this consent begin, the consent holder must advise the occupants of all buildings within fifty (50) metres of the site boundary of the works.

The advice must be provided in writing and include the following information:

(a) A general description of the construction works.

(b) The construction hours and expected duration of the works.

(c) The approximate dates, times, and durations of the activities that will generate the highest levels of construction noise and vibration.

(d) A contact name and phone number for any questions or complaints regarding noise and vibration throughout the project.

Management Plans

10. The following management plans required by a condition of this resource consent must be submitted to the Council for certification:

    (a) Construction Management Plan (**Condition 18**).

    (b) Earthworks Management Plan (**Condition 19**).

    (c) Chemical Treatment Management Plan (**Condition 21**).

    (d) Construction Noise and Vibration Management Plan (**Condition 24**).

    (e) Construction Traffic Management Plan (**Condition 25**).

    (f) Waste Management Plan (**Condition 27**).

    (g) Landscape Management Plan (**Condition 28**).

    (h) Groundwater Settlement Monitoring and Contingency Plan (**Condition 77**).

11. Unless stated otherwise within these conditions, the above management plans must be submitted to Council for certification at least ten (10) working days prior to commencement of the works to which they relate (excluding site establishment, site investigations, site entrances and site security fencing).

    The purpose of the certification process is to confirm that the management plan gives effect to the relevant condition(s) and will ensure compliance with any standards or limits or other requirements specified in those conditions.

12. All management plans required by **Condition 10** must be prepared by a Suitably Qualified and Experienced Practitioner (SQEP).

13. All management plans required by **Condition 10** may be submitted in parts or stages to reflect staged implementation of the Project, or to address specific activities authorised by the relevant consent.

14. Any changes to the management plans required by **Condition 10** must be submitted to the Council for re-certification as soon as practicable, and any changes must not be implemented until certification has been received.

15. Any works that are subject to a management plan must not commence until that management plan has been certified by the Council and all measures identified in that plan required to be in place prior to the start of those works are in place.

16. The consent holder must comply with all certified management plans at all times.

17. A copy of the relevant certified management plans must be held on the Project Site at all times.

Construction Management Plan

18. The consent holder must prepare and submit to Council for certification a Construction Management Plan (CMP) for the activities authorised by these consents in accordance with the following.

The objective of the CMP is to outline the measures through which potential adverse effects associated with construction activities will be appropriately managed.

To achieve the objective, the CMP must include:

(a) A programme for the hours of operation and the days of the week for construction activity (in particular, during holiday periods).

(b) Details of the Project Manager, including their contact details (name, phone, email, and postal address), after hours and emergency contacts, and where those details are displayed for public viewing on the Site.

(c) Measures to be adopted to maintain the Site in a tidy condition in terms of disposal/storage of rubbish, storage of building materials, and similar activities.

(d) Procedures to be used to prevent soil, dust, and litter from being deposited onto the public roads from activities associated with construction.

(e) Procedures for dust management to minimise dust on the adjoining properties in accordance with the Earthworks Management Plan required by **Condition 19**.

(f) Maintenance of safe access to immediately adjoining private properties.

(g) Details on cleaning facilities within the Site to sufficiently clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road, and measures to address any material dropped on the road.

(h) The locations of workers conveniences (e.g. portaloos).

(i) Details of how pedestrian safety along public footpaths or road edges will be managed.

(j) The extent of any hoardings (including temporary advertising hoardings) and/or site perimeter security fencing on or near the boundaries of the Site.

(k) Procedures for how complaints will be handled and addressed.

(l) Procedures for advising all key contractors of the conditions of this consent and of the need to comply with them at all times.

Advice note: *The CMP may be subject to amendment through the life of the Project. Any subsequent amendment of the certified CMP which comprises changes to proposed construction methodology must be tracked and the revised CMP submitted to the Council for certification in accordance with* ***Condition 14****.*

Earthworks Management Plan

19. The consent holder must prepare and submit to Council for certification a final Earthworks Management Plan (EMP). The EMP must be generally in accordance with the draft EMP prepared by CLC, referenced in **Attachment 1**.

The objective of the EMP is to outline suitable erosion and sediment control measures during all earthworks to ensure that all stormwater runoff from the Site is managed and controlled so that no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, or channels.

The EMP must include details regarding the following:

(a) Confirmation that the EMP has been prepared in accordance with Auckland Council Guideline Document 2016/005: "Erosion and Sediment Guide for Land Disturbing Activities in the Auckland Region" (GD05).

(b) Earthworks construction timeframes and staging.

(c) Details of specific erosion and sediment controls to be implemented and maintained during the earthworks (location, dimensions, capacity).

(d) Earthworks and sediment control monitoring and maintenance requirements.

(e) Earthworks construction methodology, including:

  (i) Site access and traffic management.

  (ii) Work hours.

  (iii) Off-site disposal site(s).

  (iv) Plant, equipment and personnel.

  (v) Protection of existing property and services (including installation of anchors, propping and construction of permanent or temporary retaining walls).

  (vi) Excavation support or instability control.

  (vii) Hazardous substance spill protection.

  (viii) Dust control.

(f) Supporting calculations and design drawings (where relevant).

(g) Catchment boundaries and contour information.

(h) Accidental Discovery Protocols (refer **Conditions 39-40**).

(i) Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks).

(j) Details relating to the management of exposed areas (e.g. site stabilisation and reinstatement, grassing/mulching).

20. The earthworks construction methodology required by **Condition 19(e**) must be written or reviewed by a Chartered Professional Geotechnical Engineer or a Professional Engineering Geologist for the contractor to undertake the earthworks, and include the recommendations provided in the Geotechnical Assessment Report – The Point Mission Bay prepared by Tonkin+Taylor, referenced in **Attachment 1**.

Advice note: *The EMP may be subject to amendment through the life of the Project. Any subsequent amendment of the certified EMP which comprises changes to proposed construction methodology must be tracked and the revised EMP submitted to the Council for certification in accordance with* ***Condition 14****.*

Chemical Treatment Management Plan

21. The consent holder must prepare and submit to Council for certification a final Chemical Treatment Management Plan (ChemTMP). The ChemTMP must be prepared by a SQEP in accordance with GD05.

    The final ChemTMP must be generally in accordance with the draft ChemTMP prepared by Erosion Control Co. Ltd, referenced in **Attachment 1.**

    The final ChemTMP must include:

    (a) specific design details of chemical treatment system based on a rainfall activated methodology for the Site's decanting earth bunds and / or sediment retention ponds;

    (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.

22. Earthwork activities must not commence until certification is provided by Council that the ChemTMP meets the requirements of GD05, and the measures referred to in that plan have been put in place.

    Advice note: *The ChemTMP may be subject to amendment through the life of the Project. Any subsequent amendment of the certified EMP which comprises changes to proposed construction methodology must be tracked and the revised Chemical Treatment Management Plan submitted to the Council for certification in accordance with* ***Condition 14****.*

23. The sediment retention pond and all decanting earth bunds employed on Site must be chemically treated in accordance with the ChemTMP referenced in **Condition 21**. All measures required by the ChemTMP must be put in place prior to commencement of the earthworks activity and be maintained for the duration of the earthworks activity.

Construction Noise and Vibration Management Plan

24. The consent holder must prepare and submit to Council for certification a final CNVMP prepared by a SQEP. The final CNVMP must be generally in accordance with the draft CNVMP prepared by Styles Group, referenced in **Attachment 1**.

    The objectives of the final CNVMP must be to:

    (a) Set out the procedures to identify and adopt the best practicable options for minimising adverse construction noise and vibration effects; and

(b) Define the procedures to be followed to ensure that the project construction noise and vibration standards are being met, as set out in **Conditions 52 – 57**.

To achieve the objectives above, the final CNVMP must be prepared with reference to Annex E of NZS 6803: 1999 *Acoustics – Construction Noise* and the Association of Australasian Acoustical Consultants Guideline for Interpreting and Applying NZS 6803-1999, and must include the following information as a minimum:

(a) The consented construction noise and vibration limits for the project, in accordance with **Conditions 52 - 57**.

(b) A general outline of the construction programme for each stage of development, including works and construction hours (in accordance with **Condition 51**).

(c) Requirements and specifications for any acoustic barriers and localised screening required for compliance with the project noise limits.

(d) Minimum setback distances for compliance.

(e) Identification of surrounding noise and/or vibration sensitive receivers.

(f) Details of general noise and vibration mitigation measures.

(g) Details for advising the occupiers of the neighbouring buildings of the works in accordance with **Condition 9**, including when the highest noise levels authorised by **Condition 52** and perceptible vibration can be expected,.

(h) Procedures for responding to concerns from neighbours and dealing with any complaints (including the provision of contact details for any concerns regarding noise and vibration).

(i) Procedures for any noise and vibration monitoring to be undertaken during the works and for applying any corrective action measures.

(i) Procedures for ensuring that all contractors and operators on Site are aware of the construction noise and vibration monitoring requirements during the works, and the requirement to minimise noise and vibration effects as far as practicable on the neighbouring sites.

Advice note: *The CNVMP may be subject to amendment through the life of the project. Any subsequent amendment of the certified CNVMP which comprises changes to proposed construction methodology must be tracked and the revised CNVMP submitted to the Council for certification in accordance with* ***Condition 14****.*

Construction Traffic Management Plan

25. The consent holder must prepare and submit to Council for certification a final CTMP prepared by a SQEP. The final CTMP must be generally in accordance with the draft CTMP prepared by Flow Transportation Specialists, referenced in **Attachment 1**.

The objective of the CTMP is to ensure that during construction, the surrounding road network (including footpaths) operates safely and efficiently for all road users, including pedestrians. To achieve the objective, the final CTMP must include:

(a) Details of the construction programme, including hours of work, any staging of the development, and the estimated construction period.

(b) Identification and contact details of the person(s) responsible for monitoring construction traffic and receiving any complaints in respect of construction traffic, including name, phone number, email address and postal address.

(c) Procedures for the recording of complaints, comments and feedback received regarding construction traffic from any members of the public.

(d) Ingress and egress routes to/from the Site for vehicles associated with construction and the delivery of materials, equipment, and machinery.

(e) Estimation on the numbers of heavy vehicle movements per hour and per day during the stages of the construction period, and proposed routes.

(f) Identification of heavy vehicle routes, any associated road pavement assessment and road pavement monitoring details, and proposed road pavement repair measures.

(g) A Parking Management Plan for construction related vehicles.

(h) The location of loading/working areas.

(i) Temporary Traffic Management Plans to be agreed (if required) in detail with Council with advance notice of any specific requirements to be agreed.

(j) Any need for temporary road closures and/or other restrictions on the surrounding road network for the transportation of plant, machinery and materials, or for other reasons relating to construction activities.

(k) Details of the timing and duration of the temporary on-street public parking restrictions;

(l) The location of traffic signs on surrounding streets and the location of traffic management personnel for construction traffic management purposes.

(m) Measures to ensure satisfactory and safe vehicle and pedestrian access is maintained to adjacent properties at all times.

(n) Measures to prevent unauthorised ingress into the Site by members of the public or others, while it is under construction.

(o) Procedures for ensuring that the owners and/or occupants in the immediate vicinity of the construction area and the routes where closures or temporary parking restrictions are proposed to apply are given prior notice of the commencement of construction activities and are informed about the expected duration of works and potential effects of the works.

(p) The transportation and parking of oversize vehicles such as cranes.

(q) The extent of over dimension vehicle permits (if required).

(r) In conjunction with the CMP (**Condition 18**), measures to control the tracking of dust and sediment onto the road network, which may include measures such as:

    (i) Sealed construction entrance between the property boundary and road edge of seal.

(ii) Wheel wash-down facilities provided at each access to prevent tracking mud or gravel onto the road corridor.

(iii) Covering any loose loads which might create dust.

(s) A code of conduct for drivers, which may include measures such as:

(i) All drivers obeying the rules of the NZ Road Code.

(ii) All staff members, including external sub-contractors, attending a health and safety briefing at the start of their shift.

(iii) Ensure trucks pass through a wheel wash when exiting the construction site to minimise the amount of potential dirt transported onto the road.

(iv) Drivers being courteous to other road users.

(v) Drivers ensuring trucks are in good and clean condition. This includes ensuring that all vehicles have up to date warrants and certificates of fitness.

(vi) Drivers ensuring that loads are covered and secured before leaving the Site.

26. The certified CTMP must be implemented throughout the construction period. A copy of the CTMP is to be held on site at all times and made available to Council.

***Advice notes**:*

Auckland Council may, at its discretion, require the consent holder to undertake a review of and provide an updated CTMP at any time during the works following any incident, crash, near-miss, complaint, or non-compliance.

*The CTMP may be subject to amendment through the life of the Project by the consent Holder. Any subsequent amendment of the certified CTMP which comprises changes to proposed construction methodology must be tracked and the revised CTMP submitted to the Council for certification in accordance with **Condition 14**.*

Waste Management Plan

27. Prior to the lodging of the building consent (relative to staging of the works), the consent holder must prepare and submit to Council for certification a final Waste Management Plan (WMP). The WMP must be generally in accordance with the draft WMP prepared by Rubbish Direct, referenced in **Attachment 1**.

Landscape Management Plan

28. Prior to the lodging of the building consent (relative to staging of the works), the consent holder must submit to the Council for certification a final Landscape Management Plan (LMP) covering a minimum of two (2) years post completion of construction. The submitted information must be generally in accordance with the draft LMP prepared by Boffa Miskell and referenced in **Attachment 1**.

The objectives of the LMP are to:

(a) Support the establishment and long-term health of the landscape planting.

(b) Provide for the effective management of pests and weeds.

(c) Maintain safety, functionality, and durability of landscape assets.

To achieve the objectives, the LMP must include related drawings and specifications for all aspects of the finalised landscape design, which must include information in regards to the following:

(a) irrigation;

(b) weed and pest control;

(c) plant replacement;

(d) inspection timeframes and frequencies; and

(e) contractor responsibilities and ongoing maintenance requirements for the life of the building, including balcony planting.

(f) procurement strategy for trees identified in the Tree Strategy Plan included within the Landscape Plans prepared by Boffa Miskell, referenced in **Attachment 2**.

Advice note: *The LMP may be subject to amendment through the life of the Project. Any subsequent amendment of the certified LMP must be tracked and the revised LMP submitted to the Council for certification in accordance with* ***Condition 14****.*

Provision of final designs and plans

Finalised Architectural Design Plans

29. Prior to the lodgement of building consent (relative to the staging of the works), the consent holder must submit a finalised set of architectural detail drawings and materials specifications generally in accordance with the architectural drawings prepared by Warren and Mahoney and referenced in **Attachment 2** to Council for written certification that they comply with the requirements of this condition.

The information submitted must include the following at a minimum:

(a) Details of the building's façade treatment/architectural features.

(b) Materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations.

(c) External stairs/rooftop services/plant, and visual screening elements.

(d) Signage details, including locations, orientation, dimensions, colours, materials, surface finishes, method of fixture, and details of any lighting.

The finalised set of drawings (relative to the staging of the works) must ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced in **Attachment 2**.

All works must then be carried out in accordance with the certified architectural plans.

***Advice note**: As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Design Review Unit and the Built Heritage Team to ensure that the submitted details are consistent with the approved plans and information.*

Finalised Landscape Design Plans, Specifications and Maintenance

30. Prior to the lodging of building consent (relative to staging of the works), the consent holder must submit to the Council a finalised set of landscape design drawings and supporting written documentation which have been prepared by a SQEP, for written certification that they comply with the requirements of this condition. The submitted information must be generally in accordance with the Landscape Plans prepared by Boffa Miskell and information referenced in **Attachment 2.**

    The finalised landscape design drawings must include the following detail:

    (a) An annotated planting plan(s) and specifications which communicate the proposed location and extent of all areas of planting, including podium planting, balcony planting, and balcony planter details.

    (b) Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for planter boxes/garden beds, including balcony planting and balcony planter details.

    (c) A plant schedule which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity.

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

    (e) An annotated pavement plan and related specifications, detailing proposed site levels gradients and the materiality and colour of all proposed hard surfacing.

    (f) An annotated furniture plan and related specifications which confirms the location and type of seats, bins, lights, signage, and other structural landscape elements within the Site.

    (g) An annotated fencing plan and related specifications, which confirms the location and type of retaining walls, fencing and gates, including locations, type, style, heights, materials, colours and finishes.

    (h) Details of publicly accessible connections through the Site, which must be signposted to assist wayfinding for users of the area.

    (i) Information on how the plan may be implemented relative to the staging of construction and the occupation of buildings.

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

Finalised Lighting Plans

31. Prior to the lodging of building consent (relative to staging of the works), the consent holder must provide to the Council finalised Lighting Plans.

    The finalised Lighting Plans must:

    (a) be prepared by a SQEP;

    (b) be generally consistent with the draft Lighting Strategy Plan prepared by Boffa Miskell, Sheet 63, referenced in **Attachment 2**; and

    (c) include the following as a minimum:

        (i) lighting location;

        (ii) type of lighting (i.e. bollard, wall, pole, ground);

        (iii) lighting fixtures (including material and colour); and

        (iv) lighting levels (to demonstrate sufficient levels of lighting).

32. As part of the final Lighting Plans, the SQEP must confirm that lighting for external pedestrian and vehicle areas has been calculated in accordance with the methods described in the AS/NZS1158 series of standards.

33. The lighting outlined in the final Lighting Plans must be established prior to the first occupation of the building (relative to staging of the works), and thereafter retained and maintained, to the satisfaction of the Council and in accordance with AS/NZS1158.3.1.

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

Other pre-construction matters

Erosion and sediment controls in accordance with approved plan

34. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the Site must be constructed and maintained for the duration of the relevant stage of the works in accordance with the Earthworks Management Plan required by **Condition 19**.

Certification of Erosion and Sediment Controls

35. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works required by the ESCMP (relative to any staging of the works), and prior to earthworks commencing on the Site (other than works associated with the implementation of the ESCMP), the consent holder must provide the Council with written confirmation from a SQEP that the erosion and sediment control measures have been constructed in accordance with the EMP (**Condition 19**) and with Auckland Council Guidance Document GD05. Written certification must be in the form of a report or any other form acceptable to the Council.

DURING CONSTRUCTION CONDITIONS

Avoid Damaging Assets

36. Unless specifically provided for by this consent, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity associated with the approved development, including truck movements. In the event that such damage does occur, Council must be notified by the consent holder within 24 hours of its discovery to determine the timing of any necessary restorative works. The costs of rectifying such damage and restoring the asset to its original (or interim) condition must be met by the consent holder.

37. In the event of any damage identified by Council within public roads from the construction activity associated with the approved development, the consent holder must repair the road surface. Any repairs required must be at the expense of the consent holder and undertaken no more than five (5) working days (or unless otherwise agreed with Council) after the damage has been identified to the consent holder as needing repair.

***Advice note**:*

This does not prevent the consent holder from temporarily sleeving / protecting these assets for the duration of the construction activity.

Earthworks – Imported Soil

38. The consent holder must ensure that the contamination level of any imported soil complies with the definition of 'Cleanfill material', as per Chapter J (Definitions) of the Unitary Plan.

Accidental Discovery Protocols

39. If at any time during earthworks, sensitive material is discovered, then the protocol set out in standards E11.6.1 and E12.6.1 of the AUP must be followed. In summary, that protocol is as follows:

    (a) All works must cease in the immediate vicinity (within at least 20m) of the discovery and the area of the discovery must be secured including a buffer to ensure all sensitive material remains undisturbed.

    (b) The consent holder must immediately advise Council in all cases, the New Zealand Police (if human remains are found), and Heritage New Zealand (if the discovery is an archaeological site, Māori cultural artefact or koiwi), and arrange a site inspection with the relevant parties.

    (c) If the discovery contains koiwi, archaeology, or artefacts of Māori origin, Ngāti Whātua Ōrākei are to be provided information on the nature and location of the discovery.

    (d) The consent holder must not recommence works until the steps set out in (a) – (c) have been followed, and the recommencement of works has been approved by the Council monitoring officer.

40. In accordance with Standards E11.6.1(2) and E12.6.1(2), for the purposes of **Condition 39** above, sensitive material includes the following:

(a) human remains and koiwi;

(b) an archaeological site;

(c) a Maori cultural artefact/taonga tuturu;

(d) a protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil);

(e) evidence of contaminated land (such as discolouration, vapours, asbestos, separate phase hydrocarbons, landfill material or significant odour; or

(f) a lava cave greater than 1m in diameter on any axis.

Ensure effectiveness of erosion and sediment controls

41. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the EMP required by **Condition 19** must be maintained throughout the duration of each stage of the earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to Council on request.

Earthworks - General Control Measures

42. All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment, or sediment-laden water beyond the Site to either land, stormwater drainage systems, watercourses or receiving waters, with particular regard given to the protection of the lower adjacent land and properties. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified.

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

44. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the Site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, the consent holder must take steps to rectify the damage as soon as practicable, at the consent holder's cost.

45. Earthworks, installation of anchors, propping and construction of permanent or temporary retaining walls must be supervised by a suitably qualified geotechnical engineering professional (who is familiar with Geotechnical Assessment Report – The Point Mission Bay prepared by Tonkin+Taylor, referenced in **Attachment 1**).

In supervising the works, the suitably qualified geotechnical engineering professional must ensure that they are constructed and otherwise completed in accordance with 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 ten (10) working days prior to earthworks commencing on site.

Prevent sediment-laden water in stormwater/ waterways from roads

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

Advice Note:

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

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

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with Council who may be able to provide further guidance on the most appropriate approach to take. Please

contact Council on [monitoring@aucklandcouncil.govt.nz] for more details. Alternatively, please refer to " GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region".

Staging of earthworks – site management and erosion

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

Advice note:

Earthworks must be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:

- *the use of waterproof covers, geotextiles, or mulching*
- *top-soiling and grassing of otherwise bare areas of earth*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

It is recommended that you discuss any potential measures with Council who may be able to provide further guidance on the most appropriate approach to take. Please contact Council on [monitoring@aucklandcouncil.govt.nz] for more details. Alternatively, please refer to " GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region".

Ensure dust does not cause adverse effects

48. There must be no airborne or deposited dust beyond the subject site as a result of the earthworks / construction activity, that in the opinion of the Council, is noxious, offensive or objectionable.

Advice Note:

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

- *stopping of works during high winds*
- *watering of haul roads, stockpiles and manoeuvring areas during dry periods*
- *installation and maintenance of wind fences and vegetated strips*
- *grassing or covering of stockpiles*

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

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

It is recommended that potential measures as discussed with the Council's monitoring Council on [monitoring@aucklandcouncil.govt.nz] for more details. Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".

Removal of erosion and sediment control measures

49. Notice must be provided to the Council at least two (2) working days prior to the removal of any erosion and sediment control works specifically required by the Erosion and Sediment Control Plan referred to in **Attachment 2**.

Seasonal Earthworks Restriction

50. Earthworks must not be undertaken on the Site between 1 May and 30 September in any year without the submission of a 'Request for winter works' for approval by the Council. All requests must be renewed annually prior to the approval expiring and no

works must occur until written approval has been received from the Council. All winter works must be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by Council upon written notice to the consent holder.

Advice note:

Any 'Request for winter works' submitted in accordance with ***Condition 50*** *will be assessed against criteria in line with the information required to assess a comprehensive application. Principally that will focus on the level of risk, the propensity to manage that risk with contingency planning and a 'track record' of good compliance with consent requirements. Each 'Request for winter works' submitted, should include the following:*

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

Construction Hours

51. All construction works and the movement of heavy vehicles (vehicles with a gross mass exceeding 3.5t) must only take place on the site between the hours of 7:30am and 6:00pm, Monday to Saturday. Construction works or heavy vehicle movements must not be undertaken on Sundays or public holidays.

Advice note*:*

This restriction does not apply to low noise generating activities such as site set up, painting, electrical works or landscaping, which may occur outside of these hours.

Construction Noise Limits

52. Construction works on the site must be designed and conducted to ensure that noise from the site does not exceed the Unitary Plan permitted construction noise limits, except for the construction activities and noise limits set out in the table below:

Construction activity	Address	Noise limit
Concrete Breaking	86 Aotea St 104, 119A, 119B Rukutai St 97-99 Aotea St	73 dB L_{Aeq} and 88 dB L_{Amax} 70 dB L_{Aeq} and 90 dB L_{Amax} 70 dB L_{Aeq} and 90 dB L_{Amax}
Drilling during foundation work	59 Te Arawa St 119A Rukutai St 119B Rukutai St 97-99 Aotea St	74 dB L_{Aeq} and 89 dB L_{Amax} 77 dB L_{Aeq} and 92 dB L_{Amax} 75 dB L_{Aeq} and 90 dB L_{Amax} 74 dB L_{Aeq} and 89 dB L_{Amax}
Bored piling for temporary shoring	59 Te Arawa St 104 Rukutai St 119A Rukutai St 119B Rukutai St 86 Aotea St 97-99 Aotea St	76 dB L_{Aeq} and 91 dB L_{Amax} 76 dB L_{Aeq} and 91 dB L_{Amax} 79 dB L_{Aeq} and 94 dB L_{Amax} 79 dB L_{Aeq} and 94 dB L_{Amax} 77 dB L_{Aeq} and 92 dB L_{Amax} 76 dB L_{Aeq} and 91 dB L_{Amax}
Sheet piling for temporary shoring	1/48 Te Arawa St 2/48 Te Arawa St 59 Te Arawa St 104 Rukutai St 119A Rukutai St 119B Rukutai St 97-99 Aotea St	74 dB L_{Aeq} and 89 dB L_{Amax} 71 dB L_{Aeq} and 86 dB L_{Amax} 74 dB L_{Aeq} and 89 dB L_{Amax} 75 dB L_{Aeq} and 90 dB L_{Amax} 75 dB L_{Aeq} and 90 dB L_{Amax} 74 dB L_{Aeq} and 89 dB L_{Amax} 73 dB L_{Aeq} and 88 dB L_{Amax}
Excavator works	59 Te Arawa St 104 Rukutai St 119A Rukutai St 119B Rukutai St 86 Aotea St 97-99 Aotea St	76 dB L_{Aeq} and 91 dB L_{Amax} 74 dB L_{Aeq} and 89 dB L_{Amax} 78 dB L_{Aeq} and 93 dB L_{Amax} 76 dB L_{Aeq} and 91 dB L_{Amax} 78 dB L_{Aeq} and 93 dB L_{Amax} 78 dB L_{Aeq} and 93 dB L_{Amax}
Drilling for retaining walls	59 Te Arawa St 104 Rukutai St 119A Rukutai St 119B Rukutai St	75 dB L_{Aeq} and 90 dB L_{Amax} 72 dB L_{Aeq} and 87 dB L_{Amax} 73 dB L_{Aeq} and 88 dB L_{Amax} 74 dB L_{Aeq} and 89 dB L_{Amax}
Vibratory compaction	59 Te Arawa St 119B Rukutai St 97-99 Aotea St	72 dB L_{Aeq} and 87 dB L_{Amax} 75 dB L_{Aeq} and 90 dB L_{Amax} 71 dB L_{Aeq} and 86 dB L_{Amax}
All other works	All other sites	70 dB L_{Aeq} and 85 dB L_{Amax}

53. The construction noise limits stated in **Condition 52** above apply 1m from the façade of any occupied buildings, including the upper facades of multiple-level buildings, between 07:30 and 18:00 on Monday to Saturday.

54. All construction noise must be measured and assessed in accordance with the Standard NZS 6803:1999 Acoustics – Construction Noise.

55. The construction noise limits do not apply at any point on the Site. The L_{Amax} limits only apply outside buildings containing 'activities sensitive to noise' as defined by the Auckland Unitary Plan.

56. Any submersible electric pumps used for dewatering during construction must comply with a cumulative noise limit of 40 dB LAeq when measured and assessed in accordance with NZS 6803:1999 outside any occupied dwelling. This noise limit applies at all times except for 7:30am to 6:00pm on Monday to Saturday.

Construction Vibration Limits

57. Vibration from vibratory compaction works must not exceed 5 mm/s PPV within any occupied building outside of the Site. Where vibration is expected to exceed 2 mm/s PPV within an occupied building outside of the Site, the consent holder must provide the following information in writing to the occupants:

    (a) The dates and approximate times for the highest levels of vibration.

    (b) A phone number and contact person for any questions or to advise of any sensitive times for construction vibration during the day.

    The advice must be provided no less than three (3) working days before the works expected to exceed 2 mm/s PPV begin. The consent holder must maintain records of any consultation and provide them to Auckland Council on request.

    The vibration from all other works must comply with 2 mm/s PPV within any occupied building.

    ***Advice note**: Vibration amenity limits do not apply at any building that is not occupied during the works. This allows higher vibration works to be scheduled when occupants are not in the building, subject to compliance with building damage criteria and compliance with amenity controls at other nearby buildings that are occupied.*

Mechanical Plant Design

58. All mechanical plant and transformers must be designed and operated to comply with a noise limit of 30 dB LAeq (15 min) within the boundary of any residentially zoned site. Compliance with this design limit must be confirmed by a suitably qualified and experienced person at the detailed design stage of the project. Details of the design and input of an appropriately qualified person must be provided to Auckland Council in writing if requested within 12 months of the mechanical plant being installed.

Water and Wastewater Reticulation Connection to Public Network

59. The consent holder must design and construct (relative to staging of the works) connections to the public water supply and wastewater reticulation network to serve the development in accordance with the Proposed Overall Service Plans prepared by CLC and referenced in **Attachment 2**, together with all relevant Watercare requirements. Written confirmation from Watercare that the works have been undertaken in accordance with all relevant codes of practice and regulatory requirements must be provided to the Council when applying for a code compliance

certificate and/or certificate of public use, prior to the first occupation of the buildings (relative to staging of works).

Advice notes:

- *Public connections are to be constructed in accordance with the current Water and Wastewater Code of Practice for Land Development and Subdivision (Code of Practice) as well as Watercare's standards for material supply, construction and asset data capture.*

- *Plans approved under this consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval. Engineering Plan Approval must be obtained from Council for all public water supply and wastewater works, including infrastructure to vest in Council before construction begins.*

Stormwater Reticulation Connection to Public Network

60. The consent holder must design and construct (relative to staging of the works) the proposed public connections to the existing public stormwater reticulation network to serve the development in general accordance with the Proposed Overall Service Plans prepared by CLC and referenced in **Attachment 2**,. Written confirmation from the Council's Healthy Waters team that the works have been undertaken in accordance with all relevant codes of practice and regulatory requirements must be provided to the Council at the completion of the works.

Stormwater Reticulation Connection to Private Network

61. The consent holder must design and construct (relative to staging of the works) the proposed private stormwater system to serve the development in general accordance with the Proposed Service Plans prepared by CLC and referenced in **Attachment 2**, together with all relevant codes of practice and regulatory requirements. Written confirmation from a SQEP that the works have been undertaken in accordance with all relevant codes of practice and regulatory requirements must be provided to the Council at the completion of the works.

Utilities Connection to Public Network

62. The consent holder must make provision (relative to staging of the works) for telecommunications and electricity to serve the Project in accordance with the requirements of the respective utility operators. These utilities must be underground. Written confirmation from the utility providers that the works have been undertaken in accordance with all relevant regulatory and technical requirements must be provided to the Council at the completion of the works.

Fire Fighting

63. The consent holder must provide adequate public water supply to the Project for firefighting, in accordance with SNZ PAS 4509:2008. A written report from the NZ Fire Service or hydrant testing confirming compliance with SNZ PAS 4509:2008 must be provided to the Council prior to the first occupation of the Project.

Stormwater Management

64. The consent holder must ensure that stormwater runoff from impervious areas is managed in accordance with the Infrastructure Report prepared by CLC Consulting

Group Ltd, submitted with the application documents, to ensure that the hydrology mitigation requirements specified in the report are achieved.

65. The stormwater management device or systems to achieve the hydrology mitigation requirements specified in the Infrastructure Report prepared by CLC and referenced in **Attachment 1** must be installed or built by a SQEP generally in accordance with the design specifications in accordance with the Infrastructure Report prepared by CLC Consulting Group Ltd, submitted with the application documents.

66. Within three (3) months of the practical completion of each stage of the works, the consent holder must provide the following to the Council:

    (a) Written evidence in the form of a validation report that the stormwater management device or system was installed or built generally in accordance with the design specifications in accordance with the Infrastructure Report prepared by CLC Consulting Group Ltd and by a suitably qualified service provider; and

    (b) As-built plans of the stormwater management device or system, certified (signed) by a SQEP as a true record of the stormwater management system.

    The stormwater management device or system must be operated and maintained in accordance with best practice for the device or system.

PRIOR TO OPERATION / OCCUPATION CONDITIONS

Landscaping and maintenance requirements

67. Prior to the first occupation of the building (relative to staging of the works) and within an appropriate planting season, the consent holder must implement the landscape design which has been certified by the Council under **Condition 30**.

    The landscaping must be thereafter retained and maintained in perpetuity to the satisfaction of the Council in accordance with the maintenance requirements of the certified Landscape Management Plan (**Condition 28**).

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

Access and Parking

68. Prior to the first occupation of the building (relative to staging of the works), all access, parking and manoeuvring areas (associated with that stage) must be formed, sealed with an all-weather surface, marked out, sign posted and drained in accordance with the approved plans.

ONGOING / OPERATIONAL CONDITIONS

Public Pedestrian Access

69. The consent holder must provide for public pedestrian access between the cul-de-sac heads of Te Arawa Street and Rukutai Street adjacent to the southern boundary of the Site. Public access must be available between the following hours:

- Summer (daylight savings time): 7.00 to 18.00pm.
- Winter: 8.00am – 17.00pm.

SPECIFIC CONDITIONS – WATER PERMIT WATXXXXXXX

Abbreviations and definitions for WATXXXXXXXX

The following abbreviations and definitions apply to these consent conditions.

Alarm Level	Means specific levels at which actions are required as described in the relevant conditions.
Alert Level	Means specific levels at which actions are required as described in the relevant conditions.
Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5m in diameter.
Commencement of Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.
Completion of Dewatering	Means, in the case of a drained building or structure, the stage when the structure's external and internal support mechanisms, including basement floors, have been completed, the permanent drainage system(s) are in place, and no further groundwater is being taken for the construction of the basement.
Completion of Construction	Means when the Code Compliance Certificate (CCC) is issued by Council.
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.
Completion of Excavation	Means the stage when all Bulk Excavation and all foundation/footing excavations within ten (10) metres of the perimeter building retaining walls has been completed.
Condition Survey	Means an External Visual Inspection or a detailed Condition Survey (as defined in the relevant conditions).

Damage	Includes Aesthetic, Serviceability and Stability Damage, but does not include Negligible Damage, as described in Table 1 below.
External Visual Inspection	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.
Monitoring Station	Means any monitoring instrument including a ground or building deformation station, inclinometer, groundwater monitoring bore, retaining wall deflection station, or other monitoring device required by this consent.
Seasonal Low Groundwater Level	Means the annual lowest groundwater level – which typically occurs in summer.
Services	Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.
SQBS	Means Suitably Qualified Building Surveyor.

Table 1: Building Damage Classification Category of Damage

Category of Damage	Normal Degree of Severity	Description of Typical Damage (Building Damage Classification after Burland (1995), and Mair et al (1996))	General Category (after Burland
0	Negligible	Hairline cracks	Aesthetic Damage
1	Very Slight	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 1mm.	
2	Slight	Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weathertightness. Doors and windows may stick slightly. Typically, crack widths up to 5mm.	

3	Moderate	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 5mm to 15mm or several >3mm.	Serviceability Damage
4	Severe	Extensive repair involving removal and replacement of walls especially over doors and windows. 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 25mm but also depends on the number of cracks.	
5	Very Severe	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 25mm but depend on the number of cracks.	Stability Damage
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			

Duration of consent

70. The take (dewatering) and groundwater diversion consent [WATXXXXXXXX] expires thirty-five (35) years from the date of commencement, unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.

Notice of Commencement of Dewatering

71. The consent holder must notify the Council in writing at least ten (10) working days prior to the date of the Commencement of Construction Phase Dewatering.

Design and Construction of Basement and Retaining Walls

72. The design and construction of the basement and retaining walls must be undertaken in accordance with the specifications contained in the report titled: “Geotechnical Assessment Report – The Point Mission Bay”, prepared by Tonkin & Taylor, referenced in **Attachment 1**. The consent holder must provide verification in writing from an SQEP that the recommendations of this report have been implemented on the Site. This must be provided no later than ten (10) working days after completion of basement construction.

Damage Avoidance

73. All excavation, dewatering systems, retaining structures, basements and works associated with the diversion or taking of groundwater, must be designed,

constructed and maintained so as to avoid damage to land, buildings, structures and services on the site and adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.

Alert and Alarm Levels

74. The activity must not cause any settlement or movement greater than the Alarm Level thresholds specified in **Schedule A** below. Alert and Alarm Levels are triggered when the following Alert and Alarm Trigger thresholds are exceeded:

Schedule A: Alarm and Alert Levels

Movement (Note 1)		**Trigger Thresholds (+/-)**	
		Alarm	**Alert**
a)	Differential vertical settlement between any two Ground Surface Settlement Monitoring Stations (the **Differential Ground Surface Settlement Alarm or Alert Level**):		
	GS01 to GS12	1:550	1:450
b)	Total vertical settlement between the pre-excavation baseline level at any Ground Surface Settlement Monitoring Station (the **Total Ground Surface Settlement Alarm or Alert Level**):		
	GS01 to GS04	15mm	25mm
	GS05 to GS12	10mm	20mm

Note	(1)	The locations of the Monitoring Stations listed in Schedule A are shown on the Proposed Construction Monitoring Instrumentation Plan included in Appendix A of the GSCMP referenced in **Attachment 1**.

These levels may be amended subject to approval by the Council as part of the GSMCP certification process and recommendations from a SQEP, but only to the extent that avoidance of Damage to building, structures and Services can still be achieved.

***Advice note**: There are conditions below that must be complied with when the Alert and Alarm Level triggers are exceeded. These include actions that must be taken immediately including seeking the advice of a SQEP.*

Alert Level Actions

75. In the event of any Alert Level from Schedule A (**Condition 74**) being exceeded, the consent holder must:

(a) Notify the Council within twenty-four hours (24) of the exceedance.

(b) Re-measure all Monitoring Stations within twenty (20) metres of the affected monitoring location(s) to confirm the extent of apparent movement.

(c) Ensure the data is reviewed, and advice provided, by a SQEP on the need for mitigation measures or other actions necessary to avoid further

deformation. Where mitigation measures or other actions are recommended those measures must be implemented.

(d) Submit a written report, prepared by the SQEP responsible for overviewing the monitoring, to the Council within five (5) working days of Alert Level exceedance. The report must provide an analysis of all monitoring data relating to the exceedance, actions taken to date to address the issue, recommendations for additional monitoring (i.e. the need for increased frequency or repeat Condition Survey(s)) and recommendations for future remedial actions necessary to prevent Alarm Levels being exceeded.

(e) Measure and record all Monitoring Stations within twenty (20) metres of the location of any Alert Level exceedance every two (2) working days until such time the written report referred to above has been submitted to the Council.

Alarm Level Actions

76. In the event of any Alarm Level from **Schedule A** (**Condition 74**) being exceeded, the consent holder must:

(a) Immediately halt construction activity relevant to the location of the Alarm Level exceedance, including excavation, dewatering, or any other works that may result in increased deformation, unless halting the activity is considered by a SQEP to be likely to be more harmful (in terms of effects on the environment) than continuing to carry out the activity.

(b) Notify the Council within twenty-four (24) hours of the Alarm Level exceedance being detected and provide details of the measurements taken.

(c) Take advice from the author of the Alert Level exceedance report (if there was one) on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.

(d) Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures have been implemented to the satisfaction of a SQEP.

(e) Submit a written report, prepared by the SQEP responsible for overviewing the monitoring on the mitigation measures implemented, and any remedial works and/or agreements with affected parties within five (5) working days of recommencement of works.

Groundwater Settlement Monitoring and Contingency Plan (GSMCP)

77. At least ten (10) working days prior to the intended Commencement of Dewatering, a final GSMCP prepared by SQEP, must be submitted to the Council for certification. Any amendment of the GSMCP must also be submitted to the Council for certification, in accordance with **Condition 14**.

The submitted information must be generally in accordance with the draft GSMCP prepared by Tonkin + Taylor and referenced in **Attachment 2**.

The overall objective of the GSMCP is to set out the practices and procedures to be adopted to ensure compliance with the consent conditions. To achieve this objective, the final GSMCP must include, at a minimum, the following information:

(a) A monitoring location plan showing the location and type of all Monitoring Stations.

(b) Final completed **Schedule B** (as per the conditions below) for the ground surface monitoring programme (including any proposed changes to the monitoring frequency) as required by the conditions below.

(c) All monitoring data and the identification of services susceptible to damage required by the conditions below.

(d) A bar chart or a schedule, showing the timing and frequency of Condition Surveys, External Visual Inspections, and all other monitoring required by this consent, and a sample report template for the two (2)-monthly monitoring required by **Condition 85**.

(e) All Alert and Alarm Level triggers (including reasons if changes to such are proposed, for example as a result of recommendations in the Services Condition Surveys (required by **Condition 79**) or data obtained from pre-dewatering monitoring).

(f) Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.

Any amendment to the GSMCP must be undertaken in accordance with **Condition 14**.

78. All construction, dewatering, monitoring and contingency actions must be carried out in accordance with the certified GSCMP. No Bulk Excavation (that may affect groundwater levels) or other dewatering activities must commence until the GSMCP is certified in writing by the Council.

Services Condition Surveys

79. The consent holder must engage a SQEP to undertake pre-condition and post-condition surveys for the following underground services:

(a) Service ID 2000609020 (Stormwater 450 dia. Conc);

(b) Service ID 2000403490 (Stormwater 375 dia. Conc);

(c) Service ID 300135283,3000135314 and 2000154512 (Stormwater 225 dia. Conc)

(d) Service ID 2000158462 and 2000616277 (Wastewater 150 dia. VC)

80. The Condition Surveys required by **Condition 79** must include the following:

(a) Type of services.

(b) Existing levels of damage.

(c) Susceptibility of structure to further movement.

(d) Photographic evidence of items (b), (c) and (d) via CCTV Survey.

(e) A review and the suitability of the proposed Alarm and density of building deformation stations.

A reasonable attempt must be made to contact the service owner to carry out surveys and if access is not made available, the reasons must be recorded.

A copy of the pre-condition and post condition surveys must be provided to the Council within twenty (20) working days following completing the survey.

Advice note: *This condition does not apply to any Service where written evidence is provided to the Council that the owner of that Service has confirmed they do not require a condition survey.*

External Visual Inspections during Construction Phase Dewatering

81. External Visual Inspections of the surrounding ground within 10m of the basement excavation must be undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Inspections must be carried out fortnightly from the Commencement to Completion of Dewatering. A photographic record must be kept, including time and date, of each inspection and all observations made during the inspection, and must be of a quality that is fit for purpose.

The results of the External Visual Inspections and an assessment of the results must be reviewed by the SQEP responsible for overviewing the monitoring and must be included in the bimonthly monitoring report required by **Condition 85** for the relevant monitoring period.

Advice note: *This condition does not apply to any land, building or structure where written evidence is provided to the Council confirming that the owner of the land, building or structure does not require visual inspections to be carried out.*

Completion of Dewatering - Services Condition Surveys

82. Between six (6) and twelve (12) months after the Completion of Dewatering, a detailed Condition Survey of all previously surveyed Services referenced in **Condition 79** must be undertaken by a SQEP and a written report must be prepared. The report must be prepared and/or reviewed by the SQEP responsible for overviewing the monitoring and submitted to the Council, within 20 working days of completion of the Condition Survey.

The Condition Survey report must make specific comment on those matters identified in the Condition Surveys required by **Condition 79**. It must also identify any new Damage that has occurred since the condition surveys were undertaken and must provide an assessment of the likely cause of any such Damage.

Advice note: *This condition does not apply to any building, structure or Service where written evidence is provided to the Council confirming that the owner of that building, structure, or Service does not require a condition survey to be undertaken.*

Ground Surface Deformation Monitoring

83. Ground Surface Deformation Monitoring Stations must be established and maintained in the locations shown on the monitoring location plan in the certified GSMCP, as required in accordance with **Condition 77(a)**.

The Monitoring Stations must be monitored at the frequency set out in **Schedule B** below. The purpose of the Monitoring Stations is to record any vertical or horizontal

(including differential) movement. Benchmark positions must be established no less than twenty (20) metres away from the excavated area.

The monitoring frequency may be changed through amendment to the GSMCP.

Schedule B: Monitoring frequency		
Monitoring period	**Monitoring station and type**	
	GS01 to GS12	**Services Condition Survey**
Pre-Commencement of Dewatering/Baseline	At least two (2) baseline surveys for all deformation points to a horizontal and vertical accuracy of +2mm.	Pre-construction Condition Survey prior to commencement of perimeter retaining walls construction or Commencement of Dewatering.
From Commencement of Dewatering/Excavation	Fortnightly to Completion of Excavation. Fortnightly following Completion of Excavation.	Fortnightly external visual inspections.
After Completion of Dewatering/Excavation	Monthly for six (6) months or until such a time following the Completion of Dewatering that stable measurements are demonstrated, and written approval for monitoring termination is granted from the Council.	Post-construction Condition Survey within six (6) months of the Completion of Dewatering.

Contingency Actions

84. If the consent holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the consent holder must:

(a) Notify the Council and the asset owner within two (2) working days of the consent holder becoming aware of the Damage.

(b) Provide a report prepared by a SQEP (engaged by the consent holder at their cost) that describes the Damage, identifies the cause of the Damage, identifies methods to remedy and/or mitigate the Damage that has been caused, identifies the potential for further Damage to occur, and describes actions that will be taken to avoid further Damage.

(c) Provide a copy of the report, prepared under (b) above, to the Council and the asset owner within ten (10) working days of notification under (a) above.

(d) Where the report provided by the SQEP in accordance with (b) above identifies the cause of the Damage to be activities authorised by this consent, the

consent holder must offer to and, if accepted by the asset owner, rectify the Damage at the consent holder's cost, as soon as practicable, in consultation with the asset owner.

Advice note: *It is anticipated the consent holder will seek the permission of the damaged asset owner to access the property and asset to enable the inspection/ investigation. It is understood that if access is denied the report will be of limited extent.*

Reporting of Monitoring Data

85. At two (2) monthly intervals, until the Completion of Dewatering, and at six (6) monthly intervals until twelve (12) months following Completion of Dewatering, a report containing all monitoring data required by conditions of this consent must be submitted to the Council. This report must include a construction progress timeline, the monitoring data recorded in that period, and a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.

Notice of Completion

86. The Council must be advised in writing within ten (10) working days of when Bulk Excavation and Completion of Dewatering has been completed.

Groundwater Maintenance Program

87. Within twelve (12) months of Completion of Dewatering, the Council must be provided with a maintenance program for any permanent groundwater drainage system used to manage groundwater levels.

Advice note**:** *The consent holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge rules that may apply.*

Attachment 1 – List of Reports

Report Title and Reference	Author	Rev	Dated
Integrated Transport Assessment	Flow Transportation Specialists	-	10.11.2025
Draft Construction Traffic Management Plan	Flow Transportation Specialists	-	05.09.2025
Infrastructure Report	CLC Consulting	H	13.11.2025
Flood Hazard Risk Assessment	CLC Consulting	B	17.11.2025
Draft Earthworks Management Plan	CLC Consulting	C	17.11.2025
Draft Chemical Treatment Management Plan	Erosion Control Co. Ltd	-	07.08.2025
Acoustic Assessment	Styles Group	1	21.10.2025
Draft Construction Noise and Vibration Management Plan	Styles Group	1	21.10.2025
Contamination Preliminary and Detailed Site Investigation	Tonkin & Taylor Ltd	4	September 2025
Geotechnical Assessment Report	Tonkin & Taylor Ltd	4	11.11.2025
Groundwater and Settlement Monitoring Contingency Plan (GSMCP)	Tonkin & Taylor Ltd	3	27.08.2025
Archaeological Assessment	CFG Heritage	-	20.02.2025
Draft Waste Management and Minimisation Plan The Point Mission Bay Orakei	Rubbish Direct Limited	-	20.11.2025
External Lighting Assessment – The Point Mission Bay	Mesh Consulting Limited	-	09.10.2025

Pedestrian Wind Study	RWDI	B	16.10.2025
Economic Assessment of Proposed Development for Fast-Track Substantive Application	Insight Economics	-	20.10.2025
Urban Design and Landscape Assessment	Boffa Miskell	1	10.11.2025
Crime Prevention through Environmental Design Assessment	Boffa Miskell	1	10.11.2025
Urban Design and Landscape Assessment Peer Review	R. A Skidmore Urban Design Limited	-	October 2025
Design Report	Moller Architects	-	01.11.2025

Attachment 2 – List of Drawings

Architectural Drawings:

Reference	Title	Author	Rev	Date
RC02-01	Existing Site Plan	Warren and Mahoney	B	08.11.2025
RC03-01	Proposed Site Plan	Warren and Mahoney	B	08.11.2025
RC10-01	Floor Plan – Level B2	Warren and Mahoney	B	08.11.2025
RC10-02	Floor Plan – Level B1	Warren and Mahoney	B	08.11.2025
RC10-03	Floor Plan – Level G	Warren and Mahoney	B	08.11.2025
RC10-04	Floor Plan – Level 1	Warren and Mahoney	B	08.11.2025
RC10-05	Floor Plan – Level 2	Warren and Mahoney	B	08.11.2025
RC10-06	Floor Plan – Level 3 Podium	Warren and Mahoney	B	08.11.2025
RC10-07	Floor Plan – Level 4	Warren and Mahoney	B	08.11.2025
RC10-08	Floor Plan – Level 5	Warren and Mahoney	B	08.11.2025
RC10-09	Floor Plan – Level 6	Warren and Mahoney	B	08.11.2025
RC10-10	Floor Plan – Level 7	Warren and Mahoney	B	08.11.2025
RC10-11	Floor Plan – Level 8	Warren and Mahoney	B	08.11.2025
RC10-12	Floor Plan – Level 9	Warren and Mahoney	B	08.11.2025
RC10-13	Floor Plan – Level Roof	Warren and Mahoney	B	08.11.2025
RC11-11	Floor Plan – Building 1 – Level B2	Warren and Mahoney	B	08.11.2025
RC11-12	Floor Plan – Building 1 Level B1	Warren and Mahoney	B	08.11.2025
RC11-13	Floor Plan – Building 1 Level G	Warren and Mahoney	B	08.11.2025
RC11-14	Floor Plan – Building 1 – Level 1	Warren and Mahoney	B	08.11.2025
RC11-15	Floor Plan – Building 1 – Level 2-5	Warren and Mahoney	B	08.11.2025
RC11-16	Floor Plan – Building 1 - Roof	Warren and Mahoney	B	08.11.2025

RC11-21	Floor Plan – Building 2 – Level B1	Warren and Mahoney	B	08.11.2025
RC11-22	Floor Plan – Building 2 – Level G	Warren and Mahoney	B	08.11.2025
RC11-23	Floor Plan – Building 2 – Level 1	Warren and Mahoney	B	08.11.2025
RC11-24	Floor Plan – Building 2 – Level 2	Warren and Mahoney	B	08.11.2025
RC11-25	Floor Plan – Building 2- Level 3 Podium	Warren and Mahoney	B	08.11.2025
RC11-26	Floor Plan – Building 2 – Level 4-5	Warren and Mahoney	B	08.11.2025
RC11-27	Floor Plan – Building 2 – Level 5-6	Warren and Mahoney	B	08.11.2025
RC11-28	Floor Plan – Building 2 - Roof	Warren and Mahoney	B	08.11.2025
RC11-31	Floor Plan – Building 3 – Level 1	Warren and Mahoney	B	08.11.2025
RC11-32	Floor Plan – Building 3 – Level 2	Warren and Mahoney	B	08.11.2025
RC11-33	Floor Plan – Building 3 – Level 3 Podium	Warren and Mahoney	B	08.11.2025
RC11-34	Floor Plan – Building 3 – Level 4	Warren and Mahoney	B	08.11.2025
RC11-35	Floor Plan – Building 3 – Level 5-6	Warren and Mahoney	B	08.11.2025
RC11-36	Floor Plan – Building 3 – Level 7	Warren and Mahoney	B	08.11.2025
RC11-37	Floor Plan – Building 3 – Level 8	Warren and Mahoney	B	08.11.2025
RC11-38	Floor Plan – Building 3 - Roof	Warren and Mahoney	B	08.11.2025
RC11-41	Floor Plan – Building 4 – Level 2	Warren and Mahoney	B	08.11.2025
RC11-41	Floor Plan – Building 4 – Level 3 Podium	Warren and Mahoney	B	08.11.2025
RC11-43	Floor Plan – Building 4 – Level 4	Warren and Mahoney	B	08.11.2025
RC11-44	Floor Plan – Building 4 – Level 5	Warren and Mahoney	B	08.11.2025
RC11-45	Floor Plan – Building 4 – Level 6-9	Warren and Mahoney	B	08.11.2025

RC11-46	Floor Plan – Building 4 - Roof	Warren and Mahoney	B	08.11.2025
RC11-51	Floor Plan – Building 5 - Level 3 Podium	Warren and Mahoney	B	08.11.2025
RC11-52	Floor Plan – Building 5 – Level 4	Warren and Mahoney	B	08.11.2025
RC11-53	Floor Plan – Building 5 – Level 5	Warren and Mahoney	B	08.11.2025
RC11-54	Floor Plan – Building 5 – Level 6-8	Warren and Mahoney	B	08.11.2025
RC11-55	Floor Plan – Building 5 – Roof	Warren and Mahoney	B	08.11.2025
RC20-01	Site Elevations	Warren and Mahoney	B	08.11.2025
RC21-11	Part Elevation – Building 1	Warren and Mahoney	B	08.11.2025
RC21-21	Part Elevation – Building 2	Warren and Mahoney	B	08.11.2025
RC21-31	Part Elevation – Building 3	Warren and Mahoney	B	08.11.2025
RC21-41	Part Elevation – Building 4	Warren and Mahoney	B	08.11.2025
RC21-51	Part Elevation – Building 5	Warren and Mahoney	B	08.11.2025
RC30-01	Site Sections	Warren and Mahoney	B	08.11.2025
RC31-11	Part Sections – Building 1	Warren and Mahoney	B	08.11.2025
RC31-21	Part Sections – Building 2	Warren and Mahoney	B	08.11.2025
RC31-31	Part Sections – Building 3	Warren and Mahoney	B	08.11.2025
RC31-41	Part Sections – Building 4	Warren and Mahoney	B	08.11.2025
RC31-51	Part Sections – Building 5	Warren and Mahoney	B	08.11.2025
RC32-10	HIRB and Height Plane	Warren and Mahoney	B	08.11.2025

Landscape Drawings:

Reference	**Title**	**Author**	**Rev**	**Date**
Sheet 14	Site Context Map	Boffa Miskell	2	10.11.2025
Sheet 15	Site Plan	Boffa Miskell	2	10.11.2025
Sheet 16	Landscape Concept Diagrams (Sheet 1 of 3)	Boffa Miskell	2	10.11.2025

Sheet 17	Landscape Concept Diagrams (Sheet 2 of 3)	Boffa Miskell	2	10.11.2025
Sheet 18	Landscape Concept Diagrams (Sheet 3 of 3)	Boffa Miskell	2	10.11.2025
Sheet 22	Landscape Concept Plan	Boffa Miskell	2	10.11.2025
Sheet 23	Pedestrian & Vehicle Circulation	Boffa Miskell	2	10.11.2025
Sheet 24	Landscape Concept Plan - West	Boffa Miskell	2	10.11.2025
Sheet 25	Landscape Concept Plan - East	Boffa Miskell	2	10.11.2025
Sheet 26	Arrival Porte Cochère – Landscape Concept	Boffa Miskell	2	10.11.2025
Sheet 29	Village Heart – Landscape Concept	Boffa Miskell	2	10.11.2025
Sheet 35	Village Heart – Sensory and Wellness	Boffa Miskell	2	10.11.2025
Sheet 41	The Gardens – Landscape Concept	Boffa Miskell	2	10.11.2025
Sheet 47	Productive Garden – Landscape Concept	Boffa Miskell	2	10.11.2025
Sheet 50	Boundary Conditions	Boffa Miskell	2	10.11.2025
Sheet 51	Sections – Southern Boundary	Boffa Miskell	2	10.11.2025
Sheet 52	Sections (Sheet 1 of 3)	Boffa Miskell	2	10.11.2025
Sheet 53	Sections (Sheet 2 of 3)	Boffa Miskell	2	10.11.2025
Sheet 54	Sections (Sheet 3 of 3)	Boffa Miskell	2	10.11.2025
Sheet 56	Aotea Street – Landscape Concept	Boffa Miskell	2	10.11.2025
Sheet 57	Rukutai Street – Landscape Concept	Boffa Miskell	2	10.11.2025
Sheet 58	Te Arawa Street – Landscape Concept (Sheet 1 of 3)	Boffa Miskell	2	10.11.2025
Sheet 59	Te Arawa Street – Landscape Concept (Sheet 2 of 3)	Boffa Miskell	2	10.11.2025
Sheet 60	Te Arawa Street –	Boffa Miskell	2	10.11.2025

	Landscape Concept (Sheet 3 of 3)			
Sheet 62	Materials Strategy	Boffa Miskell	2	10.11.2025
Sheet 63	Lighting Strategy	Boffa Miskell	2	10.11.2025
Sheet 64	Furniture Strategy	Boffa Miskell	2	10.11.2025
Sheet 65	Fencing & Walls Strategy	Boffa Miskell	2	10.11.2025
Sheet 66	Wind Strategy	Boffa Miskell	2	10.11.2025
Sheet 67	Site Coverage	Boffa Miskell	2	10.11.2025
Sheet 68	Tree Strategy	Boffa Miskell	2	10.11.2025
Sheet 69	Tree Palette – Native trees	Boffa Miskell	2	10.11.2025
Sheet 70	Tree Palette – Exotic Trees	Boffa Miskell	2	10.11.2025
Sheet 71	Planting Strategy – Depths	Boffa Miskell	2	10.11.2025
Sheet 72	Planting Strategy – Zones	Boffa Miskell	2	10.11.2025
Sheet 73	Planting Palette – Southern Driveway and Western Entrance – Native Planting	Boffa Miskell	2	10.11.2025
Sheet 74	Planting Palette – Arrival Porte Cochère	Boffa Miskell	2	10.11.2025
Sheet 75	Planting Palette – Green Roof	Boffa Miskell	2	10.11.2025
Sheet 76	Planting Palette – Heart of the Village	Boffa Miskell	2	10.11.2025
Sheet 77	Planting Palette – Sensory and Wellness Gardens – North	Boffa Miskell	2	10.11.2025
Sheet 78	Planting Palette – Sensory and Wellness Gardens – South	Boffa Miskell	2	10.11.2025
Sheet 79	Planting Palette – The Gardens – North	Boffa Miskell	2	10.11.2025
Sheet 80	Planting Palette – The Gardens South	Boffa Miskell	2	10.11.2025

Sheet 81	Planting Palette – Productive Garden	Boffa Miskell	2	10.11.2025
Sheet 82	Planting Palette – Public Walkways	Boffa Miskell	2	10.11.2025
Sheet 83	Planting Lists (Sheet 1 of 4)	Boffa Miskell	2	10.11.2025
Sheet 84	Planting Lists – (Sheet 2 of 4)	Boffa Miskell	2	10.11.2025
Sheet 85	Planting Lists – (Sheet 3 of 4)	Boffa Miskell	2	10.11.2025
Sheet 86	Planting Lists – (Sheet 4 of 4)	Boffa Miskell	2	10.11.2025

Infrastructure Drawings:

Drawing No.	Title	Author	Rev	Date
C902	Erosion and Sediment Control - Overall Plan	CLC Consulting	C	13.11.2025
C903	Erosion and Sediment Control Plan – Stage 1	CLC Consulting	C	13.11.2025
C905	Erosion and Sediment Control Plan – Stage 2	CLC Consulting	C	13.11.2025
C906	Erosion and Sediment Control Plan – Stage 4	CLC Consulting	C	13.11.2025
C910	Pre Development Catchment / Coverage Plan	CLC Consulting	B	13.11.2025
C915	Pre Development 1% AEP Catchment Plan	CLC Consulting	A	12.11.2025
C916	Post Development 1% AEP Catchment Plan	CLC Consulting	A	12.11.2025
C917	Pre Development 10% Catchment Plan	CLC Consulting	A	11.11.2025
C918	Post Development 10% Catchment Plan	CLC Consulting	B	13.11.2025
C921	Earthworks Plan – Overall	CLC Consulting	B	07.11.2025
C922	Earthworks Plan – Stage 1	CLC Consulting	B	07.11.2025
C923	Earthworks – Stage 2	CLC Consulting	B	07.11.2025
C925	Earthworks – Stage 4	CLC Consulting	B	07.11.2025

C930	Drainage Plan - Overall	CLC Consulting	D	13.11.2025
C931	Drainage Plan (Sheet 1 of 3)	CLC Consulting	D	13.11.2025
C932	Drainage Plan (Sheet 2 of 3)	CLC Consulting	D	13.11.2025
C933	Drainage Plan (Sheet 2 of 3)	CLC Consulting	D	13.11.2025
C934	Stormwater Treatment Overall Plan	CLC Consulting	D	13.11.2025
C935	Stormwater Treatment Plan – Sheet 2	CLC Consulting	D	13.11.2025
C936	Proposed Water Supply (Sheet 1 of 2)	CLC Consulting	B	11.11.2025
C937	Proposed Water Supply (Sheet 2 of 2)	CLC Consulting	A	11.11.2025
C940	Erosion and Sediment Control Details (Sheet 1 of 2)	CLC Consulting	A	28.08.2025
C941	Erosion and Sediment Control Details (Sheet 2 of 2)	CLC Consulting	A	28.08.2025
C942	Stormwater Treatment Details	CLC Consulting	C	11.11.2025
C990	Pre Development 1% AEP Flood Map	CLC Consulting	A	12.11.2025
C991	Post Development 1% AEP Flood Map	CLC Consulting	A	12.11.2025
C992	Pre Development Flood Hazard Map	CLC Consulting	A	12.11.2025
C993	Post Development Flood Hazard Map	CLC Consulting	A	12.11.2025

Transport Drawings:

Reference	Title	Author	Rev	Date
GENU017-KP-DW02	Vehicle Tracking Plans Existing Turning Head Tracking (Sheet 1 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle tracking Plans Existing Turning Head Tracking (Sheet 2 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025

GENU017-KP-DW02	Vehicle Tracking Plans Car Tracking (Sheet 3 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans Carpark 2 Tracking (Sheet 4 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans Eastern Access Tracking (Sheet 5 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans F2 Carpark Tracking (Sheet 6 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans F2 Carpark Tracking (Sheet 7 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans F1 Carpark Tracking (Sheet 8 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle tracking Plans F1 Carpark Tracking (Sheet 9 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans Southern Outdoor Carpark (Sheet 10 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans Southern Outdoor Carpark (Sheet 11 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans Southern Outdoor Carpark (Sheet 12 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans B1 & B2 Ramp Tracking (Sheet 13 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans B1 Carpark Tracking (Sheet 14 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans B2 Carpark Tracking (Sheet 15 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans Fire Truck Access (Sheet 16 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans 6.5m Rubbish Truck Access (Sheet 17 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025

GENU017-KP-DW02	Vehicle Tracking Plans 6.5m Rubbish Truck Access (Sheet 18 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans B1 Carpark Access – 6.3m Van (Sheet 19 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans F1 Carpark Access – 6.3m VAN (Sheet 20 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plan Porte Cochere Access – 6.3m VAN (Sheet 21 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Vehicle Tracking Plans External Loading Bay (Sheet 22 of 22)	Flow Transportation Specialists Ltd	A	05.09.2025

Other Drawings

RC80-01	Sun Studies – Summer Solstice	Warren and Mahoney	B	08.11.2025
RC80-02	Sun Studies – Autumn Equinox	Warren and Mahoney	B	08.11.2025
RC80-03	Sun Studies – Winter Solstice	Warren and Mahoney	B	08.11.2025
RC80-04	Sun Studies – Spring Equinox	Warren and Mahoney	B	08.11.2025
GENU017-KP-DW02	Line-Marking Plans – Proposed NSAAT Extents	Flow Transportation Specialists Ltd	A	05.09.2025
GENU017-KP-DW02	Line-Marking Plans – Proposed NSAAT Extents	Flow Transportation Specialists Ltd	A	05.09.2025