

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



Decision One

Non-Complying activity – Land use (s9)

Restricted discretionary activity for groundwater and diversion of sediment laden water associated with the earthworks within proximity to wetland (s14)

Restricted discretionary activity for discharge of sediment laden water associated with the earthworks within proximity to wetlands (s14)

Minor corrections pursuant to s133A of the RMA 1991 (& additional s133A update issued 10/04/2025)

Application numbers:	BUN60430899 (Council Reference) LUC60430950 (s9 land use consent) WAT60431056 (s14 groundwater consent) WAT60431057 (s14 diversion of sediment laden water associated with earthworks within proximity to wetland) DIS60431058 (S14 discharge of sediment laden water associated with the earthworks within proximity to wetlands)
Applicant's name:	Fulton Hogan Land Development Limited
Site address:	Stage 8, 72 Lysnar Road, Milldale
Legal description:	Lot 9005 DP 588538, SECT 1 SO 547623 Lot 1 DP 64368 Lot 2 DP 64368 Pt Allot M153 Psh Of Waiwera SO 976, Allot 700 Psh Of Waiwera SO 28577, Allot S153 Psh Of Waiwera SO 976 Lot 4 DP 353309

Proposal:

To carry out earthworks to facilitate the development of the site involving 208,000m³ of earthworks over an area of 11.1ha including approximately 118,000m³ of cut and 90,000m³ of fill including earthworks within the riparian yard and within 10m of existing wetlands. The proposal will involve the taking and diverting of ground, vegetation removal within the riparian yard.

It is also proposed for blanket land use consents relating to the future construction and use on the relevant lots of subdivision consent referenced by council as SUB60430951, which

involves the measurements of the height in relation to the boundary standard where it is measured from top of retaining walls; breach of the 3m maximum vehicle access width and access gradient width; vehicle access located within 10m of an intersection; enabling residential dwellings within the Neighbourhood Centre zone and; breaches to the Open Space Zone standards.

Resource consent is required for the following reasons:

Land use consents (s9) LUC60430950

Auckland Unitary Plan (Operative in Part)

Regional land use – section 9(2)

E11 Land Disturbance - Regional

- Pursuant to E11.4.1(A9) the proposal involves earthworks greater than 2,500m² where the land which is located within a Sediment Control Protection Area. The application proposes to undertake earthworks over an area of 11.1ha hectares. This requires consent as a restricted discretionary activity.
- Pursuant to E11.4.1(A8) the proposal involves earthworks greater than 2,500m² where the land has a slope equal to or greater than 10 degrees. The application proposes to undertake earthworks over an area of 11.1ha hectares. This requires consent as a restricted discretionary activity.

District land use – section 9(3)

E12 Land Disturbance - District

- Pursuant to E12.4.1(A6) the proposal involves earthworks that are greater than 2,500m² in area, with 11.1ha of earthworks proposed across the development/ site area. This requires consent as a restricted discretionary activity.
- Pursuant to E12.4.1(A10) the proposal involves earthworks that are greater than 2,500m³ in volume. The application proposes to undertake earthworks with a total volume of 208,000m³ (118,000m³ cut and 90,000m³ fill.). This requires consent as a restricted discretionary activity.
- The proposal involves earthworks within riparian yards of over 5m² or 5m³ (approximately 2m³ cut and 596m³ fill over an area of 577m²). This requires consent as a restricted discretionary activity pursuant to rules E12.6.2(1) and C1.9(2).
- The proposal involves earthworks (including filling) within a 100-year annual exceedance probability (AEP) flood plain that more than 300mm and fill volume more than 10m³. This requires consent as a restricted discretionary activity under rule E12.6.2(A11) and C1.9(2).

E15 Vegetation Management and Biodiversity

- The proposal involves vegetation removal within 20m of a rural stream (Unnamed Stream). This requires consent as a restricted discretionary activity pursuant to rule E15.4.1(A16).
- The proposal involves vegetation removal within 20m of a natural wetland. This requires consent as a restricted discretionary activity pursuant to rule E15.4.1(A18).
- The proposal involves vegetation removal within 10m of an urban stream (Waterloo Creek). This requires consent as a restricted discretionary activity pursuant to rule

E15.4.1(A19).

E16 Trees in Open Space Zones

- The proposal involves tree removal of trees greater than 4m in height or greater than 400mm in girth in the Open Space Zone. This requires consent as a restricted discretionary activity pursuant to rule E16.4.1(A10).

E17 Trees in Roads

- The proposal involves removal of trees that are greater than 4m in height or greater than 400mm in girth. This requires consent as a restricted discretionary activity pursuant to rule E17.4.1(A10).

E26 Infrastructure

- To construct an unformed road (parts of Endsley Rise) and associated culvert and retaining walls requires consent as a restricted discretionary activity pursuant to rule E26.2.3.2(A69).
- To remove trees removal and tree alteration in Endsley Rise that greater than 4m in height or 400mm in girth, is a restricted discretionary activity pursuant to rule E26.3.3.1(A92).
- To undertake general earthworks greater than 2,500m² and 2,500m³ in a road, and are earthworks other than for maintenance, repair, renewal, minor infrastructure upgrading is a restricted discretionary activity under rules E26.5.3.1(A97) and (A97A) respectively.
- To undertake earthworks greater than 2,500m² in a road where the land has a slope equal to or greater than 10 degrees other than for maintenance, repair, renewal, minor infrastructure upgrading is a restricted discretionary activity under rule E26.5.3.2(A106).
- To undertake earthworks within the Sediment Control Protection Area greater than 2,500m² in a road other than for maintenance, repair, renewal, minor infrastructure upgrading is a restricted discretionary activity under rule E26.5.3.2(A107).

E27 Transport

- The proposal involves the construction of a vehicle crossing where a Vehicle Access Restriction applies, with vehicle crossings being constructed within 10m of an intersection. This requires consent as a restricted discretionary activity pursuant to rule E27.4.1(A5).
- Pursuant to activity table E27.4.1 (A2), consent is required as a restricted discretionary activity where parking and access does not comply with the relevant standards as follows:
 - Resource consent is required establish vehicle crossings that exceed the maximum width requirement of 3.5m, with vehicle crossings up to 4.8m wide proposed. This is a restricted discretionary activity pursuant to rule E27.4.1(A2) and E27.6.4.3.2.
 - Resource consent is required to establish blanket consent for driveway gradients that exceed the maximum gradients for safety platforms of 1 in 20 for the first 4m length. This requires consent as a restricted discretionary activity pursuant to rule E27.4.1(A2) and E27.6.4.4(3).

E36 Natural Hazards and Flooding

- The proposal involves construction of new structures (bridge, pedestrian bridge and culvert) within the 1% AEP, is a restricted discretionary activity pursuant to rule E36.4.1(A37).

H5 Residential Mixed Housing Suburban

- The proposal involves the construction of buildings (retaining walls) located within 1.5m of the boundary of a proposed road or public place (pedestrian accessways) in the Mixed Housing Suburban zone. This requires consent as a restricted discretionary activity pursuant to rule C1.9(2).
- The establishment of combined retaining wall and 1.2m high fencing located within the front, side, and rear yards above the permitted maximum height of 1.2m within the front yard or 2m in the side/rear yard. This requires consent as a restricted discretionary activity pursuant to rule H4.6.15 and C1.9(2)

H5 Residential Mixed Housing Urban

- The proposal involves the construction of buildings (retaining walls) located within 1.5m of the boundary of a proposed road or public place (pedestrian accessways) in the Mixed Housing Urban zone. This requires consent as a restricted discretionary activity pursuant to rule C1.9(2).
- The establishment of combined retaining wall and 1.2m high fencing located within the front, side, and rear yards above the permitted maximum height of 1.2m within the front yard or 2m in the side/rear yard. This requires consent as a restricted discretionary activity pursuant to rule H5.6.15 and C1.9(2).

Blanket consents

Wainui Precinct

- Blanket land use consent for building and development in accordance with Rule I544.10.1 Wainui Precinct Plan 1 on Lots 1200-1280, 5040 and 5042-5046. This requires consent as a restricted discretionary activity under rule I544.10.1(A2).

Height in relation to boundary

- Blanket land use consent to apply the height in relation to boundary standard to new development from the top of the proposed retaining walls and not the approved ground level at the time of subdivision. This requires consent as a discretionary activity pursuant to rule C1.7(1). This applies to Lots 1231, 1234-1242, 1251, 1252, and 1255-1259.

Residential lots and super lots with a split Mixed Housing Urban /Neighbourhood Centre zone or are located within the Neighbourhood Centre zone

- Blanket consent to construct new residential buildings within the Business – Neighbourhood Centre zone on Lot 1200-1203 and superlot 5042. This requires consent as a restricted discretionary activity pursuant to rule H12.4.1(A47).
- Blanket consent to construct dwellings / buildings on Lots 1200-1203 and superlot 5042 that infringe the following Neighbourhood Centre Zone core standards as a restricted discretionary activity pursuant to rule C1.9(2):
 - H12.6.3 – To enable residential activities on the ground floor; and

- H12.6.4 Yards – A 3m side and rear yard applies to the Neighbourhood Centre zone. The proposal seeks to enable a 1m yard from the side and rear boundaries.

Neighbourhood Centre and Open Space Conservation zones (Super Lot 504)1:

- Blanket land use consent is sought to exclusively apply the Neighbourhood Centre standards on those parts of Lot 5041 that is split zoned Neighbourhood Centre / Open Space – Conservation Zone. This requires consent as a discretionary activity pursuant to rule C1.7(1).

Residential: Mixed Housing Suburban and Urban and Open Space Conservation zones (Residential Lots 1280 and superlot 5040:

- Blanket land use consent is sought to exclusively apply Residential - Mixed Housing Suburban zone standards on those parts of Lot 5040, and 1280 that is split zoned Residential - Mixed Housing Urban Zone / Open Space – Conservation Zone. This requires consent as a discretionary activity pursuant to rule C1.7(1).
- Blanket land use consent is sought to exclusively apply Residential - Mixed Housing Urban zone standards on those parts of Lot 5040 that is split zoned Residential - Mixed Housing Urban Zone / Open Space – Conservation Zone. This requires consent as a discretionary activity pursuant to rule C1.7(1).

Residential: Mixed Housing Suburban and Urban and Open Space Conservation zones (Residential Lots 1280 and super Lots 5040:

- Blanket land use consent to construct new residential buildings within the Open Space zone on Lot 1280 and super lot 5040, an activity not provided for. This requires consent as a non-complying activity pursuant to rule H7.9.1(A1).
- Blanket land use consent to construct new buildings within the Open Space zone on Lot 1280 and super lot 5040, that do not comply with one or more standards. This requires consent as a discretionary activity pursuant to rule H7.9.1(A38) and C1.9(2).
- Blanket land use consent for new buildings that do not comply with the Open Space zone standards on Lot 1280 and super lot 5040. This requires consent as a discretionary activity under rule H7.9.1(A39) and C1.9(2).
- Blanket land use consent for fences on the front boundary less than 50% transparent in the Open Space zone on Lot 1280 and super lot 5040. This requires consent as a restricted discretionary activity under rule H7.9.1(A43).
- Blanket land use consent for the construction of vehicle access and parking areas in the Open Space zone on Lot 1280 and super lot 5040 This requires consent as a discretionary activity under rule H7.9.1(A50).

District land use - section 9(3) (proposed plan provisions)

The proposed subdivision exceeds the trip generation standards set out in Standard E27.6.1(a) as the proposed development will have the capacity to accommodate more than 40 dwellings (Table E27.6.1.1 (TA1)). This requires consent as a restricted discretionary Activity pursuant to rule E27.4.1(A3).

While above rule and standards have legal effect, they remain a proposed plan rule and standard in the AUP(OP). Consequently, the activity status of the application is protected

under s88A(1A) of the Act.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

- The proposal involves contaminated soil disturbance at 72 Lysnar Road that exceeds the permitted level pursuant to Regulation 8. A DSI and SMP/RAP have been provided to support the application. This is a controlled activity pursuant to Regulation 9.
- The proposal involves contaminated soil disturbance at 131 Argent Lane where a full Detailed Site Investigation has not been carried out. A PSI and SMP/RAP have been provided to support the application. This is a discretionary activity pursuant to Regulation 11.

National Environmental Standards for Freshwater 2020

- Consent for a restricted discretionary activity is required under Clause 43C(1) for vegetation clearance within a 10m setback from a natural inland wetland for the purpose of constructing urban development.
- Consent for restricted discretionary activity is required under Clause 43C(2) for earthworks within a 10m setback from a natural inland wetland for the purpose of constructing urban development.
- The proposal involves earthworks within 10m setback from a natural inland wetland for the purpose of constructing urban development. This requires consent as a restricted discretionary activity pursuant to regulation 45C(2).
- Consent for a non-complying activity under Regulation 54(b) of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES:F) is required as the proposal includes earthworks within 10m of five separate natural inland wetlands

DIS60431058 (s14 stormwater discharge and diversion)

National Environmental Standards for Freshwater 2020

- The diversion of water within a 100m setback from a natural inland wetland for the purpose of constructing urban development where the proposal will change, or is likely to change, the water level range or hydrological function of the wetland is a restricted discretionary activity under regulation 45C(4)(a).

WAT60431057 (s15 Discharge of Water)

National Environmental Standards for Freshwater 2020

- The discharge of water within a 100m setback from a natural inland wetland for the purpose of constructing urban development where the proposal will change, or is likely to change, the water level range or hydrological function of the wetland is a restricted discretionary activity under regulation 45C(5)(a).

Groundwater consent (s14) ~~WAT60423966~~ WAT60431056

Auckland Unitary Plan (Operative in Part)

E7 Taking, using, damming and diversion of water and drilling.

Activity Table E7.4.1 – All zones. AUP Standards E7.6.1.6 and E.7.6.1.10 provide details of permitted activities. The proposal does not comply for the following reasons:

- The works involving dewatering will take longer than 30 days (E7.6.1.6 (2)).
- The requirement for dewatering will continue after construction ceases, as the proposed excavations will extend permanently below the groundwater levels measured at the site and drained retaining walls may be adopted (E7.6.1.6 (3)).
- Excavations below natural groundwater levels will exceed 1 ha in total area and extend to 6m below the natural ground level.
- The natural groundwater level will be reduced by more than 2m on the eastern and western boundaries.

In terms of dewatering associated with groundwater take and diversion, the proposal is a restricted discretionary activity, and consent is required under Rule E7.4.1 (A20 & A28).

Decision

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

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

1. Reasons

The reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. The design and location of vehicle crossings to future lots will not adversely impact on traffic safety upon road users and the operation of the future roading network. Only those sites that have a frontage width of 14m or greater can construct a crossing up to 4.8m wide, therefore allowing for adequate space for front yard landscaping without adversely affecting the street amenity of streetscapes.
 - b. In respect to the proposed blanket consents for the vehicle crossing widths, the approach taken by the applicant is consistent with other consents within Milldale including Stage 8, and the final design of any crossings would be dependent upon the design of the dwellings on each lot.
 - c. The non-compliances with the Auckland Unitary Plan (AUP) E27 Transport vehicle access standards to establish a site-specific private driveway design standard for Milldale based on the Auckland Transport (AT) standards to be applied to all residential dwellings (as relevant). The proposed Milldale standard allows for a maximum 5% grade for a minimum length of 4m as measured from the property boundary for the situation where a driveway slopes up to the road, however, where the driveway slopes down to the road, a technical infringement is proposed with the Milldale standard specifying a maximum 12.5% grade (or a variance of 7.5% against the AUP standard). This has been reviewed and confirmed acceptable.
 - d. The proposed vehicle accesses (COAL) and crossings arrangements including where these are located within 10m of the road intersection are

acceptable from a vehicle and pedestrian safety perspective.

- e. A 5.5m vehicle crossing is proposed adjacent to 15 Endsley Rise to accommodate existing and future vehicle movements from the site/ land. This will not adversely affect pedestrian or cyclist safety along this section of Endsley Rise with good sightlines in both directions.
- f. The traffic generation from the future development is broadly consistent with that anticipated within the Integrated Transport Assessment (ITA) approved for the Wainui Precinct. Any impact onto the intersections within the locality will be appropriate and will not reduce its overall operational effectiveness.
- g. Whilst future residential development is proposed on land zoned as the Open Space Zone, broad zoning has been applied to the precinct plan and have been identified as being surplus to the requirements of Auckland Council Parks for reserve purposes. In this context any adverse effects as result of the change from open space to residential uses of such land, onto the wider environment is appropriately mitigated.
- h. The proposal to enable residential activities within the Neighbourhood Centre zone will be consistent with the adjacent approved Stage 5 and 6 areas which had adopted a similar approach. Given the relatively small and discrete area of Neighbourhood Centre zone land area, it is considered that the reduction of the Neighbourhood Centre zoned land for residential activities will not adversely affect the provision of function or availability of other Neighbourhood Centre zoned land within the wider Milldale area, noting that that the Stage 8 area is within easy walking distance to the Local Centre zone to the south which enables a wide range of commercial type activities.
- i. The application proposes to utilise the relevant standards as they relate to the Residential: Mixed Housing Suburban zone. In addition, the applicant has sought consent for measuring the height in relation to boundary recession from above the retaining walls as they relate to Lots 1231, 1234-1242, 1251, 1252, and 1255-1259. This approach has been adopted within other parts of Milldale and will have no adverse effects in the wider environment. The adoption of the Mixed Housing Suburban zone is appropriate, taking into account the site context and that the above residential lots and super lots sit within a wider Residential: Mixed Housing Suburban and Urban zone context.
- j. The overall fencing typologies will provide for appropriate boundary treatments in a manner that enables an appropriate level of visual permeability into the site and provides passive surveillance of the streets). The fencing and landscaping has been designed in an integrated manner which will ensure the fencing has an appropriate relationship with the streets, accessways (and COAL's) and that this maintains an appropriate level of streetscape amenity.
- k. The proposal includes reinforced earth slopes and batter slopes within the development in order to reduce the need for further retaining walls. The proposed reinforced earth slopes and batter slopes are positioned between residential lots in the mid-block and will reduce retaining walls with the planted batters providing softening.
- l. The height and design of the proposed retaining walls and landscaping at the

site interfaces will ensure these structures are not visually dominant and will provide an appropriate relationship with existing and future roads, adjacent sites and the wider environment.

- m. As part of the Endsley Rise road upgrade works, a retaining wall measuring up to 2.05m in height is proposed adjacent to 15 Endsley Rise. This is not considered to be visually dominant or will adversely affect the visual outlook of the existing dwelling on 15 Endsley Rise which is located centrally on the site and setback approx. 140m from the road frontage. In addition, the location of the wall enables future site access/ crossings to be accommodated, and whilst it is acknowledged that the retaining does restrict some potential future access points to 15 Endsley Rise it is considered that there are opportunities along the site frontage to accommodate future access/ crossings should this site be developed in the future.
- n. Any adverse effects including ecological effects as they relate to the proposed culvert placement and reinstatement, vegetation removal within the riparian yard and adjacent to wetlands and the associated earthworks within 10m of the identified wetland areas will be appropriately mitigated by the implementation of the proposed ESCP, replacement tree planting and recommendations of the Ecological Assessment that has been lodged with the application. These conditions are also relevant in addressing the adverse effects generated by the proposal, and therefore imposed. Overall, the ecological effects generated by the proposal will be appropriately mitigated and acceptable.
- o. The proposed culvert design under Endsley Rise has been appropriately designed and this will not result in the displacement of floodwaters or other adverse effects in respect to downstream properties including 15 Endsley Drive.
- p. The earthworks will alter the existing landform resulting in some short term adverse visual effects that will be appropriately mitigated in the long term by future proposed buildings, vehicle access and parking and landscaping of the site.
- q. The duration of proposed earthwork activity over a relatively short time will mean any adverse nuisance effects including dust and noise will be minimised. Noise and effects can be appropriately managed on site. Subject to the proposed mitigation measures (dust and noise) which are included as part of the application will ensure that any adverse noise and dust effects will be appropriately managed and mitigated.
- r. The earthworks are necessary to facilitate the residential subdivision and associated roading and is of a scale that is appropriate to the development and location which is undergoing some transformation.
- s. Erosion and Sediment Control measures are proposed to ensure adverse sediment run-off effects are appropriately managed and mitigated during the earthworks stage of the development.
- t. Adverse associated groundwater effects can be appropriately managed and mitigated through the implementation of the recommendations as proposed in the Geotechnical Assessments prepared by CMW Geosciences.

- u. The proposal will not result in any adverse effects on human health as a result of contamination and can be managed through consent conditions, which the applicant and reviewed and confirmed acceptable, and that these form part of the application
 - v. The proposed stormwater management strategy broadly aligns with the Wainui East Stormwater Management Plan and any adverse stormwater related effects have been demonstrated to be appropriately mitigated.
 - w. The proposal will not displace or increase flooding either upstream/downstream or on neighbouring properties. The flood model confirms that there will be minimum change in flood extent and levels when compared to the pre-development model, and a reduction of flood depths and flood extents overall.
 - x. Any adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga will be acceptable.
 - y. In terms of positive effects, the proposed earthworks, vegetation removal and associated activities will enable the future development of the site for residential use and associated infrastructure (including roading) contributing to housing that is in short supply across the Auckland region.
 - z. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the objectives and policies contained in Chapters I544 (Wainui Precinct Precinct), H4 (Residential – Mixed Housing Suburban), H7 (Open Space), H12 (Neighbourhood Centre), E1 and E3 (Streams and Water Quality), E11 & E12 (Land disturbance), E15. Vegetation management and biodiversity, E16. Trees in open space zones, E17 Trees in Roads and E27 (Transportation) of the Auckland Unitary Plan (Operative in part); National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health; and the relevant objectives and policies of the National Policy Statement: Freshwater Management 2020 and National Environment Standard for Freshwater 2020. In addition to the reasons outlined within the above ss104(1)(a) and (ab) assessments and in summary:
- a. Ecological effects as they relate to the proposed earthworks within the riparian yard and proximity to wetlands, and associated vegetation removal will be appropriately mitigated by the implementation of the proposed ESCP, replacement vegetation planting, and the recommendations of the Ecological Assessment that has been lodged with the application together with the recommended consent conditions from Council's Ecologist which have been reviewed and confirmed acceptable by the applicant and form part of the application.
 - b. The risks of stability effects and the risk of natural hazards will be avoided. Earthworks will be carried out in accordance with geotechnical information provided and will be supervised by a qualified engineering professional with certification to be provided at completion of earthworks. This will ensure the

site is suitable for the intended urban use and will not cause instability on or off-site.

- c. The proposed land disturbance is necessary to enable the subdivision development with the design of the earthworks that will be undertaken in a manner that ensures the safety of people and stability and safety of surrounding land, buildings, and structures.
- d. The installation of appropriate erosion and sediment controls will ensure sediment is appropriately managed and that sediment discharge is minimised. The land disturbance activity will be temporary in nature therefore limiting the duration of effects; will be carried out during daylight hours with dust measures to be implemented should extensive dust arise as a result of the earthworks activity.
- e. Adverse associated groundwater effects can be appropriately managed and mitigated through the implementation of the recommendations as proposed in the Groundwater Assessments prepared by WWLA.
- f. In terms of section E27, the vehicle crossings and associated access are designed and located to provide for safe, effective, and efficient movement to and from the proposed dwellings and will minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network. The proposed vehicle access and crossings arrangements are acceptable from a vehicle and pedestrian safety perspective. the traffic generation from the future development is broadly consistent with that anticipated within the Integrated Transport Assessment (ITA) approved for the Wainui Precinct. Any impact onto the intersections within the locality will be appropriate and will not reduce its overall operational effectiveness.
- g. The proposal reinforces a safe and connected road pattern, and pedestrian connectivity within this part of Milldale.
- h. Whilst there is residential development is proposed on land zoned as the Open Space Zone, the broad zoning that has been applied to the precinct plan and have been identified as being surplus to the requirements of both Auckland Council Parks for reserve purposes. An appropriate balance between residential and open space is achieved and the reduction of the area available for the reserve still maintains, and does not compromise the general location, scale and functionality of the planned reserves as envisaged by the Precinct Plan.
- i. The proposal is not entirely consistent with the Open Space Zone policies in terms of its overall spaciousness and open amenity. However, the proposal is generally consistent with the Plan on balance in this regard.
- j. The proposal to enable residential activities within the part of Neighbourhood Centre zone will be consistent with the adjacent approved Stage 5 and 6F area which had adopted a similar approach. Given the relatively small and discrete area of Neighbourhood Centre zone land area, this will not adversely affect the provision of function or availability of the Neighbourhood Centre zoned land within the wider Milldale area, noting that that the Stage 8 area is within easy walking distance to the Local Centre zone to the south which enables a wide range of commercial type activities.

- k. The proposal will maintain an appropriate level of amenity and which can be appropriately serviced by public infrastructure.
- l. The proposal can be serviced with infrastructure that is compatible and integrated with the proposed network.
- m. The National Policy Statement: Freshwater Management 2020 and National Environment Standard for Freshwater 2020 are relevant to this application. The provisions within the NPS centres on safeguarding the life supporting capacity, ecosystem processes and indigenous species of water bodies in terms of water quality and quantity. The NES – FW seeks to avoid and minimise adverse effects on limited freshwater resources, the characteristics, ecological values and hydrological function of streams and natural wetlands and their intrinsic value. For the reasons stated above, the proposal is considered to be consistent with the provisions in the NPS-FM 2020 and NES – FW.

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

3. The findings above for the resource consent under the operative plan and PC79 are different. Accordingly, it is necessary to consider the weight to be given to the respective frameworks, and which outcome should prevail. In this case, greater weighting should be afforded to the old version of the AUP(OP) given that PC79 is still subject to appeal and that the DV has only recently been released. Proposed Plan Change 79 Decision Version (PC79 DV) contains new provisions relating to the following matters which need to be considered:

- Traffic Generation

As the outcome envisaged by PC79 DV differs from those envisaged by the operative plan I have considered the relative weight applicable to both sets of provisions. The notified version of PC79 has been exposed to testing and independent decision making through submissions and a hearing and a decision on submissions was notified on 9 August 2024. I also consider that PC79 DV implements a coherent pattern of objectives and policies relating to safe pedestrian access and amenity including lighting, as well as promoting active transport modes including provision of bicycle parking. It is noted the Plan Change has been appealed to the Environment Court in its entirety, however the provisions still have legal effect. I consider that giving these proposed provisions greater weight will lead to injustice towards the applicant because of the timing of lodgement of the application that pre-dates Plan Change 79 Decision Version being issued. In light of these factors, I consider greater weight should be afforded to the operative plan.

4. There are no other matters that are relevant under s104(1)(c).
5. There is no prohibition under s104D of the RMA on granting this non-complying activity. This is because the proposal is not contrary to the objectives and policies of the relevant plan and, will have adverse effects on the environment that are no more than minor.
6. Under s123 of the RMA a duration of 5 years is appropriate for regional earthworks.
7. The proposal is considered to satisfy the matters set out in s105 because it has been assessed that the applicant's choice of the proposed erosion and sediment control measures will result in appropriate management of any diversion and discharges associated with the earthworks. Further, the proposal satisfies section 107 of the RMA

as it is considered that the proposal will not give rise to any of the effects listed in Section 107(1).

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

Conditions

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

These conditions apply to all consents LUC60430950, WAT60431056 WAT60431057 and DIS60431058

General conditions

1. The proposal must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent numbers LUC60430950, WAT60431056, WAT60431057 and DIS60431058
 - Application Form, and Assessment of Environmental Effects prepared by Woods dated 9 April 2024.

Report Title and Reference	Author	Rev	Dated
Milldale Stage 8 Geotechnical Investigation Report	CMW	3	4 September 2024
Milldale Stage 8 Arboricultural Impact Assessment	Arborlab	-	December 2023
Milldale Stage 8 Assessment of Ecological Effects	Viridis	1	March 2024
Milldale Stage 8 Stormwater Assessment Report	Woods	V2	27/06/2024
Addendum for Milldale Earthworks Precinct 2 and 3	Clough	-	June 2020
Milldale Stage 8 Urban Design Report	Woods	V1	April 2024
Economic Assessment of Proposed Centre Changes for Milldale	Insight	-	14 March 2024

Milldale Stage 8 Transportation Assessment	Stantec	1	05/04/2024
Milldale Stage 8 Infrastructure Report	Woods	1	28/03/2024
Preliminary & Detailed Site Investigation	Groundwater and Environmental Services	-	31 March 2022
Site Management & Remedial Action Plan	Groundwater and Environmental Services	-	18 May 2022
Preliminary Site Investigation	Groundwater and Environmental Services	-	14 November 2023
Site Management & Remedial Action Plan	Groundwater and Environmental Services	-	15 November 2023
Preliminary Site Investigation	Groundwater and Environmental Services	-	9 June 2024
Construction Noise & Vibration Report	Styles Group	1	2/11/23
Milldale Stage 8 Earthworks Methodology Report	Woods	V1.0	8/03/2024
S92 Ecology Response	Viridis	-	14 June 2024
S92 Geotechnical Response	CMW	-	-
Fauna Management Plan	Viridis	Final	July 2024
Stormwater Design Memo	Woods	2	25 June 2024
Vehicle Crossing Design Memo	Stantec	-	15 June 2024
Private Driveway Gradient Design Memo	Woods	-	26 June 2024
Adaptive Management Plan	Southern Skies	V3	May 2024
Milldale Stage 8 Flooding Assessment Addendum	Woods	-	5 September 2024

Drawing Title and Reference	Author	Rev	Dated
P23-095-08-0000-GE – COVER	Woods	1	-
P23-095-08-0001-GE – INDEX	Woods	1	-
General Drawing Set			
P23-095-0001-GE – SITE	Woods	1	March 2024

LOCATION PLAN			
P23-095-0002-GE – EXISTING TITLES PLAN	Woods	1	March 2024
P23-095-0003-GE – EXISTING FEATURES PLAN	Woods	2	April 2024
P23-095-0003a-GE – EXISTING WETLANDS PLAN SHEET 1 OF 2	Woods	1	March 2024
P23-095-0003b-GE – EXISTING WETLANDS PLAN SHEET 2 OF 2	Woods	1	March 2024
P23-095-0004-GE – ZONING PLAN	Woods	3	September 2024
P23-095-0005-GE – PRECINCT CONFORMANCE PLAN	Woods	3	September 2024
P23-095-0006-GE – EXISTING EARTHWORKS CONSENTS PLAN	Woods	2	September 2024
P23-095-0007-GE – EXISTING SUBDIVISION CONSENTS PLAN	Woods	2	September 2024
P23-095-0020-GE – SITE ACCESS PLAN	Woods	4	September 2024
P23-095-0100-GE – DEVELOPMENT CONTROL PLAN	Woods	3	September 2024
P23-095-0160-GE – EXISTING VEGETATION CLEARING & REPLANTING PLAN	Woods	1	March 2024
P23-095-0420-GE – BRIDGE LOCATION PLAN	Woods	3	September 2024
Scheme Drawing Set			
P23-095-0010-SU – SURVEY SCHEME PLAN SHEET 1 OF 6	Woods	3	August 2024
P23-095-0011-SU – SURVEY SCHEME PLAN SHEET 2 OF 6	Woods	3	August 2024
P23-095-0012-SU – SURVEY SCHEME PLAN SHEET 3 OF 6	Woods	3	August 2024
P23-095-0013-SU – SURVEY SCHEME PLAN SHEET 4 OF 6	Woods	3	August 2024
P23-095-0014-SU – SURVEY	Woods	3	August 2024

SCHEME PLAN SHEET 5 OF 6			
P23-095-0015-SU – UNDERLYING PARCEL INFORMATION	Woods	3	August 2024
P23-095-0016-SU – ESPLANADE RESERVE PLAN	Woods	1	March 2024
Earthworks Drawing Set			
P23-095-1000-EW – EXISTING CONTOUR PLAN	Woods	3	September 2024
P23-095-1100-EW – DESIGN CONTOUR PLAN	Woods	3	August 2024
P23-095-1200-EW – CUT/FILL PLAN	Woods	3	September 2024
P23-095-1250-EW – EARTHWORKS WITHIN 100m OF WETLAND PLAN	Woods	2	September 2024
P23-095-1251-EW – EARTHWORKS WITHIN RIPARIAN MARGIN PLAN	Woods	2	September 2024
P23-095-1300-EW – DESIGN SURFACE SECTIONS OVERALL PLAN	Woods	3	September 2024
P23-095-1301-EW – DESIGN SURFACE SECTIONS SHEET 1	Woods	2	April 2024
P23-095-1302-EW – DESIGN SURFACE SECTIONS SHEET 2	Woods	2	April 2024
P23-095-1303-EW – DESIGN SURFACE SECTIONS SHEET 3	Woods	2	April 2024
P23-095-1304-EW – DESIGN SURFACE SECTIONS SHEET 4	Woods	2	April 2024
P23-095-1400-EW – OVERALL RETAINING WALLS PLAN	Woods	3	September 2024
P23-095-1401-EW – RETAINING WALL 01 PLAN AND LONGSECTION – SHEET 1	Woods	1	March 2024
P23-095-1402-EW – RETAINING WALL 01 PLAN	Woods	1	March 2024

AND LONGSECTION – SHEET 2			
P23-095-1403-EW – RETAINING WALL 02 PLAN AND LONGSECTION	Woods	1	March 2024
P23-095-1404-EW – RETAINING WALL 03 PLAN AND LONGSECTION – SHEET 1	Woods	1	March 2024
P23-095-1405-EW – RETAINING WALL 04 PLAN AND LONGSECTION – SHEET 1	Woods	1	March 2024
P23-095-1406-EW – RETAINING WALL 04 PLAN AND LONGSECTION – SHEET 2	Woods	1	March 2024
P23-095-1407-EW – RETAINING WALL 05 PLAN AND LONGSECTION	Woods	2	September 2024
P23-095-1409-EW – BRIDGE RETAINING WALL 1 PLAN AND LONGSECTION	Woods	2	June 2024
P23-095-1410-EW – BRIDGE RETAINING WALL 2 PLAN AND LONGSECTION	Woods	2	June 2024
P23-095-1420-EW – RE SLOPE PLAN AND LONGSECTION – SHEET 1	Woods	1	March 2024
P23-095-1421-EW – RE SLOPE PLAN AND LONGSECTION – SHEET 2	Woods	1	March 2024
P23-095-1500-EW – FENCING PLAN	Woods	3	September 2024
P23-095-1800-EW – EROSION & SEDIMENT CONTROL PLAN CONSTRUCTION	Woods	3	September 2024
P23-095-1801-EW – EROSION & SEDIMENT CONTROL PLAN WETLAND CONTROLS DETAILS – SHEET 1	Woods	1	March 2024
P23-095-1802-EW – EROSION & SEDIMENT CONTROL PLAN WETLAND CONTROLS	Woods	1	March 2024

DETAILS – SHEET 2			
Roading Drawing Set			
P23-095-2000-RD – OVERALL ROADING LAYOUT PLAN	Woods	3	August 2024
P23-095-2001-RD – ROADING LAYOUT PLAN SHEET 1	Woods	2	June 2024
P23-095-2002-RD – ROADING LAYOUT PLAN SHEET 2	Woods	2	June 2024
P23-095-2003-RD – ROADING LAYOUT PLAN SHEET 3	Woods	3	August 2024
P23-095-2004-RD – ROADING LAYOUT PLAN SHEET 4	Woods	3	August 2024
P23-095-2010-RD – ENDSLEY RISE/SIDWELL RD INTERSECTION CONCEPT PLAN	Woods	2	June 2024
P23-095-2020-RD – ROAD TYPOLOGY PLAN	Woods	3	August 2024
P23-095-2021-RD – TYPICAL CROSS SECTION – COLLECTOR ROAD TYPE 1 (MILLDALE DRIVE)	Woods	2	June 2024
P23-095-2022-RD – TYPICAL CROSS SECTION – COLLECTOR ROAD TYPE 2 (LYSNAR ROAD)	Woods	2	June 2024
P23-095-2023-RD – TYPICAL CROSS SECTION – COLLECTOR ROAD TYPE 3 FHLDL DOES NOT OWN ADJACENT LAND	Woods	2	June 2024
P23-095-2024-RD – TYPICAL CROSS SECTION – COLLECTOR ROAD BOX CULVERT SECTION FHLDL DOES NOT OWN ADJACENT LAND	Woods	3	September 2024
P23-095-2025-RD – TYPICAL CROSS SECTION – LOCAL ROAD TYPE 1	Woods	2	Jun 2024
P23-095-2026-RD – TYPICAL CROSS SECTION – LOCAL ROAD TYPE 2	Woods	2	June 2024

P23-095-2027-RD – TYPICAL CROSS SECTION – STREAM EDGE ROAD WITH SHARED PATH	Woods	2	June 2024
P23-095-2028-RD – TYPICAL CROSS SECTION – LYSNAR BRIDGE	Woods	1	March 2024
P23-095-2029-RD – TYPICAL CROSS SECTION – JOAL AND PATHS	Woods	2	June 2024
P23-095-2050-RD – INTERSECTION TYPOLOGY PLAN	Woods	3	August 2024
P23-095-2060-RD – TRAFFIC CALMING TYPOLOGY	Woods	3	August 2024
P23-095-2300-RD – OVERALL ROAD GRADIENT PLAN	Woods	3	August 2024
P23-095-2400-RD – LYSNAR ROAD – PLAN VIEW & LONG SECTION – SHEET 1	Woods	3	August 2024
P23-095-2401-RD – LYSNAR ROAD – PLAN VIEW & LONG SECTION – SHEET 2	Woods	3	August 2024
P23-095-2402-RD – LYSNAR ROAD – PLAN VIEW & LONG SECTION – SHEET 3	Woods	2	June 2024
P23-095-2403-RD – LYSNAR ROAD – PLAN VIEW & LONG SECTION – SHEET 4	Woods	3	August 2024
P23-095-2404-RD – LYSNAR ROAD – PLAN VIEW & LONG SECTION – SHEET 5	Woods	3	August 2024
P23-095-2405-RD – LYSNAR ROAD – PLAN VIEW & LONG SECTION – SHEET 6	Woods	3	August 2024
P23-095-2406-RD – LOCAL ROAD 4 – PLAN VIEW & LONGSECTION – SHEET 1	Woods	3	August 2024
P23-095-2407-RD – LOCAL ROAD 4 – PLAN VIEW & LONGSECTION – SHEET 2	Woods	2	June 2024
P23-095-2408-RD – LOCAL ROAD 5 – PLAN VIEW &	Woods	2	June 2024

LONGSECTION			
P23-095-2409-RD – LOCAL ROAD 6 – PLAN VIEW & LONGSECTION – SHEET 1	Woods	3	August 2024
P23-095-2410-RD – LOCAL ROAD 6 – PLAN VIEW & LONGSECTION – SHEET 2	Woods	3	August 2024
P23-095-2411-RD – STREAM EDGE ROAD – PLAN VIEW & LONGSECTION – SHEET 1	Woods	3	August 2024
P23-095-2412-RD – STREAM EDGE ROAD – PLAN VIEW & LONGSECTION – SHEET 2	Woods	3	August 2024
P23-095-2413-RD – STREAM EDGE ROAD – PLAN VIEW & LONGSECTION – SHEET 3	Woods	3	August 2024
P23-095-2414-RD – LOCAL ROAD 7 – PLAN VIEW & LONGSECTION	Woods	3	August 2024
P23-095-2415-RD – MILLDALE DRIVE – PLAN VIEW & LONGSECTION	Woods	3	August 2024
P23-095-2500-RD – PEDESTRIAN ACCESSWAY PLAN AND LONGSECTION SHEET 1 OF 2	Woods	2	June 2024
P23-095-2501-RD – PEDESTRIAN ACCESSWAY PLAN AND LONGSECTION SHEET 2 OF 2	Woods	2	June 2024
P23-095-2550-RD – JOAL 6050 PLAN AND LONGSECTION	Woods	2	June 2024
P23-095-2700-RD – OVERALL VEHICLE TRACKING PLAN	Woods	3	September 2024
P23-095-2701-RD – VEHICLE TRACKING PLAN – SHEET 1 LYSNAR RD & MILLDALE DR ROUNDABOUT	Woods	2	June 2024
P23-095-2702-RD – VEHICLE TRACKING PLAN – SHEET 2 LYSNAR RD	Woods	1	June 2024
P23-095-2703-RD – VEHICLE TRACKING PLAN – SHEET 3	Woods	1	June 2024

LYSNAR RD & STREAM EDGE ROAD INTERSECTION			
P23-095-2704-RD – VEHICLE TRACKING PLAN – SHEET 4 LYSNAR RD & LOCAL ROAD 6 INTERSECTION	Woods	1	June 2024
P23-095-2705-RD – VEHICLE TRACKING PLAN – SHEET 5 LYSNAR RD & LOCAL ROAD 5 INTERSECTION	Woods	1	June 2024
P23-095-2706-RD – VEHICLE TRACKING PLAN – SHEET 6 LYSNAR RD & LOCAL ROAD 4 INTERSECTION	Woods	2	August 2024
P23-095-2707-RD – VEHICLE TRACKING PLAN – SHEET 7 LYSNAR RD CORNER	Woods	3	September 2024
P23-095-2708-RD – VEHICLE TRACKING PLAN – SHEET 8 LYSNAR RD & SIDWELL ROAD ROUNDABOUT	Woods	1	June 2024
P23-095-2709-RD – VEHICLE TRACKING PLAN – SHEET 9 LOCAL ROAD 4 & LOCAL ROAD 5	Woods	1	June 2024
P23-095-2710-RD – VEHICLE TRACKING PLAN – SHEET 10 LOCAL ROAD 4 & 6 & 7 ROUNDABOUT	Woods	2	September 2024
P23-095-2711-RD – VEHICLE TRACKING PLAN – SHEET 11 STREAM EDGE ROAD & LOCAL ROAD 4 INTERSECTION	Woods	2	September 2024
P23-095-2712-RD – VEHICLE TRACKING PLAN – SHEET 12 MILLDALE DR & TE TARIMA DR ROUNDABOUT	Woods	1	June 2024
P23-095-2713-RD – VEHICLE TRACKING PLAN – SHEET 13 LOT 1264 – VEHICLE CROSSING	Woods	2	August 2024
P23-095-2800-RD – SIGHT DISTANCE PLAN	Woods	2	August 2024

P23-095-2850-RD – TYPICAL VEHICLE CROSSING LOCAL ROAD TYPE A DETAILS	Woods	1	March 2024
P23-095-2851-RD – TYPICAL VEHICLE CROSSING LOCAL ROAD TYPE B DETAILS	Woods	1	March 2024
P23-095-2852-RD – TYPICAL VEHICLE CROSSING COLLECTOR ROAD TYPE B DETAILS	Woods	1	March 2024
P23-095-2853-RD – TYPICAL VEHICLE CROSSING COLLECTOR ROAD JOAL DETAILS	Woods	1	March 2024
P23-095-2910-RD – CONCEPT STAGE 8 BRIDGE PLAN & SECTION	Woods	4	August 2024
P23-095-2920-RD – CONCEPT STAGE 8 BRIDGE CONCEPT SECTIONS	Woods	3	June 2024
P23-095-2950-RD – PEDESTRIAN BRIDGE – PLAN VIEW & LONGSECTION	Woods	3	August 2024
Drainage Drawing Set			
P23-095-3000-DR – STORMWATER DRAINAGE LAYOUT – OVERALL PLAN	Woods	3	August 2024
P23-095-3001-DR – STORMWATER DRAINAGE LAYOUT – SHEET 1	Woods	3	August 2024
P23-095-3002-DR – STORMWATER DRAINAGE LAYOUT – SHEET 2	Woods	3	August 2024
P23-095-3003-DR – STORMWATER DRAINAGE LAYOUT – SHEET 3	Woods	3	August 2024
P23-095-3004-DR – STORMWATER DRAINAGE LAYOUT – SHEET 4	Woods	3	August 2024
P23-095-3010-DR – TYPICAL SW OUTLET DETAILS	Woods	1	June 2024
P23-095-3020-DR – STORMWATER CATCHMENT	Woods	3	August 2024

PLAN			
P23-095-3100-DR – PRE-DEVELOPMENT STREAM CATCHMENT PLAN	Woods	2	August 2024
P23-095-3120-DR – PRE-DEVELOPMENT STREAM CATCHMENT PLAN	Woods	2	August 2024
P23-095-3300-DR – PRE-DEVELOPMENT OVERLAND FLOWPATH PLAN	Woods	2	August 2024
P23-095-3310-DR – POST-DEVELOPMENT OVERLAND FLOWPATH PLAN	Woods	3	August 2024
P23-095-3320-DR – OVERLAND FLOW PATH DETAILS LOCAL ROAD 04 SPEED TABLE	Woods	3	August 2024
P23-095-3321-DR – OVERLAND FLOW PATH DETAILS STREAM EDGE ROAD ADJACENT TO BASIN 01	Woods	3	August 2024
P23-095-3322-DR – OVERLAND FLOW PATH DETAILS STREAM EDGE ROAD ADJACENT TO BASIN 02	Woods	3	August 2024
P23-095-3323-DR – OVERLAND FLOW PATH DETAILS LYSNAR ROAD SPILL POINT NEAR SIDWELL ROUNDABOUT	Woods	3	August 2024
P23-095-3324-DR – OVERLAND FLOW PATH DETAILS LYSNAR ROAD TABLE HILL	Woods	2	June 2024
P23-095-3325-DR – OVERLAND FLOW PATH DETAILS LYSNAR ROAD SPILL POINT NEAR MILLDALE DRIVE ROUNDABOUT	Woods	2	June 2024
P23-095-3326-DR – OVERLAND FLOW PATH DETAILS MILLDALE DRIVE	Woods	2	June 2024

SPILL POINT			
P23-095-3327-DR – OVERLAND FLOW PATH DETAILS LYSNAR ROAD EASTERN SPEED TABLE	Woods	1	June 2024
P23-095-3650-DR – ENDSLEY CULVERT – PLAN VIEW & LONGSECTION	Woods	3	September 2024
P23-095-3651-DR – ENDSLEY CULVERT – INSTALLATION PLAN	Woods	1	MAR 2024
P23-095-3800-DR – OVERALL DRAINAGE BASIN LAYOUT PLAN	Woods	3	August 2024
P23-095-3801-DR – DRAINAGE BASIN LAYOUT PLAN – BASIN 1	Woods	2	June 2024
P23-095-3802-DR – DRAINAGE BASIN LAYOUT PLAN – BASIN 2	Woods	2	June 2024
P23-095-3803-DR – DRAINAGE BASIN LAYOUT PLAN – BASIN 3	Woods	2	June 2024
P23-095-3850-DR – DRAINAGE BASIN CATCHMENT PLAN	Woods	3	August 2024
P23-095-4000-WW – OVERALL WASTEWATER RETICULATION PLAN	Woods	3	September 2024
P23-095-4001-WW – WASTEWATER RETICULATION PLAN – SHEET 1	Woods	2	June 2024
P23-095-4002-WW – WASTEWATER RETICULATION PLAN – SHEET 2	Woods	1	March 2024
P23-095-4003-WW – WASTEWATER RETICULATION PLAN – SHEET 3	Woods	2	September 2024
Water Drawing Set			
P23-095-5000-WR – OVERALL WATER RETICULATION PLAN	Woods	3	September 2024

P23-095-5001-WR – WATER RETICULATION PLAN – SHEET 1	Woods	1	March 2024
P23-095-5002-WR – WATER RETICULATION PLAN – SHEET 2	Woods	1	March 2024
P23-095-5003-WR – WATER RETICULATION PLAN – SHEET 3	Woods	2	September 2024
P23-095-5004-WR – WATER RETICULATION PLAN – SHEET 4	Woods	3	September 2024
Sketch Drawing Set			
P16-269-01-SD-2850 – TYPICAL PRIVATE DRIVEWAY DESIGN DETAILS	Woods	1	June 2024
Landscape Drawing Set			
001 Street Tree Planting	LASF	C	6.8.24
002 Street Tree Planting	LASF	C	6.8.24
003 Earth Batter Planting	LASF	C	6.8.24
004 Bridge Concept Plan	LASF	C	6.8.24
4672100-AL-S8-1000 Planting Plan Sheet 1 of 2	BECA	0B	15.03.24
4672100-AL-S8-2000 Planting Plan Sheet 1 of 2	BECA	0B	15.03.24
4672100-AL-S8-3000 Plant Schedule	BECA	0C	16.05.2024

2. The consent holder must pay the council an initial consent compliance monitoring charge of \$1,170 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

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

Consent Lapse

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

Pre-commencement Meeting

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

The following information must be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions;
- Erosion and Sediment Control Plan;
- Chemical Treatment Management Plan;
- A copy of the updated and approved Adaptive Management Plan which is applicable to earthworks operations associated with Stage 8;
- Construction Traffic Management Plan; and
- Approved Corridor Access Request (CAR), complete with Construction Traffic Management Plan (CTMP), from Auckland Transport confirming access points to the site.

A pre-start meeting must be held before 1 October in every year that consent LUC60430950 is exercised.

Advice Note

To arrange the pre-start meeting please contact the Team Leader Compliance Monitoring South to arrange this meeting or email monitoring@aucklandcouncil.govt.nz . The conditions of consent should be discussed at this meeting. All information required by the council and listed in that condition should be provided 2 days prior to the meeting.

Construction Traffic Management Plan

5. Prior to the commencement of any earthworks or construction activity on the site, the consent holder must submit to and have approved by the Council, a Construction Traffic Management Plan (CTMP). This must be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand

Transport Authority's Code of Practice for Temporary Traffic Management, and must address the surrounding environment including pedestrian and bicycle traffic.

The approved CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council.

Advice Note:

The CTMP should include the following:

- a) *Provide a parking management plan for construction traffic.*
- b) *Address the transportation and parking of oversize vehicles (if any).*
- c) *Provide appropriate loading / working areas to minimise disruption to traffic.*
- d) *Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.*
- e) *Provide traffic management plans in compliance with the latest edition of the NZTA "Code of Practice for Temporary Traffic Management" (COPTTM) document.*
- f) *Ensure the site access point shall be clearly signposted.*
- g) *Include measures that are to be adopted to ensure that pedestrian access on the adjacent public footpaths in the vicinity of the site is safe during construction works.*
- h) *Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.*
- i) *Identify proposed numbers and timing of heavy vehicle movements throughout the day.*
- j) *Identify the location of vehicle and construction machinery access during the period of site works.*
- k) *Identify the storage and loading areas for materials and vehicles.*
- l) *For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the Auckland Transport Road network of any road closures and a plan to mitigate these effects.*
- m) *Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.*
- n) *Identify the relevant Auckland Transport approvals.*

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

Duration

6. Resource consent LUC60430950 must expire 5 years from the date of issue unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Erosion and sediment controls

7. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and

Sediment Control Plan(s), must be prepared in accordance with the application document referenced under condition 1 and in accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05), and submitted to the Council for written certification. No earthworks activity on the subject site must commence until the Council has certified that that the ESCP(s) satisfactorily meets the requirements of GD05. The plan(s) must contain sufficient details to address the following matters:

- Specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in accordance with GD05;
- supporting calculations and design drawings, as necessary;
- details of construction methods;
- monitoring and maintenance requirements;
- catchment boundaries and contour information as necessary;
- Confirmation of any erosion and sediment control measures associated with construction of the pedestrian bridge and culvert installation and,
- details relating to the management of exposed areas (e.g. grassing, mulching).

Advice Note:

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

Chemical Treatment Management Plan

8. Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChemTMP), must be prepared in general accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05) and submitted to the Council for certification. No earthwork activities must commence until certification is provided by the Council that the ChemTMP, meets the requirements of GD05, and the measures referred to in that plan for the sediment retention ponds and / or decanting earth bunds have been put in place. The plan must include as a minimum:
 - a) Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds, decanting earth bunds or any other approved impoundment devices;
 - b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
 - c) Details of optimum dosage (including assumptions);
 - d) Results of initial chemical treatment trial;
 - e) A spill contingency plan; and
 - f) Details of the person or bodies that will hold responsibility for long term operation and

maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice Note:

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

Activity in accordance with approved ChemTMP

9. The sediment retention ponds, decanting earth bunds and any other approved impoundment devices utilised as part of the earthworks must be chemically treated in accordance with the certified Chemical Treatment Management Plan(s) (ChemTMP).

Certification of Works

10. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referred to in condition 1, and prior to the commencement of earthworks activity on the subject site, a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed and completed in accordance with the certified plan required by condition 7. Written certification must be in the form of a report or any other form acceptable to the Council.

Advice Note:

Suitable documentation for certification of erosion and sediment control devices, can be obtained in Appendix C of Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05): Erosion and Sediment Control construction quality checklists.

Progressive stabilisation

11. The site must be progressively stabilised against erosion throughout the earthworks phase of the project and must be sequenced to minimise the discharge of contaminants to surface water in accordance with the certified Erosion and Sediment Control Plan(s).

Advice Note:

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 the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05).

Operational Effectives to be maintained

12. The operational effectiveness and efficiency of all erosion and sediment control measures

specifically required by the Erosion and Sediment Control Plan(s) referred to under condition 1, must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

Avoid deposition on public road

13. 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*
- *catchpit protection*

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

Completion or abandonment of earthworks

14. Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the Council.

Advice Note:

Stabilisation Measures may include:

- *The use of mulching or natural fibre matting.*
- *Top-soiling, grassing and mulching of otherwise bare areas of earth.*
- *Aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.*

The on-going monitoring of these measures is the responsibility of the consent holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Alternatively, please refer to Auckland Council, Auckland Council Guidance Document 005, Erosion and Sediment

15. The maximum area of earth exposed at any one time within the Wainui Precinct (identified as "1544 Wainui Precinct" in chapter I of the Auckland Unitary Plan) when exercising this consent must be no greater than 30 hectares.

Advice note:

The 30ha limit applies to "bulk" earthworks only and not to "post-construction" subdivision earthworks.

Adaptive Management

16. The earthworks authorised by consent LUC60430950 (BUN60430899), must be undertaken in accordance with the approved Adaptive Management Plan included with the application documents, a copy of which is to be provided at the pre-construction meeting referred to under **condition 4** above.
17. Pre-rain forecast inspections as defined within the Adaptive Management Plan must be undertaken at a minimum of 24 hours prior to the forecasted event. If the forecast is not made available within 24 hours of the proposed event, all reasonable attempts must be made to inspect the site prior to the proposed event.
18. An earthworks catchment which has been stabilised as a result of a trigger level exceedance as defined and required by the updated Adaptive Management Plan, may only be re-opened on the written approval of the Council.
19. Any proposed revisions to the Adaptive Management Plan must be submitted to the Council for written certification prior to formalising and implementing the revised Adaptive Management Plan.
20. If in the Council's opinion, there are changes required to be made to the Adaptive Management Plan as a result of observing inefficiencies on site or identified within the site reporting, Council may request that the Adaptive Management Plan be updated to address these inefficiencies. If a request is made, the revised plan must be submitted to the Council within five working days of the request for written approval prior to implementation.

Advice Note:

The Adaptive Management Plan is a live document, and updates are expected to address any unforeseen circumstances or changes in the earthworks methodology as the site responds through its adaptive monitoring regime to ensure the potential for sediment discharges are minimised.

21. The consent holder must make available, all monitoring results and data as required by the Adaptive Management Plan upon the request of Council.

Seasonal Restriction

22. No earthworks on the subject site must be undertaken between 01 May and 30 September (inclusive) in any year, without the submission of a 'Request for winter works' for approval by the Council. All requests must be renewed prior to the approval expiring and no works must occur until written approval has been received from the Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by Council upon written notice to the consent holder.

Culvert Information Requirements

23. Within twenty (20) working days following completion of the installation of the new culvert beneath Endsley Rise, the consent holder must submit to the council the information required by regulations 62 and 63 of the National Environmental Standard for Freshwater (2020), specifying the time and date of collection.

Public Assets

24. There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

Ensure stability of the site/neighbouring sites.

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

All Retaining walls

26. Prior to construction of the relevant fencing/ retaining, finalised design details of all proposed retaining walls, and fencing, including locations, heights, and materials, must be submitted to Council for written certification by Council. The finalised details must be consistent with the plans and information referenced at condition 1. The finalised design details certified by Council must be established prior to the future development on the lots being first occupied, and thereafter retained and maintained, to the satisfaction of Council.

Advice note:

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

Retaining Walls (Lot 7105 & 7106)

27. All retaining wall(s) and ancillary and supporting structures must be entirely located within the private lots (Lots 5040) and must be clear of the boundary of the reserves (Lot 7105 & 7106). The retaining wall must be no higher than 1.0-2.8m above existing ground level as depicted on the Overall Retaining Wall Plan, prepared by Woods, revision 3, dated September 2024 (P23-095-1400-EW). A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.

Retaining Walls (Lot 7521)

28. All retaining wall(s) and ancillary and supporting structures must be entirely located within the private lots (Lots 1221, 1222, 1234, 1235) and must be clear of the boundary of the accessway (Lot 7521). The retaining wall must be no higher than 1.0-1.5m above existing ground level as depicted on the Overall Retaining Wall Plan, prepared by Woods, revision 3, dated September 2024 (P23-095-1400-EW). A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.

Advice Notes:

The consent holder should ensure that all necessary design / approvals for retaining walls are obtained prior to commencement of any excavation works. This should include:

- a) Detailed retaining wall design is to be provided. The proposed retaining walls must have an asset design life of a minimum of 100 years,*
- b) A geotechnical investigation is to be provided as a design base for the retaining,*
- c) A safety fence/guard rail shall be located on the full length of the retaining walls.*

As part of the application for Engineering Approval, a registered engineer must:

- a) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's Transport Design Manual.*
- b) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.*
- c) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.*

Ensure supervision and certification of geotechnical works.

29. All earthworks including the construction of retaining walls, building foundations and the placement & compaction of fill material must be supervised by a suitably qualified geo-professional. In supervising the works, the suitably qualified geo-professional must ensure that they are constructed and otherwise completed in accordance with the "Geotechnical Investigation Report prepared by: CMW, ref: AKL2022-0029AE Rev 3, dated: 4 September 2024" including the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing on site.

Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in accordance with the "Geotechnical Investigation Report prepared by: CMW, ref: AKL2022-0029AE Rev 3, dated: 4 September 2024", within twenty (20) working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the council.

30. A Settlement Monitoring Plan (SMP) for consolidation settlement due to placement of fill must be submitted to the Council for review and approval prior to commencement of earthworks onsite. The SMP shall be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SMP shall also be submitted to the Council for written approval. The SMP shall include, as a minimum, the following information:

- A monitoring location plan showing the layout and type of all settlement monitoring stations within the fill areas.
- The timing and frequency of survey of the settlement monitoring stations.
- Define the settlement criteria to be met on completion of earthworks.

Geotechnical Completion Report

31. Within 20 working days from the completion of earthworks, a Geotechnical Completion

Report (including a statement of professional opinion for the suitability of the site for the intended development) signed by the chartered geo-professional must be provided to the Council. The Geotechnical Completion Report must include (but not to be limited to):

- Earthworks operations (e.g. excavations, filling works, replacement of unsuitable materials etc)
- Retaining wall and reinforced earth slope construction
- Settlement monitoring
- Testing
- Inspections

The Geotechnical Completion Report must also provide justification on soil expansivity, foundation requirements, and settlement criteria defined in the SMP (as per condition **30**) have been met. The Geotechnical Completion Report must be provided to the satisfaction of the Council.

Advice Notes

- *Further investigation/testing may be required to determine soil expansivity.*
- *A building consent may be required for the construction of retaining walls and reinforced earth slope.*
- *Please send documents required as a condition of consent for 'The Council' to: monitoring@aucklandcouncil.govt.nz*

Acoustic Conditions

32. The consent holder must advise the occupants of 16 Lysnar Road, 36 Sidwell Road, 15 Endsley Rise, and any other dwelling within 100m of the Stage 8 boundary of the construction works at least five days before earthworks begin. The advice must be provided in writing and include the following information:
- i. An overview of the construction works including the duration of the project and the working hours on site.
 - ii. The approximate dates and duration of the activities that will generate the highest noise levels for them.
 - iii. A contact name and phone number to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project.
33. All construction works authorised by this consent must only take place between 7.00am and 6.00pm, Monday to Saturday, with no works undertaken at any time on Sundays, or on public holidays. Heavy plant must not be operated within 100m of any occupied building before 7.30am. This condition does not prevent quiet activities from taking place on site outside of standard construction hours, providing they are generally inaudible outside the neighbouring dwellings (e.g., toolbox meetings on site).

The following maximum sizes for plant must be observed when working within 30 m of any occupied dwelling:

- Vibratory compaction roller: 3 t.
- Excavator: 12-t.

Advice Note:

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

Dust and odour

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

Construction Park and Loading

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

Ensure construction and earthworks activities do not obstruct access.

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

Vegetation removal

38. Prior to all works commencing on the site, the consent holder must engage the services of a qualified and competent arborist to direct, supervise and monitor the tree removals in accordance with the Arboricultural assessment, titled Arboricultural Impact Assessment – Milldale Stage 8, prepared by Aaron Norman of Arborlab Ltd, dated December 2023.
39. All tree removal work must be carried out using accepted arboricultural standards and practice, including tree dismantling procedures which control the fall of stems and branches by approved lowering techniques, in recognition of the relatively confined location and the need to avoid damage to understorey vegetation.
40. Vegetation removal must be carried out in accordance with the approved 'Assessment of Ecological Effects – Milldale North, Stage 8', prepared by Viridis, 14.03.2024. The approved Assessment of Ecological Effects must be implemented in all respects.
41. The consent holder must ensure that all contractors, sub-contractors and workers engaged in all activities covered by this consent are advised of the vegetation protection measures (protection and retention of the remaining riparian margin and wetland buffers) in the conditions of consent and operate in accordance with the conditions. A copy of the

conditions of consent must be available at all times on site.

42. The area of proposed retained vegetation as identified in the approved '*Assessment of Ecological Effects – Milldale North, Stage 8*', prepared by Viridis, 14.03.2024 must be demarcated clearly, by way of flagging tape, or similar should be used to increase visibility, to ensure no other unconsented trees/vegetation are accidentally removed during tree clearance works and earthworks.
43. The replacement trees must be located in such a position so that their long-term growth and development is taken into consideration and must be maintained thereafter for the duration of the activity or use consented in accordance with best arboricultural practice, including irrigation, mulching, and formative pruning, as necessary.
44. The replacement tree's growth and development must be monitored for three years following planting. If the tree dies or declines beyond recovery during this period, it must be replaced by the consent holder with a new specimen of a similar size and species to that which was originally planted.
45. Any replacement trees that fail to establish, or that decline or die at any time, must be replaced to the satisfaction of the council's Team Leader Northern Monitoring. The replacement tree must be of similar grade and size and maintained thereafter in accordance with stipulations above.

Indigenous fauna protection (lizards, birds, bats) – Fauna Management Plan (FMP)

46. Indigenous fauna effects management must be undertaken in all respects in accordance with the approved '*Fauna Management Plan – Milldale Stage 8*', prepared Viridis, dated 29 July 2024, including but not limited to the following:
 - Bird Management must be undertaken in accordance with section 3
 - Lizard Management must be undertaken in accordance with section 4
 - Bat Management must be undertaken in accordance with section 5
47. Within five days of completion of vegetation clearance, all findings resulting from the search and rescue during vegetation removal must be recorded by the supervising ecologist on an Amphibian/Reptile Distribution Scheme (ARDS) Card (or similar form that provides the same information) and sent to Council.

Advice Notes:

All native lizards are absolutely protected under the Wildlife Act 1953 under which it is an offence to disturb, harm, or remove them without a permit from the Minister of Conservation.

For further information on lizards that are protected under the Wildlife Act and determination of a suitable new habitat please contact the council's Environmental Services team (Team Manager Ecological Advice [on ecologicaladvice@aucklandcouncil.govt.nz](mailto:ecologicaladvice@aucklandcouncil.govt.nz)).

All correspondence relating to lizard management conditions can be emailed to monitoring@aucklandcouncil.govt.nz and cc'd to ecologicaladvice@aucklandcouncil.govt.nz

Department of Conservation restricts lizard capture, handling and relocation to between the months of October to April.

Offset Planting implementation – Riparian Reserve and Offset Planting Plan

48. The consent holder must carry out the new mitigation planting, in accordance with the '*Milldale Stage 8 – Riparian Reserve and Offset Planting*', prepared by Beca referred to under condition 1 including, drawing no. 4672100-AL-S8-3000 rev 0C, dated 16.05.2024,

within the first planting season (generally April-September) following the completion of the works on the site.

49. All plants must be eco-sourced from the Rodney Ecological District.
50. Any pest plants and animals present in the planting areas must be controlled prior to planting.
51. Following establishment of the required remediation planting the consent holder must submit a completion report to Council for certification within 30 working days of the planting works being completed. This report must confirm that all plantings have been completed in accordance with the approved planting plans including the species, grade, number of plants planted, locations replanted, planting has been completed in accordance with best practice, and evidence of eco-sourcing.

Advice note:

The planting completion report will include photos of the planted area, an inventory of the specimens planted (species, size & number) and evidence of eco-sourcing (e.g. nursery slip). This information can be compiled by the applicant. If the accepted planting plan includes an initial/pioneer planting (year 1) and enrichment planting stage (year 2/3), a completion report should be provided following the initial planting as this is when the five-year maintenance period begins.

52. The consent holder must ensure that a weed free environment is maintained directly over the root ball of the replacement trees, ensure that any stakes and ties are secure and in place, and that the rootball is maintained with a composted mulch to a depth of 80mm throughout the five-year establishment period.

Maintenance of offset planting

53. Plant maintenance must occur for a minimum of five years to achieve 80% canopy closure and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)). The maintenance period must commence once the completion report has been certified by Council in accordance with **condition 51**. Plant maintenance includes the ongoing replacement of plants that do not survive. All pest plants and pest animals must be controlled in accordance with the approved Planting Plan at the time of initial planting and on an ongoing basis.

Works within 10m of a natural inland wetland

54. Prior to the commencement of earthworks within an area where works will extend into a 10m setback from a natural inland wetland, including cut and fill authorised by this consent, a suitably qualified and experienced ecologist must identify the 4m setback from the natural inland wetland and a sturdy, framed, protection fence must be erected along the 4m setback. The fence must remain in place until the completion of all works on the site and no work must be carried out, or materials stored, within the protected wetland area.

Advice Note:

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

Ecological specific conditions

55. Prior to the commencement of any streamworks, a Native Fish Capture and Relocation Plan must be submitted to the Council for certification. The purpose of the Native Fish Capture and Relocation Plan is to ensure fish will be appropriately removed prior to commencement of works from an area subject to the stream works, to avoid fish mortality. The Native Fish

Capture and Relocation Plan must be prepared by a suitably qualified and experienced Freshwater Ecologist and include the following detail, but not be limited to:

- a) Methodologies to capture fish within the impact streams and wetland habitats, or justification there is no habitat for native fish present at the time of earthworks;
- b) Fishing effort;
- c) Details of the relocation site including habitat suitability for species being relocated and details of existing species present within the relocation site.
- d) Storage and transport measures including prevention of predation and death during capture;
- e) Euthanasia methods for diseased or pest species;
- f) Requiring maps showing the salvage and release site;
- g) Details of the salvage and relocation permit;
- h) Details of the supervising ecologist, and
- i) An accidental discovery protocol for aquatic fauna (including endangered species) which require specialised handling and relocation effort that is not otherwise covered in the standard methodologies (i.e. mudfish). This includes a protocol to implement the following actions:
 - a. Immediately cease streamworks (including dewatering) upon accidental discovery of any unexpected aquatic fauna and notify the Council.
 - b. Ensure aquatic fauna are left in a suitable environment where they will be unharmed while the NFCRP is updated.
 - c. Update the NFCRP to address handling and relocation of the unexpected aquatic fauna to be submitted to Council for re-certification.
 - d. Only re-commence the capture and relocation upon re-certification of the NFCRP.

- 56. Native fish capture and relocation must be undertaken in accordance with the certified Native Fish Capture and Relocation Plan and must only be undertaken by a suitably qualified and experienced freshwater ecologist. The freshwater ecologist must also be onsite during the dewatering process to ensure that any remaining native fish that is not caught during de-fishing are salvaged.
- 57. The consent holder must provide a Fish Salvage Report detailing the relocation site, the species and number of freshwater fauna relocated prior to and during dewatering, to the Council within 5 days of completion of the native fish capture and relocation. These results must be uploaded into NIWA's New Zealand native freshwater Fish database.

Final stabilisation of stream bed

- 58. Prior to any re-diversion of stream flows into the culvert, the stream bed and banks must be stabilised against erosion using best practice methods.

Advice Note:

Best practice measures may include biodegradable materials such as wool fibre and cocofibre matting.

Contamination Conditions

59. Earthworks must be undertaken in accordance the following certified documents:
- i. Site Management & Remedial Action Plan, 72 Lysnar Road, Groundwater & Environmental Services, 18 May 2022.(SMP/RAP)
 - ii. Site Management & Remedial Action Plan- Part 131 Argent Lane, Stage 8, Wainui, Groundwater & Environmental Services, Nov 2023.(SMP/RAP).

Any variations to the SMP/RAP must be submitted to the council for certification that it appropriately manages actual and potential soil contamination effects and is within the scope of this consent, prior to implementation.

Advice Note:

The Council acknowledges that the SMP/RAP is intended to provide flexibility of the management of the works. Accordingly, the SMP/ RAP may need to be updated. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the Team Leader. The Council's certification of the RAP relates only to those aspects of the plans that are relevant under the RMA. The certification does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, for example, the Building Act 2004 or the Health and Safety at Work Act 2015.

60. Discharges of dust must not cause offensive or objectionable effects at any location beyond the boundary of the Site, in the opinion of an enforcement officer when assessed in accordance with the *Good Practice Guide for Assessing and Managing Dust* (Ministry for the Environment, 2016). The consent holder must ensure that dust management during the works generally complies with the recommendations of this *Good Practice Guide* and minimises dust generation as far as practicable. This includes having sufficient water to dampen exposed soil and unsealed areas, and/or other dust suppressing measures, available, as necessary.
61. In the event of the accidental discovery of contamination during earthworks which has not been previously identified, including asbestos material, the consent holder must immediately cease the works in the vicinity of the contamination, notify the council, and engage a Suitably Qualified and Experienced contaminated land Practitioner (SQEP) to assess the situation (including possible sampling and revision of the SMP/RAP) and decide on the best option for managing the material.

Advice Note:

Where unanticipated contamination is discovered during the works, a revision of the SMP/RAP may be required to ensure that the contamination is appropriately managed. Any revision of the SMP/RAP is required to be submitted to Council for certification prior to its implementation.

62. All soil disturbance undertaken where asbestos in soils has been found to be present must be undertaken in accordance with the *NZ Guidelines for Assessing and Managing Asbestos in Soil* (BRANZ, 2017) or any updates to this document, and the RAP.
63. Any excavated material that is not re-used on site must be disposed of at an appropriate facility licensed to accept the levels of contamination identified. Evidence of the locations where excavated material has been disposed of must be retained by the consent holder during the works and made available to the council on request.

Site Validation Report (SVR)

64. Within three months of the completion of earthworks on the site, a Site Validation Report (SVR) must be submitted to the Council for review and certification. The SVR must be prepared by a suitably qualified and experienced practitioner, in accordance with the *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand*, Ministry for the Environment (revised 2021) and must contain sufficient detail to address the following matters:
- a. A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated.
 - b. Details and results of any testing undertaken (including validation testing and/or asbestos air monitoring) and interpretation of the results in the context of the NES:CS and the AUP(OP) for each proposed lot.
 - c. Records/evidence of the appropriate disposal for any material removed from the site.
 - d. Records of any unexpected contamination encountered during the works and response actions, if applicable.
 - e. Conditions of the final site ground surface and details of any sampling undertaken on materials re-used on site or imported to site.
 - f. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and
 - g. A statement certifying that all works have been carried out in accordance with the requirements of the SMP/RAP and consent, otherwise providing details of relevant breaches, if applicable.

Advice Note:

The SVR shall enable the council to update the property file information relating to soil contamination, including the files of any newly created lots. If newly created lots are to contain differing levels of soil contamination, the SVR should specifically detail this. Until an SVR is submitted and certified by the council, the Land Information Memorandum for the property shall not be updated to reflect any soil contamination remediation work undertaken.

If any contamination exceeding the Permitted Activity soil acceptance criteria, set out in Chapter E30 of the AUP(OP), is retained within the site upon the completion of the proposed land-disturbance activity, a long-term contaminant discharge consent under Chapter E30 of the AUP(OP) may be required for the site.

Vehicle crossing width and future development design on the sites

65. All lots that front local or collector roads with a front boundary width of less than 14m must construct a vehicle crossing in accordance with the final Type A vehicle crossing (3.0m at boundary and 4.5m at kerb) as shown on Woods drawing P23-095-2850-RD rev 1, dated March 2024 unless; approval from Council and Auckland Transport is obtained to permit deviation from this design.
66. All lots that front local roads with a front boundary of 14m or greater in width can either choose to construct a vehicle crossing in accordance with the final Type A vehicle crossing (3.0m at boundary and 4.5m at kerb) or; the final Type B vehicle crossing (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P23-095-2850-RD rev 1, dated March 2024 and P23-095-2852-RD rev 1, dated March 2024 unless; approval from Council and Auckland Transport is obtained to permit deviation from this design.

67. All lots fronting collector roads with a front boundary of 14m or greater in width must construct a vehicle crossing in accordance with the final Collector Road Type B (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P23-095-2852-RD rev 1, dated March 2024 unless; approval from Council is obtained to permit deviation from this design.
68. The consent holder must form and construct a vehicle crossing with a minimum width of 5.5m for 15 Endsley Rise that is in the general location as identified on the application plans referenced in condition 1. The crossing(s) must be designed and formed in accordance with the requirements of Auckland Transport. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.

Advice Note:

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to [Vehicle crossing application \(Auckland Transport\)](#)*
- *Please note that any redundant vehicle crossings are required to be reinstated as berm and/or footpath and the kerbs replaced.*

Development on super lot 5041

69. All buildings constructed on super lot 5041 must be designed in accordance with the activity table and standards of the Business – Neighbourhood Centre zone that are listed under Standard H12.6 of the Auckland Unitary Plan (Operative in Part) or seek resource consent to infringe the aforementioned zone standard(s).

Development on Residential Lot 1280 and super lot 5040

70. All dwellings and associated buildings constructed on Residential Lot 1280 ~~and super lot 5040~~ must be designed in accordance with the activity table and standards of the Residential - Mixed Housing Suburban Zone that are listed under Standard H4.6 of the Auckland Unitary Plan (Operative in Part) or seek resource consent to infringe the aforementioned MHS zone standard(s).

70A. All dwellings and associated buildings constructed on Residential super lot 5040 must be designed in accordance with the activity table and standards of the Residential - Mixed Housing Urban Zone that are listed under Standard H5.5 of the Auckland Unitary Plan (Operative in Part) or seek resource consent to infringe the aforementioned MHU zone standard(s).

Development on Lots 1200, 1201, 1202, 1203 and super lot 5042

71. All dwellings and associated buildings constructed on residential lots 1200, 1201, 1202, 1203 and super lot 5042 must be designed in accordance with the activity table and standards of the Residential - Mixed Housing Suburban Zone that are listed under Standard H4.6 of the Auckland Unitary Plan (Operative in Part) or seek resource consent to infringe the

aforementioned MHS zone standard(s).

Advice Note:

For clarification purposes, the above blanket land use consents apply to development on the future lots approved under subdivision consent referenced by council as SUB60430951. The applicable future lots as it correlates to each of the infringed standards are listed under the above reasons of consent.

Driveway gradients

72. All private driveways on standalone residential dwellings on single house lots that grade up from the road boundary must be designed and constructed have a maximum 12.5% grade as shown on Woods drawing P16-269-01-SD-2850 rev 1, dated 04/06/2024 unless approval from Council and Auckland Transport is obtained to deviate from this design. The crossfall gradient of non-standard vehicle accesses for which a blanket consent has been approved must not exceed 2%

These conditions apply to Groundwater consent WAT60431056 only

Definitions

Words in the ground dewatering (take) and groundwater diversion consent conditions have specific meanings as outlined in the table below.

Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5m in diameter.
Commencement of Construction Phase 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 Construction Phase Dewatering	Means when all drainage is in place and connected to the stormwater network.
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.
Completion of Construction	Means when the Code Compliance Certificate (CCC) is issued by Auckland Council
Completion of Excavation	Means the stage when all Bulk Excavation 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, Stability, but does not include Negligible Damage. Damage as described in the table 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.
RL	Means Reduced Level.
Services	Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.
SQEP	Means Suitably Qualified Engineering Professional

Category of Damage	Normal Degree of Severity	Description of Typical Damage <i>(Building Damage Classification after Burland (1995), and Mair et al (1996))</i>	General Category <i>(after Burland – 1995)</i>
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 weather-tightness. 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 greater than 3mm.	Serviceability Damage

4	Severe	Extensive repair involving removal and replacement of walls especially over door and windows required. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm to 25mm but also depend 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

Table 1: Building Damage Classification

(a) 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

Activity in accordance with plans

73. The take (dewatering) and diversion of groundwater associated with the excavations for the Milldale Stage 8 subdivision, must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent number WAT60431056 including:
- A report titled “*Resource Consent Application and Assessment of Environmental Effects – Milldale Stage 8 Earthworks and Subdivision*”, prepared by Woods, dated 9 April 2024, project no. P23-095, version 1.8, final.
 - Engineering plans titled “*Milldale Stage 8 – Consent Drawings*”, prepared by Woods (As referenced in condition 1),
 - A report titled “*Milldale Stage 8 – Endsley Rise, Wainui – Geotechnical Investigation Report*”, prepared by CMW Geosciences, dated 4 September 2024, ref AKL2022-0029AE, rev 3.
 - A report titled “*Milldale North, Stage 8 – Assessment Ecological Effects*”, prepared by Viridis Environmental Consultants (VED), dated 14 March 2024, document no. 10015-017-1, version final.
 - A report titled “*Earthworks Methodology Report – Milldale Stage 8*”, prepared by Woods, dated 8 March 2024, project no. P23-095, version 1, final.

Duration of the consent

74. The take (dewatering) and groundwater diversion consent WAT60431056 must expire 35 years after the date it is granted, unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Provide for a review under section 128

75. Under section 128 of the RMA the conditions of this consent WAT60431056 may be reviewed by the Manager Resource Consents at the Consent Holder's cost:

Within six (6) months after Completion of Dewatering and subsequently at intervals of not less than five (5) years thereafter in order:

To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage

To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:

- 1) ground conditions
- 2) aquifer parameters
- 3) groundwater levels; and
- 4) ground surface movement

Ground Dewatering (Take) and Groundwater Diversion Conditions

Notice of Commencement of Construction Phase Dewatering

76. The Council must be advised in writing at least ten (10) working days prior to the date of the Commencement of Construction Phase Dewatering.

Design and Construction of Earthworks and Retaining Walls

77. The design and construction of the earthworks and retaining walls must be undertaken in accordance with the specifications contained in the following documents:
- A report titled "*Milldale Stage 8 – Endsley Rise, Wainui – Geotechnical Investigation Report*", prepared by CMW Geosciences, dated 4 September 2024, ref AKL2022-0029AE, rev 3.
 - Engineering plans titled "*Milldale Stage 8 – Consent Drawings*", prepared by Woods, (as referenced in condition 1).
 - A report titled "*Earthworks Methodology Report – Milldale Stage 8*", prepared by Woods, dated 8 March 2024, project no. P23-095, version 1, final

Excavation Limit

78. The Bulk Excavation must not exceed the depths shown on the Engineering drawing titled "*Milldale Stage 8, Cut / Fill Plan*" prepared by Woods, drawing No P22-061-1200-GE, rev 2, dated June 2024.

Performance Standards

Damage Avoidance

79. All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid Damage to land, buildings, structures and Services on the site or adjacent properties, unless otherwise agreed in writing with the asset owner.

Additional Surveys

80. Additional condition surveys of any building, structure, or Service must be undertaken, if requested by the Council, for the purpose of investigating any Damage potentially caused by

ground movement resulting from Construction Phase Dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by a SQEP and the report must be submitted to the Council.

The requirement for any such additional condition survey will cease six (6) months after the Completion of Construction Phase Dewatering unless ground settlement or building deformation monitoring indicates movement is still occurring at a level that may result in Damage to buildings, structures, or Services. In such circumstances the period where additional condition surveys may be required must be extended until monitoring shows that movement has stabilised and the risk of Damage to buildings, structures and Services as a result of the dewatering is no longer present.

Access to Third Party Property

81. Where any monitoring, inspection or condition survey in this consent requires access to property/ies owned by a third party, and access is declined or subject to what the Consent Holder considers to be unreasonable terms, the Consent Holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to enable measures to be implemented to prevent Damage to buildings, structures or Services. Written approval from the Council must be obtained before an alternative monitoring option is implemented.

Contingency Actions

82. 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 must be taken to avoid further Damage.
 - (c) Provide a copy of the report prepared under (b) above, to the Council and the asset owner within ten (10) working days of notification under (a) above.

Advice Note:

It is anticipated the Consent Holder will seek the permission of the damaged asset to access the property and asset to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.

Notice of Completion

83. The Council must be advised in writing within ten (10) working days of when Construction Phase Dewatering has been completed.

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.

Advice notes

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

Accidental Discovery Rule

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

Heritage New Zealand Pouhere Taonga Act 2014 –

6. The Heritage New Zealand Pouhere Taonga Act 2014 (hereafter referred to as the Act) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. All archaeological sites are protected by the provisions of the Act (section 42). It is unlawful to modify, damage or destroy an archaeological site without prior authority from Heritage New Zealand Pouhere Taonga. An Authority is required whether the land on which an archaeological site may be present is designated, a resource or building consent has been granted, or the activity is permitted under the Auckland Unitary Plan Operative in part (November 2016).

According to the Act (section 6) archaeological site means, subject to section 42(3) –

- a) any place in New Zealand, including any building or structure (or part of a building or structure), that –
 - i. was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and
 - ii. provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and
- b) includes a site for which a declaration is made under section 43(1)

It is the responsibility of the consent holder to consult with Heritage New Zealand Pouhere Taonga about the requirements of the Act and to obtain the necessary Authorities under the Act should these become necessary, as a result of any activity associated with the consented proposals.

For information, please contact the Heritage New Zealand Pouhere Taonga Northern Regional Archaeologist – 09 307 0413 / archaeologistMN@historic.org.nz.

Protected Objects Act 1975

7. *Māori artefacts such as carvings, stone adzes, and greenstone objects are considered to be tāonga (treasures). These are taonga tūturu within the meaning of the Protected Objects Act 1975 (hereafter referred to as the Act).*

According to the Act (section 2) taonga tūturu means an object that –

- a) relates to Māori culture, history, or society; and*
- b) was, or appears to have been –*
 - i. manufactured or modified in New Zealand by Māori; or*
 - ii. brought into New Zealand by Māori; or*
 - iii. used by Māori; and*
- c) is more than 50 years old.*

The Act is administered by the Ministry of Culture and Heritage. Tāonga may be discovered in isolated contexts but are generally found within archaeological sites. The provisions of the Heritage New Zealand Pouhere Taonga Act 2014 in relation to the modification of an archaeological site should be considered by the consent holder if tāonga are found within an archaeological site, as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

It is the responsibility of the consent holder to notify either the chief executive of the Ministry of Culture and Heritage or the nearest public museum (for Auckland this is the Auckland War Memorial Museum), which shall notify the chief executive, of the finding of the taonga tūturu, within 28 days of finding the taonga tūturu; alternatively provided that in the case of any taonga tūturu found during the course of any archaeological investigation authorised by Heritage New Zealand Pouhere Taonga under section 48 of the Heritage New Zealand Pouhere Taonga Act 2014, the notification shall be made within 28 days of the completion of the field work undertaken in connection with the investigation.

Under section 11 of the Act, newly found taonga tūturu are in the first instance Crown owned until a determination on ownership is made by the Māori Land Court.

For information, please contact the Ministry of Culture and Heritage – 04 499 4229 / protected-objects@mch.govt.nz

Retaining Walls

8. *The proposed retaining walls will require a separate Building Consent. Retaining Walls will be required to remain within private property and shall be structurally discontinued where crossing boundary lines.*
9. *If you are demolishing any building that may have asbestos containing materials (ACM) in it:*
- You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
 - Work may have to be carried out under the control of a person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
 - If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*

- Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.

If ACM is found on site following the demolition or removal of the existing buildings, you may be required to remediate the site and carry out validation sampling

Pursuant to Section 133A of the RMA 1991, minor typographical corrections have been made to correct the reference number of the groundwater consent (s14) on page 6 (to amend the incorrect reference WAT60423966 and replace with WAT60431056).

Further updates were made to amend condition 70 and add condition 70A to refer to the current Mixed Housing Urban Zone requirements for super lot 5050 (rather than Mixed Housing Suburban). The date of the original decision of 3 October 2024 still stands.

Delegated decision maker:

Name: Carly Hinde

Title: Principal Project Lead, Premium Resource Consents

Signed: 

Date: 10 April 2025

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



Decision two – Non-Complying activity for a subdivision consent

Application numbers:	BUN60430899 (Council Reference) SUB60430951 (s11 Subdivision consent)
Applicant's name:	Fulton Hogan Land Development Limited
Site address:	Stage 8, 72 Lysnar Road, Milldale
Legal description:	Lot 9005 DP 588538, SECT 1 SO 547623 Lot 1 DP 64368 Lot 2 DP 64368 Pt Allot M153 Psh Of Waiwera SO 976, Allot 700 Psh Of Waiwera SO 28577, Allot S153 Psh Of Waiwera SO 976 Lot 4 DP 353309

Proposal:

To subdivide the sites to create 81 vacant freehold residential lots, six residential super lots, one commercial super lot, local purpose (esplanade) reserves, three local purpose (drainage) reserves, new roads and public accessways to vest with associated infrastructure and site works.

The resource consents are:

Auckland Unitary Plan (Operative in Part)

- The proposed subdivision exceeds the trip generation standards set out in Standard E27.6.1(a), as the proposed development will have the capacity to accommodate more than 100 dwellings. This requires consent as a restricted discretionary activity pursuant to E27.4.1(A3).
- Pursuant to E38.4.1(A7) the proposal involves the subdivision of land with two or more zones (Residential – Mixed Housing Suburban zone, Residential – Mixed Housing Urban zone, Business - Neighbourhood Centre zone, Open Space – Conservation zone). This requires consent as a restricted discretionary activity.
- The proposal involves subdivision establishing an esplanade reserve associated with the Waterloo Creek, which requires consent as a restricted discretionary activity pursuant to rule E38.4(A8).
- Subdivision with a reduction of the minimum 20m esplanade reserves requirement, with a proposed maximum shortfall of 1.9m. This requires consent as a discretionary activity pursuant to Rule E38.4.1(A10).
- The proposal involves subdivision of land within the 1% AEP probability floodplain. This requires consent as a restricted discretionary activity pursuant to rule E38.4.1(A11).

- Pursuant to rule E38.4.2(A18) vacant lot subdivision involving parent sites greater than 1ha that comply with standard E38.8.3.1 requires consent as a discretionary activity.
- The proposal involves vacant sites subdivision the business zone complying with Standard E38.9.2.3 as a restricted discretionary activity pursuant to rule E38.4.2 (A35).
- The proposal involves vacant sites subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.3, with vacant sites within the Mixed Housing Suburban zone ranging in size from 320m² to 744m² with an average of 428m². This does not meet the maximum net site area requirement of 480m² (with an average of 429m² proposed). This requires consent as a non-complying activity pursuant to rule E38.4.2(A18).
- The proposed subdivision involves the subdivision of land for residential lots in the open space recreation zone. Pursuant to E38.4.4 (A43) any subdivision not otherwise provided for in Tables E38.4.1 and E38.4.4 requires consent as discretionary activity.
- Pursuant to I544.4.1(A3) Subdivision, building and development that is not in accordance with I544.10.1 Wainui: Precinct plan 1 requires consent as a discretionary activity. An indicative east-west local road across Waterloo Creek is identified on the I544.10.1 Wainui: Precinct plan 1, however this is proposed to be replaced with a pedestrian bridge. In addition, a “possible neighbourhood park” is identified on the I544.10.1 Wainui: Precinct plan 1 and no neighbourhood park is proposed.

District land use – section 9(3) (proposed plan provisions)

- The proposed subdivision exceeds the trip generation standards set out in Standard E27.6.1(a) as the proposed development will have the capacity to accommodate more than 40 dwellings (Table E27.6.1.1 (TA1)). This requires consent as a Restricted Discretionary Activity pursuant to rule E27.4.1(A3).

Decision

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

Reasons

The reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. The subdivision development has a layout and density that is in general accordance with the roading layout and open space provisions anticipated within the Wainui Precinct. The density and layout of the subdivision development will be suitable for the activities anticipated by the underlying zone. The vacant sites will be of an adequate size that is suitable to accommodate a dwelling, private open space, access, and parking.
 - b. The proposal will provide the road layout for this part of the Wainui precinct in a staged manner. The proposal is considered to provide a clear and legible road layout and road hierarchy in a manner that is sought by I544.10.1 Wainui: Precinct plan 1. An indicative

east-west local road across Waterloo Creek is identified on the I544.10.1 Wainui: Precinct plan 1, however this is proposed to be replaced with a pedestrian bridge. This will provide appropriate pedestrian (and cyclist) connectivity from Milldale Stage 8 to other parts of Milldale, and will assist with improving the overall connectivity within this part of Milldale.

- c. The connections within the subdivision enable good vehicle and pedestrian connections to the local centre, stream esplanades and other parts of Milldale. The block sizes, and road and pedestrian layout including pedestrian bridge offer a reasonable level of permeability through the neighbourhood when combined with the proposed pedestrian/cycle linkages. The layout enables efficient walking and cycling connections to key destinations and rear sites are minimised.
- d. The layout of the proposed subdivision and site works are considered to be broadly in keeping with the anticipated future subdivision land pattern (including its amenity values and character) on the subject land and within this part of the Wainui Precinct.
- e. The proposal to enable residential activities within the Neighbourhood Centre zone will be consistent with the adjacent approved Stage 5 and 6F area which had adopted a similar approach. Given the relatively small and discrete area of Neighbourhood Centre zone land area, this will not adversely affect the provision of function or availability of the Neighbourhood Centre zoned land within the wider Milldale area, noting that that the Stage 8 area is within easy walking distance to the Local Centre zone to the south which enables a wide range of commercial type activities.
- f. The proposed street hierarchy broadly follows that in the Wainui Precinct Plan hierarchy and in previous subdivision staged consents, providing a range of street typologies to enable the efficient movement of vehicles, public transport and other modes of transport including cycling and walking.
- g. Whilst there is residential development is proposed on land zoned as the Open Space Zone, this area has been identified as being surplus to the requirements of Auckland Council Parks for reserve purposes. In this context any adverse effects as result of the residential subdivision on such land, onto the wider environment is appropriately mitigated.
- h. The proposed landscape planting strategy is appropriate including within the proposed roads and accessways. A suite of consent conditions have been recommended in respect to the final landscape design and details, as well as the timing of delivery/ implementation of the landscape planting.
- i. Whilst it is acknowledged that the subdivision and future residential development will bring about a change to the character and amenity of the immediate area, the resulting urban character and associated adverse effects of the subdivision are concluded to be anticipated via the Wainui Precinct and the underlying urban zoning of the land.
- j. The proposal will provide appropriate esplanade reserves. Whilst these are reduced width in certain locations this is appropriately mitigated by an increase in width in other locations or areas which would result in a positive public benefit, in terms of access and recreation.
- k. The proposal involves the establishment of three local purpose (drainage) reserves, being Lots 7105, 7107 and 7109. The landscape plans prepared by LASF include amenity landscape planting as well as the provision of pedestrian pathways (and bridge) within the local purpose (drainage) reserves. The proposed stormwater

management strategy and design including the stormwater detention basins is appropriate for the proposed stormwater management strategy.

- l. The design of the development is designed to appropriately manage stormwater and to safely maintain the conveyance function of overland flow paths. Whilst the proposed measures for stormwater management (rain gardens) are not best practice, this remains broadly consistent with the Stormwater management Plan approved for the Wainui Precinct. The proposed stormwater management strategy and design are acceptable and the final design details including the detention basin can be addressed as part of Engineering Plan Approval
- m. The proposal incorporates a series of pedestrian connections to create additional permeability within the block structure. These will contribute to the safety and amenity for future residents.
- n. The proposed road layout and design and traffic matters have been assessed by Auckland Transport who have confirmed their broad support of the road layout and design, including the stream edge shared pathway, road typologies and the overall stormwater management approach within the road network.
- o. The additional traffic generated from the subdivision proposal can be accommodated by the proposed and existing roading network and public pedestrian access without adversely affecting traffic safety of road users. The increase in traffic generated in the Precinct will be broadly consistent with what was anticipated in the approved Integrated Transport Assessment.
- p. The proposed subdivision can be appropriately serviced and that infrastructure has capacity to accommodate all lots.

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

- q. In terms of positive effects the subdivision development will provide additional residential lots contributing to future housing across the Auckland Region with the delivery of adequate infrastructure and services to service the subdivision.
 - r. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, having considered the relevant objectives and policies as they relate to the I544 (Wainui Precinct Precinct), H4 (Residential – Mixed Housing Suburban), H7 (Open Space), H12 (Business Neighbourhood Centre), E27 (Transportation) and E38 (Urban Subdivision). The proposal is broadly consistent with the relevant objectives, policies, and assessment criteria for the following reasons:
- a. The subdivision will enable the practical and sequential delivery of the anticipated block pattern.
 - b. The subdivision has a layout which is safe, efficient, convenient, and accessible and will not increase the risks of adverse effects to people, property, infrastructure, and the environment from natural hazards and maintains the function of overland flow paths to safely convey flood waters
 - c. The density and layout of the subdivision development will be suitable for the activities anticipated by the underlying zone of the site.

- d. The proposed layout of the subdivision and block arrangement will provide a street layout, and the block configuration and lot sizes that are considered appropriate for the location. The proposal will enable the road layout and wider connectivity are provided in broad accordance with the I544.10.1 Wainui: Precinct plan 1.
- e. The proposal is generally consistent with the relevant provisions of the I544 Wainui Precinct by providing for key roading infrastructure. An indicative east-west local road across Waterloo Creek is identified on the I544.10.1 Wainui: Precinct plan 1, however this is proposed to be replaced with a pedestrian bridge. This will provide appropriate pedestrian (and cyclist) connectivity from Milldale Stage 8 to other parts of Milldale, and will assist with improving the overall connectivity within this part of Milldale.
- f. The applicant has demonstrated that the proposed residential lots and super-lots are of a size, shape and orientation that will appropriately enable future residential development in a manner that is sought for this location.
- g. The proposal will enable the future delivery of the overall Wainui Precinct plan (I544.10.1 Wainui: Precinct plan 1.) and will facilitate the future road layout and block pattern.
- h. Whilst there is residential subdivision proposed on land zoned as the Open Space Zone, the broad zoning of these area has been applied to the precinct plan and have been identified as being surplus to the requirements of both Auckland Council Parks for reserve purposes. An appropriate balance between residential and open space is achieved and the reduction of the area available for the reserve still maintains, and does not compromise the general location, scale and functionality of the planned reserve as envisaged by the Precinct Plan.
- i. The proposal to enable residential activities within the Neighbourhood Centre zone will be consistent with the adjacent approved Stage 5 and 6F areas which had adopted a similar approach. Given the relatively small and discrete area of Neighbourhood Centre zone land area, this will not adversely affect the provision of function or availability of the Neighbourhood Centre zoned land within the wider Milldale area, noting that that the Stage 8 area is within easy walking distance to the Local Centre zone to the south which enables a wide range of commercial type activities.
- j. The creation of reserves and new road network with footpaths and shared paths will provide cycle and pedestrian connections that connect to the site and the wider reserve and road network,
- k. The subdivision provides a safe and connect road pattern and the design details can be addressed as part of the EPA process.
- l. The proposed subdivision is acceptable in the context the residential character of the receiving environment, and the scale and nature of proposed subdivision will enable future development to be in keeping with the amenity of the existing and anticipated surrounding residential environment.
- m. All sites are capable of being serviced with infrastructure that is compatible and integrated with the proposed network.
- n. The proposal involves the establishment of three local purpose (drainage) reserves, being Lots 7105, 7107 and 7109. The landscape plans prepared by

LASF include amenity landscape planting as well as the provision of pedestrian pathways (and bridge) within the local purpose (drainage) reserves. The proposed stormwater management strategy and design including the stormwater detention basins is appropriate for the proposed stormwater management strategy.

- o. The proposal will provide appropriate esplanade reserves. Whilst these are reduced width in certain locations this is appropriately mitigated by an increase in width in other locations or areas which would result in a positive public benefit, in terms of access and recreation
3. In accordance with an assessment under s104(1)(c) of the RMA no other matters are considered relevant.
4. There is no prohibition under s104D of the RMA on granting this non-complying activity. This is because the proposal is not contrary to the objectives and policies of the relevant plan and, will have adverse effects on the environment that are no more than minor.
5. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, Council is able to grant this subdivision consent subject to the conditions below.
6. The objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
7. Overall, the proposal will generate adverse effects on the environment that are acceptable, is consistent with the relevant statutory documents and meets the purpose of the RMA as defined within Part 2 of the Act, and consent is granted subject to the conditions outlined below.
8. Overall, the proposal meets the provision set out in section 104 and 106 of the RMA and is acceptable.

Conditions

All conditions contained in this decision must be complied with at time of s224(c). The conditions have been separated into 'General', 'section 223' and 'section 224(c)' conditions in order to assist the consent holder in identifying the conditions that must be completed at the respective stages of implementing the resource consent for subdivision.

Under sections 108, 108AA and 220 of the RMA, the consent is subject to the following conditions:

General Conditions

1. This Stage 8 subdivision of Milldale, comprising of 81 vacant freehold residential lots, six residential super lots, one commercial super lot, local purpose (esplanade) reserves, three local purpose (drainage) reserves, new roads and public accessways to vest with associated infrastructure and site works must be as described in the application form and assessment of environmental effects prepared by Woods dated 9 April 2024 and must be carried out in accordance with the plans and information detailed below, and all referenced by the council

as consent SUB60430951.

Report Title and Reference	Author	Rev	Dated
Milldale Stage 8 Geotechnical Investigation Report	CMW	3	4 September 2024
Milldale Stage 8 Arboricultural Impact Assessment	Arborlab	-	December 2023
Milldale Stage 8 Assessment of Ecological Effects	Viridis	1	March 2024
Milldale Stage 8 Stormwater Assessment Report	Woods	V2	27/06/2024
Addendum for Milldale Earthworks Precinct 2 and 3	Clough	-	June 2020
Milldale Stage 8 Urban Design Report	Woods	V1	April 2024
Economic Assessment of Proposed Centre Changes for Milldale	Insight	-	14 March 2024
Milldale Stage 8 Transportation Assessment	Stantec	1	05/04/2024
Milldale Stage 8 Infrastructure Report	Woods	1	28/03/2024
Preliminary & Detailed Site Investigation	Groundwater and Environmental Services	-	31 March 2022
Site Management & Remedial Action Plan	Groundwater and Environmental Services	-	18 May 2022
Preliminary Site Investigation	Groundwater and Environmental Services	-	14 November 2023
Site Management & Remedial Action Plan	Groundwater and Environmental Services	-	15 November 2023
Preliminary Site Investigation	Groundwater and Environmental Services	-	9 June 2024
Construction Noise & Vibration Report	Styles Group	1	2/11/23
Milldale Stage 8 Earthworks Methodology Report	Woods	V1.0	8/03/2024
S92 Ecology Response	Viridis	-	14 June 2024

S92 Geotechnical Response	CMW	-	-
Fauna Management Plan	Viridis	Final	July 2024
Stormwater Design Memo	Woods	2	25 June 2024
Vehicle Crossing Design Memo	Stantec	-	15 June 2024
Private Driveway Gradient Design Memo	Woods	-	26 June 2024
Adaptive Management Plan	Southern Skies	V3	May 2024
Milldale Stage 8 Flooding Assessment Addendum	Woods	-	5 September 2024

Drawing Title and Reference	Author	Rev	Dated
P23-095-08-0000-GE – COVER	Woods	1	-
P23-095-08-0001-GE – INDEX	Woods	1	-
General Drawing Set			
P23-095-0001-GE – SITE LOCATION PLAN	Woods	1	March 2024
P23-095-0002-GE – EXISTING TITLES PLAN	Woods	1	March 2024
P23-095-0003-GE – EXISTING FEATURES PLAN	Woods	2	April 2024
P23-095-0003a-GE – EXISTING WETLANDS PLAN SHEET 1 OF 2	Woods	1	March 2024
P23-095-0003b-GE – EXISTING WETLANDS PLAN SHEET 2 OF 2	Woods	1	March 2024
P23-095-0004-GE – ZONING PLAN	Woods	3	September 2024
P23-095-0005-GE – PRECINCT CONFORMANCE PLAN	Woods	3	September 2024
P23-095-0006-GE – EXISTING EARTHWORKS CONSENTS PLAN	Woods	2	September 2024
P23-095-0007-GE – EXISTING SUBDIVISION CONSENTS PLAN	Woods	2	September 2024
P23-095-0020-GE – SITE ACCESS PLAN	Woods	4	September 2024
P23-095-0100-GE – DEVELOPMENT CONTROL	Woods	3	September

PLAN			2024
P23-095-0160-GE – EXISTING VEGETATION CLEARING & REPLANTING PLAN	Woods	1	March 2024
P23-095-0420-GE – BRIDGE LOCATION PLAN	Woods	3	September 2024
Scheme Drawing Set			
P23-095-0010-SU – SURVEY SCHEME PLAN SHEET 1 OF 6	Woods	3	August 2024
P23-095-0011-SU – SURVEY SCHEME PLAN SHEET 2 OF 6	Woods	3	August 2024
P23-095-0012-SU – SURVEY SCHEME PLAN SHEET 3 OF 6	Woods	3	August 2024
P23-095-0013-SU – SURVEY SCHEME PLAN SHEET 4 OF 6	Woods	3	August 2024
P23-095-0014-SU – SURVEY SCHEME PLAN SHEET 5 OF 6	Woods	3	August 2024
P23-095-0015-SU – UNDERLYING PARCEL INFORMATION	Woods	3	August 2024
P23-095-0016-SU – ESPLANADE RESERVE PLAN	Woods	1	March 2024
Earthworks Drawing Set			
P23-095-1000-EW – EXISTING CONTOUR PLAN	Woods	3	September 2024
P23-095-1100-EW – DESIGN CONTOUR PLAN	Woods	3	August 2024
P23-095-1200-EW – CUT/FILL PLAN	Woods	3	September 2024
P23-095-1250-EW – EARTHWORKS WITHIN 100m OF WETLAND PLAN	Woods	2	September 2024
P23-095-1251-EW – EARTHWORKS WITHIN RIPARIAN MARGIN PLAN	Woods	2	September 2024
P23-095-1300-EW – DESIGN SURFACE SECTIONS OVERALL PLAN	Woods	3	September 2024
P23-095-1301-EW – DESIGN SURFACE SECTIONS SHEET 1	Woods	2	April 2024

P23-095-1302-EW – DESIGN SURFACE SECTIONS SHEET 2	Woods	2	April 2024
P23-095-1303-EW – DESIGN SURFACE SECTIONS SHEET 3	Woods	2	April 2024
P23-095-1304-EW – DESIGN SURFACE SECTIONS SHEET 4	Woods	2	April 2024
P23-095-1400-EW – OVERALL RETAINING WALLS PLAN	Woods	3	September 2024
P23-095-1401-EW – RETAINING WALL 01 PLAN AND LONGSECTION – SHEET 1	Woods	1	March 2024
P23-095-1402-EW – RETAINING WALL 01 PLAN AND LONGSECTION – SHEET 2	Woods	1	March 2024
P23-095-1403-EW – RETAINING WALL 02 PLAN AND LONGSECTION	Woods	1	March 2024
P23-095-1404-EW – RETAINING WALL 03 PLAN AND LONGSECTION – SHEET 1	Woods	1	March 2024
P23-095-1405-EW – RETAINING WALL 04 PLAN AND LONGSECTION – SHEET 1	Woods	1	March 2024
P23-095-1406-EW – RETAINING WALL 04 PLAN AND LONGSECTION – SHEET 2	Woods	1	March 2024
P23-095-1407-EW – RETAINING WALL 05 PLAN AND LONGSECTION	Woods	2	September 2024
P23-095-1409-EW – BRIDGE RETAINING WALL 1 PLAN AND LONGSECTION	Woods	2	June 2024
P23-095-1410-EW – BRIDGE RETAINING WALL 2 PLAN AND LONGSECTION	Woods	2	June 2024

P23-095-1420-EW – RE SLOPE PLAN AND LONGSECTION – SHEET 1	Woods	1	March 2024
P23-095-1421-EW – RE SLOPE PLAN AND LONGSECTION – SHEET 2	Woods	1	March 2024
P23-095-1500-EW – FENCING PLAN	Woods	3	September 2024
P23-095-1800-EW – EROSION & SEDIMENT CONTROL PLAN CONSTRUCTION	Woods	3	September 2024
P23-095-1801-EW – EROSION & SEDIMENT CONTROL PLAN WETLAND CONTROLS DETAILS – SHEET 1	Woods	1	March 2024
P23-095-1802-EW – EROSION & SEDIMENT CONTROL PLAN WETLAND CONTROLS DETAILS – SHEET 2	Woods	1	March 2024
Rooding Drawing Set			
P23-095-2000-RD – OVERALL ROADING LAYOUT PLAN	Woods	3	August 2024
P23-095-2001-RD – ROADING LAYOUT PLAN SHEET 1	Woods	2	June 2024
P23-095-2002-RD – ROADING LAYOUT PLAN SHEET 2	Woods	2	June 2024
P23-095-2003-RD – ROADING LAYOUT PLAN SHEET 3	Woods	3	August 2024
P23-095-2004-RD – ROADING LAYOUT PLAN SHEET 4	Woods	3	August 2024
P23-095-2010-RD – ENDSLEY RISE/SIDWELL RD INTERSECTION CONCEPT PLAN	Woods	2	June 2024
P23-095-2020-RD – ROAD TYPOLOGY PLAN	Woods	3	August 2024
P23-095-2021-RD – TYPICAL CROSS SECTION – COLLECTOR ROAD TYPE 1 (MILLDALE DRIVE)	Woods	2	June 2024
P23-095-2022-RD – TYPICAL CROSS SECTION – COLLECTOR ROAD TYPE 2	Woods	2	June 2024

(LYSNAR ROAD)			
P23-095-2023-RD – TYPICAL CROSS SECTION – COLLECTOR ROAD TYPE 3 FHLDL DOES NOT OWN ADJACENT LAND	Woods	2	June 2024
P23-095-2024-RD – TYPICAL CROSS SECTION – COLLECTOR ROAD BOX CULVERT SECTION FHLDL DOES NOT OWN ADJACENT LAND	Woods	3	September 2024
P23-095-2025-RD – TYPICAL CROSS SECTION – LOCAL ROAD TYPE 1	Woods	2	Jun 2024
P23-095-2026-RD – TYPICAL CROSS SECTION – LOCAL ROAD TYPE 2	Woods	2	June 2024
P23-095-2027-RD – TYPICAL CROSS SECTION – STREAM EDGE ROAD WITH SHARED PATH	Woods	2	June 2024
P23-095-2028-RD – TYPICAL CROSS SECTION – LYSNAR BRIDGE	Woods	1	March 2024
P23-095-2029-RD – TYPICAL CROSS SECTION – JOAL AND PATHS	Woods	2	June 2024
P23-095-2050-RD – INTERSECTION TYPOLOGY PLAN	Woods	3	August 2024
P23-095-2060-RD – TRAFFIC CALMING TYPOLOGY	Woods	3	August 2024
P23-095-2300-RD – OVERALL ROAD GRADIENT PLAN	Woods	3	August 2024
P23-095-2400-RD – LYSNAR ROAD – PLAN VIEW & LONG SECTION – SHEET 1	Woods	3	August 2024
P23-095-2401-RD – LYSNAR ROAD – PLAN VIEW & LONG SECTION – SHEET 2	Woods	3	August 2024
P23-095-2402-RD – LYSNAR ROAD – PLAN VIEW & LONG	Woods	2	June 2024

SECTION – SHEET 3			
P23-095-2403-RD – LYSNAR ROAD – PLAN VIEW & LONG SECTION – SHEET 4	Woods	3	August 2024
P23-095-2404-RD – LYSNAR ROAD – PLAN VIEW & LONG SECTION – SHEET 5	Woods	3	August 2024
P23-095-2405-RD – LYSNAR ROAD – PLAN VIEW & LONG SECTION – SHEET 6	Woods	3	August 2024
P23-095-2406-RD – LOCAL ROAD 4 – PLAN VIEW & LONGSECTION – SHEET 1	Woods	3	August 2024
P23-095-2407-RD – LOCAL ROAD 4 – PLAN VIEW & LONGSECTION – SHEET 2	Woods	2	June 2024
P23-095-2408-RD – LOCAL ROAD 5 – PLAN VIEW & LONGSECTION	Woods	2	June 2024
P23-095-2409-RD – LOCAL ROAD 6 – PLAN VIEW & LONGSECTION – SHEET 1	Woods	3	August 2024
P23-095-2410-RD – LOCAL ROAD 6 – PLAN VIEW & LONGSECTION – SHEET 2	Woods	3	August 2024
P23-095-2411-RD – STREAM EDGE ROAD – PLAN VIEW & LONGSECTION – SHEET 1	Woods	3	August 2024
P23-095-2412-RD – STREAM EDGE ROAD – PLAN VIEW & LONGSECTION – SHEET 2	Woods	3	August 2024
P23-095-2413-RD – STREAM EDGE ROAD – PLAN VIEW & LONGSECTION – SHEET 3	Woods	3	August 2024
P23-095-2414-RD – LOCAL ROAD 7 – PLAN VIEW & LONGSECTION	Woods	3	August 2024
P23-095-2415-RD – MILLDALE DRIVE – PLAN VIEW & LONGSECTION	Woods	3	August 2024
P23-095-2500-RD – PEDESTRIAN ACCESSWAY PLAN AND LONGSECTION	Woods	2	June 2024

SHEET 1 OF 2			
P23-095-2501-RD – PEDESTRIAN ACCESSWAY PLAN AND LONGSECTION SHEET 2 OF 2	Woods	2	June 2024
P23-095-2550-RD – JOAL 6050 PLAN AND LONGSECTION	Woods	2	June 2024
P23-095-2700-RD – OVERALL VEHICLE TRACKING PLAN	Woods	3	September 2024
P23-095-2701-RD – VEHICLE TRACKING PLAN – SHEET 1 LYSNAR RD & MILLDALE DR ROUNDABOUT	Woods	2	June 2024
P23-095-2702-RD – VEHICLE TRACKING PLAN – SHEET 2 LYSNAR RD	Woods	1	June 2024
P23-095-2703-RD – VEHICLE TRACKING PLAN – SHEET 3 LYSNAR RD & STREAM EDGE ROAD INTERSECTION	Woods	1	June 2024
P23-095-2704-RD – VEHICLE TRACKING PLAN – SHEET 4 LYSNAR RD & LOCAL ROAD 6 INTERSECTION	Woods	1	June 2024
P23-095-2705-RD – VEHICLE TRACKING PLAN – SHEET 5 LYSNAR RD & LOCAL ROAD 5 INTERSECTION	Woods	1	June 2024
P23-095-2706-RD – VEHICLE TRACKING PLAN – SHEET 6 LYSNAR RD & LOCAL ROAD 4 INTERSECTION	Woods	2	August 2024
P23-095-2707-RD – VEHICLE TRACKING PLAN – SHEET 7 LYSNAR RD CORNER	Woods	3	September 2024
P23-095-2708-RD – VEHICLE TRACKING PLAN – SHEET 8 LYSNAR RD & SIDWELL ROAD ROUNDABOUT	Woods	1	June 2024
P23-095-2709-RD – VEHICLE TRACKING PLAN – SHEET 9 LOCAL ROAD 4 & LOCAL ROAD 5	Woods	1	June 2024

P23-095-2710-RD – VEHICLE TRACKING PLAN – SHEET 10 LOCAL ROAD 4 & 6 & 7 ROUNDAABOUT	Woods	2	September 2024
P23-095-2711-RD – VEHICLE TRACKING PLAN – SHEET 11 STREAM EDGE ROAD & LOCAL ROAD 4 INTERSECTION	Woods	2	September 2024
P23-095-2712-RD – VEHICLE TRACKING PLAN – SHEET 12 MILLDALE DR & TE TARIMA DR ROUNDAABOUT	Woods	1	June 2024
P23-095-2713-RD – VEHICLE TRACKING PLAN – SHEET 13 LOT 1264 – VEHICLE CROSSING	Woods	2	August 2024
P23-095-2800-RD – SIGHT DISTANCE PLAN	Woods	2	August 2024
P23-095-2850-RD – TYPICAL VEHICLE CROSSING LOCAL ROAD TYPE A DETAILS	Woods	1	March 2024
P23-095-2851-RD – TYPICAL VEHICLE CROSSING LOCAL ROAD TYPE B DETAILS	Woods	1	March 2024
P23-095-2852-RD – TYPICAL VEHICLE CROSSING COLLECTOR ROAD TYPE B DETAILS	Woods	1	March 2024
P23-095-2853-RD – TYPICAL VEHICLE CROSSING COLLECTOR ROAD JOAL DETAILS	Woods	1	March 2024
P23-095-2910-RD – CONCEPT STAGE 8 BRIDGE PLAN & SECTION	Woods	4	August 2024
P23-095-2920-RD – CONCEPT STAGE 8 BRIDGE CONCEPT SECTIONS	Woods	3	June 2024
P23-095-2950-RD – PEDESTRIAN BRIDGE – PLAN VIEW & LONGSECTION	Woods	3	August 2024
Drainage Drawing Set			

P23-095-3000-DR – STORMWATER DRAINAGE LAYOUT – OVERALL PLAN	Woods	3	August 2024
P23-095-3001-DR – STORMWATER DRAINAGE LAYOUT – SHEET 1	Woods	3	August 2024
P23-095-3002-DR – STORMWATER DRAINAGE LAYOUT – SHEET 2	Woods	3	August 2024
P23-095-3003-DR – STORMWATER DRAINAGE LAYOUT – SHEET 3	Woods	3	August 2024
P23-095-3004-DR – STORMWATER DRAINAGE LAYOUT – SHEET 4	Woods	3	August 2024
P23-095-3010-DR – TYPICAL SW OUTLET DETAILS	Woods	1	June 2024
P23-095-3020-DR – STORMWATER CATCHMENT PLAN	Woods	3	August 2024
P23-095-3100-DR – PRE- DEVELOPMENT STREAM CATCHMENT PLAN	Woods	2	August 2024
P23-095-3120-DR – PRE- DEVELOPMENT STREAM CATCHMENT PLAN	Woods	2	August 2024
P23-095-3300-DR – PRE- DEVELOPMENT OVERLAND FLOWPATH PLAN	Woods	2	August 2024
P23-095-3310-DR – POST- DEVELOPMENT OVERLAND FLOWPATH PLAN	Woods	3	August 2024
P23-095-3320-DR – OVERLAND FLOW PATH DETAILS LOCAL ROAD 04 SPEED TABLE	Woods	3	August 2024
P23-095-3321-DR – OVERLAND FLOW PATH DETAILS STREAM EDGE ROAD ADJACENT TO BASIN 01	Woods	3	August 2024
P23-095-3322-DR – OVERLAND FLOW PATH DETAILS STREAM EDGE	Woods	3	August 2024

ROAD ADJACENT TO BASIN 02			
P23-095-3323-DR – OVERLAND FLOW PATH DETAILS LYSNAR ROAD SPILL POINT NEAR SIDWELL ROUNDABOUT	Woods	3	August 2024
P23-095-3324-DR – OVERLAND FLOW PATH DETAILS LYSNAR ROAD TABLE HILL	Woods	2	June 2024
P23-095-3325-DR – OVERLAND FLOW PATH DETAILS LYSNAR ROAD SPILL POINT NEAR MILLDALE DRIVE ROUNDABOUT	Woods	2	June 2024
P23-095-3326-DR – OVERLAND FLOW PATH DETAILS MILLDALE DRIVE SPILL POINT	Woods	2	June 2024
P23-095-3327-DR – OVERLAND FLOW PATH DETAILS LYSNAR ROAD EASTERN SPEED TABLE	Woods	1	June 2024
P23-095-3650-DR – ENDSLEY CULVERT – PLAN VIEW & LONGSECTION	Woods	3	September 2024
P23-095-3651-DR – ENDSLEY CULVERT – INSTALLATION PLAN	Woods	1	MAR 2024
P23-095-3800-DR – OVERALL DRAINAGE BASIN LAYOUT PLAN	Woods	3	August 2024
P23-095-3801-DR – DRAINAGE BASIN LAYOUT PLAN – BASIN 1	Woods	2	June 2024
P23-095-3802-DR – DRAINAGE BASIN LAYOUT PLAN – BASIN 2	Woods	2	June 2024
P23-095-3803-DR – DRAINAGE BASIN LAYOUT PLAN – BASIN 3	Woods	2	June 2024
P23-095-3850-DR – DRAINAGE BASIN CATCHMENT PLAN	Woods	3	August 2024

P23-095-4000-WW – OVERALL WASTEWATER RETICULATION PLAN	Woods	3	September 2024
P23-095-4001-WW – WASTEWATER RETICULATION PLAN – SHEET 1	Woods	2	June 2024
P23-095-4002-WW – WASTEWATER RETICULATION PLAN – SHEET 2	Woods	1	March 2024
P23-095-4003-WW – WASTEWATER RETICULATION PLAN – SHEET 3	Woods	2	September 2024
Water Drawing Set			
P23-095-5000-WR – OVERALL WATER RETICULATION PLAN	Woods	3	September 2024
P23-095-5001-WR – WATER RETICULATION PLAN – SHEET 1	Woods	1	March 2024
P23-095-5002-WR – WATER RETICULATION PLAN – SHEET 2	Woods	1	March 2024
P23-095-5003-WR – WATER RETICULATION PLAN – SHEET 3	Woods	2	September 2024
P23-095-5004-WR – WATER RETICULATION PLAN – SHEET 4	Woods	3	September 2024
Sketch Drawing Set			
P16-269-01-SD-2850 – TYPICAL PRIVATE DRIVEWAY DESIGN DETAILS	Woods	1	June 2024
Landscape Drawing Set			
001 Street Tree Planting	LASF	C	6.8.24
002 Street Tree Planting	LASF	C	6.8.24
003 Earth Batter Planting	LASF	C	6.8.24
004 Bridge Concept Plan	LASF	C	6.8.24
4672100-AL-S8-1000 Planting Plan Sheet 1 of 2	BECA	0B	15.03.24

4672100-AL-S8-2000 Planting Plan Sheet 1 of 2	BECA	0B	15.03.24
4672100-AL-S8-3000 Plant Schedule	BECA	0C	16.05.2024

Advice Notes:

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

Survey plan approval (s223) conditions

Staging of Consents

3. For the purposes of the s223 and s224 conditions set out below, the subdivision staging is proposed as follows:

Stage 8A –Creation of superlot 5040;

Stage 8B – Creation of Residential Lots 1200-1230, 1275-1280 and super lots 5042-5046, Neighbourhood centre super Lot 5041, extension of Milldale Drive, construction of Lysnar Road, Waterloo Creek road bridge and pedestrian bridge, accessways Lots 7520 and 7521, esplanade reserves Lots 7106 and 7108 and drainage reserves Lots 7105, 7107 and 7109.

Stage 8C –Creation of Residential Lots 1231-1274, construction of Endsley Rise;

Stage 8D - construction of Endsley Rise paper road, Sidwell Road roundabout, and box culvert over an unnamed tributary of the Orewa River.

4. The sequencing of the stages is:
 - Stage 8A must be completed first.
 - Stage 8B and 8C can occur in any order following the completion of Stage 8A.
 - Stage 8D can be completed independently of Stages 8A-8C.

These conditions apply to each relevant stage

Survey Plan

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

Plan title and reference	Author	Rev	Dated
Survey Scheme plan Sheet 1 of 6 P23-095-0010-SU	Woods	3	Aug 2024
Survey Scheme plan Sheet 2 of 6 P23-095-0011-SU	Woods	3	Aug 2024
Survey Scheme plan Sheet 3 of 6 P23-095-0012-SU	Woods	3	Aug 2024
Survey Scheme plan Sheet 4 of 6 P23-095-0013-SU	Woods	3	Aug 2024
Survey Scheme plan Sheet 5 of 6 P23-095-0014-SU	Woods	3	Aug 2024

Amalgamation Conditions

6. Pursuant to Section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for the COAL (Lot 6050) being held by Lots 1255 and 1256 must be shown on the survey plan.

Land covenants

7. Areas identified in green on the Survey scheme plans referenced in condition 5 must be subject to land covenants for vegetation protection, vegetation maintenance and the protection of the earth batter slope.

Hydro Parcel

8. Lot 8010 on the submitted scheme plan must be a hydro parcel.

Land to Vest in Council

9. The proposed Local Purpose (Drainage) Reserves shown as Lots 7105, 7107 and 7109 on the submitted scheme plan must be vest in the Council as a Local Purpose (Drainage) Reserve. These must be vest free of easements and encumbrances and with no utility

devices or structures (excluding those shown on the approved plans referenced in Condition 1) on the land or on any of its road frontages or berms unless approved by the Parks Planning Team Leader. The consent holder must meet all costs associated with the vesting of the Local Purpose (Drainage) Reserves.

10. The consent holder must vest Lots 7106 and 7108 in Auckland Council as a Local Purpose (Esplanade) Reserve pursuant to section 239 of the RMA 1991 in accordance with the Scheme Plan prepared by Woods, Revision 3, dated August 2024 (P23-095-0010-SU to P23-095-0014-SU). The esplanade reserve must vest in the Council free of all structures, pipes, and other infrastructure assets (excluding those shown on the approved plans referenced in Condition 1).

Advice Note:

- *If the consent holder wishes to place any public structures, or assets, on the proposed esplanade reserve, approval will need to be obtained from the Council. Any approval will require local board consultation and the registration of a construction and maintenance bond, encumbrance, easement or covenant.*
 - *If the consent holder wishes to retain any private structures on the esplanade reserve, then an easement will be required to be approved and approval obtained from the Manager Land Advisory under section 239 (2).*
 - *The document will be prepared by Council's Solicitor at the applicant's cost.*
 - *The applicant will provide a copy of the new certificate of title to the Parks Planning Team Leader following the issue of 224(c).*
11. All of the proposed roads shown as Lots 8000-8005 on the approved plan "Survey Scheme Plan prepared by Woods, dwg no P23-095-0010-SU, Rev 3 dated: Aug 2024" must vest in the Council as public roads. The consent holder must meet all costs associated with the vesting of the roads.
 12. The proposed Accessways to Vest shown as Lots 7520 and 7521 on the submitted scheme plan must be vest in the Council as Accessways and become part of the road corridor. The consent holder must meet all costs associated with the vesting of the Accessways.

Advice note:

- a) *The document must be prepared by Council's Solicitor at the applicant's cost*
- b) *The application will provide a copy of the new certificate of Title to the Parks Planning Team Leader and Auckland Transport following the issue of 224.*

Section 224(c) compliance conditions

Advice Note:

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

13. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent SUB60430951 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
 - a. a consent notice has been issued in relation to any conditions to which section 221 applies.

These conditions apply to each relevant stage

General Geotechnical

14. The consent holder must construct retaining walls and reinforced earth slope in generally accordance with the recommendations of the Geotechnical Investigation Report (Ref. AKL2022-0029AE Rev 3 dated 04 September 2024) prepared by CMW Geoscience and subsequent Council approved versions to ensure the site is stable and suitable for development. The consent holder must provide a Geotechnical Completion Report from a chartered geo-professional to confirm that all residential lots 1200 – 1280 and all super lots 5041- 5046 are stable and suitable for development when applying for a certificate under section 224(c) of the RMA.

Advice Note: *Retaining Walls, Box Culverts and Bridge Structures are subject to Building Consent application*

15. A Geotechnical Completion Report prepared by suitably qualified and experienced geo-professional and signed by the chartered geo-professional to confirm that Lots 1200 – 1280 and 5041-5046 are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.

Site Validation Report (SVR)

16. Prior to issuing approval for the subdivision under s224(c) of the RMA, a Site Validation Report (SVR) must be submitted to the Council for review and certification. The SVR must be prepared by a suitably qualified and experienced practitioner, in accordance with the *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand*, Ministry for the Environment (revised 2021) and must contain sufficient detail to address the following matters:

- a. A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated.
- b. Details and results of any testing undertaken (including validation testing and/or asbestos air monitoring) and interpretation of the results in the context of the NES:CS and the AUP(OP) for each proposed lot.
- c. Records/evidence of the appropriate disposal for any material removed from the site.
- d. Records of any unexpected contamination encountered during the works and response actions, if applicable.
- e. Conditions of the final site ground surface and details of any sampling undertaken on materials re-used on site or imported to site.
- f. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and
- g. A statement certifying that all works have been carried out in accordance with the requirements of the SMP/RAP and consent, otherwise providing details of relevant breaches, if applicable.

Advice Note:

The SVR shall enable the council to update the property file information relating to soil contamination, including the files of any newly created lots. If newly created lots are to contain differing levels of soil contamination, the SVR should specifically detail this. Until an

SVR is submitted and certified by the council, the Land Information Memorandum for the property shall not be updated to reflect any soil contamination remediation work undertaken.

If any contamination exceeding the Permitted Activity soil acceptance criteria, set out in Chapter E30 of the AUP(OP), is retained within the site upon the completion of the proposed land-disturbance activity, a long-term contaminant discharge consent under Chapter E30 of the AUP(OP) may be required for the site.

Utilities

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

Advice Note:

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

Infrastructure and Services

Wastewater Reticulation

Connection to Public Network

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

Advice Note:

- *The requirements of 'Watercare Application Number: RC-224844, dated: 29 April 2024' must be met.*
- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*
- *The site is located within an area serviced via a pressurized wastewater Collection system. Consultation with the utility provider as to the specific design requirements will be required prior to the consent holder undertaking design or Engineering Plan Approval application.*

Water Reticulation

Connection to Public Network

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

Advice Note:

- *The requirements of 'Watercare Application Number: RC-224844, dated: 29 April 2024' must be met*
- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/ Veolia as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*

Stormwater Reticulation

Connection to Public Network

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

Advice Note:

- *The culvert under Endsley Rise is to include specific inlet considerations to avoid the risk of blockages*
- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public*

reticulation works in the absence of that approval.

Public Outfalls

21. The consent holder must design and construct a stormwater outfall structures in accordance with the requirements of the utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *Stormwater outfalls shall be designed in accordance with “Auckland Council publication Technical Report 2013/018”.*
- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Utility service provider is the Auckland Council Healthy Waters Department*
- *Construction of public outfall structures require Engineering Plan Approval.*
- *Engineering Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*
- *Please be aware of any other conditions and requirements pertaining to outfalls, including regional consenting conditions and requirements.*

Stormwater Devices

22. All public stormwater treatment and/or attenuation devices (Dry Basins and Rain Gardens) and the private stormwater detention tanks (within the COAL) must be designed and constructed in accordance with the “Infrastructure Report prepared by: Woods, Project Number: P23-095, Version: V1, dated: March 2024” and “Stormwater Management Devices in the Auckland Region, December 2017, Guideline Document 2017/001”.

Advice Note: *Safety in Design documents will need to be reviewed by Healthy Waters and the residual risks will need to be agreed prior to issuing approvals.*

Public Road Construction

Public Roads

23. The consent holder must design and construct new public roads (Lots 8000-8005) in accordance with the requirements of Auckland Transport. Certification from Auckland Council that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Construction of public roading requires an Engineering Plan Approval. Departure from Standards may be required where designs do not comply with AT standards.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where*

required.

- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.*

Pavement Design

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

Advice Note:

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

Roading and Transportation (Accessways and Vehicle Crossings)

Vehicle Access

25. The consent holder must design and construct a vehicle accessway on Lot 6050 in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *Right of ways, Commonly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to [Common access way approval \(aucklandcouncil.govt.nz\)](http://aucklandcouncil.govt.nz)*
- *Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.*
- *Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Plan Approval and should not be used for the purposes of constructing common access ways.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Commonly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before [applying for a section 223 certificate](#).*

Vehicle Crossing

26. The consent holder must provide a new vehicle crossing to serve Lot 6050. The crossing(s) must be designed and formed in accordance with the requirements of Auckland Transport. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
27. The consent holder must form and construct a vehicle crossing with a minimum width of 5.5m for 15 Endsley Rise that is in the general location as identified on the application plans referenced in condition 1. The crossing(s) must be designed and formed in accordance with the requirements of Auckland Transport. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to [Vehicle crossing application \(Auckland Transport\)](#)*
- *Please note that any redundant vehicle crossings are required to be reinstated as berm and/or footpath and the kerbs replaced.*

Operation and maintenance obligations for private asset (vehicle access and stormwater collection & detention system) within the shared accessway on Lot 6050

28. The Consent Holder must provide a copy of the draft land covenant document for the approval of the Auckland Council, Legal team. The draft covenant document shall include provision for the following items:
 - a. specifies ownership, operation, and maintenance of the private stormwater systems for COAL 6050;
 - b. specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; and
 - c. specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Manual supplied to Council for the stormwater device and any other relevant consents.

- d. Supply a solicitor's undertaking that the land covenants above as approved by Council will be registered with LINZ.

Operation and Maintenance Plan

29. An Operation and Maintenance Plan must be provided to Council 5 days prior to the post-construction meeting required by this consent. The Operation and Maintenance Plan must set out how the stormwater management system (Dry Basins, Underground Tank and Rain Gardens) are to be operated and maintained to ensure that adverse environmental effects are minimised. The plan must include:
 1. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
 2. a programme for regular maintenance and inspection of the stormwater management system;
 3. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 4. a programme for post storm inspection and maintenance;
 5. a programme for inspection and maintenance of the outfall;
 6. general inspection checklists for all aspects of the stormwater management system, including visual checks and
 7. a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.

Parks requirements – streetscape and reserves

Streetscape and Accessway Landscaping

30. The consent holder must submit a detailed streetscape landscaping plan(s) for street trees, and accessways for road lots 8000-8005, and accessway lots 7520-7521 for approval by the Parks Planning Team Leader. In particular, the plans must:
 - a) Be prepared by a suitably qualified landscape architect.
 - b) Be in general accordance with the landscape plans prepared by LASF Landscape Architects, revision C, dated 06/08/2024.
 - c) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of street lights and other service access points.
 - d) Ensure that selected species can maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
 - e) Include hard landscaping details for accessways.
 - f) Include planting methodology.
 - g) Include all lighting details within the proposed streets and accessways
 - h) Comply with the [Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping](#).

Advice note:

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

Esplanade Reserves (Lots 7106 and 7108)

31. The consent holder must submit for the approval of the Parks Planning Team Leader detailed Engineering and Landscape Plans for all hard assets / park furniture / fixtures /planting / grassing to enable reserve development in Lots 7106 and 7108 to be undertaken. The plan(s) and supporting planting methodology, to be submitted for approval. The plans must:
- a. Be prepared by a suitably qualified landscape architect.
 - b. Be in general accordance with the Scheme Plan rev 3 prepared by Woods dated August 2024;
 - c. Be in general accordance with the Riparian Reserve and Offset Planting Plans prepared by Beca, revision 0B, dated 15th March 2024.
 - d. Include the final design details of the pedestrian bridge including all bridge materials including surface treatments and lighting.
 - e. Include a Weed Management and Plan detailing weed eradication and control methods prior to and after planting.
 - f. Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.
 - g. Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
 - h. Identify the existing species to be retained.
 - i. Demonstrate the proposed slopes.
 - j. An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
 - k. Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.

Advice note:

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

Drainage Reserves (Lots 7105, 7107 & 7109)

32. The consent holder must submit for the approval of the Parks Planning Team Leader detailed Engineering and Landscape Plans for all hard assets / park furniture / fixtures /planting / grassing to enable reserve development in Lots 7105, 7107 & 7109 to be undertaken. The plan(s) and supporting planting methodology, to be submitted for approval. The plans must:
- a) Be prepared by a suitably qualified landscape architect.

- b) Be in general accordance with the Riparian Reserve and Offset Planting Plans prepared by Beca, revision 0B, dated 15th March 2024.
- c) Include a Weed Management and Plan detailing weed eradication and control methods prior to and after planting.
- d) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.
- e) Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
- f) Identify the existing species to be retained.
- g) Demonstrate the proposed slopes.
- h) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
- i) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.

Advice note:

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

Implementation of streetscape and accessway landscape works

33. Prior to issue of section 224(c) certification, all street and accessway landscaping for road lots 8000-8005, and accessway lots 7520-7521 must be implemented in accordance with the approved streetscape plans and to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping, and in particular the following:
- a) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
 - b) Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Advisor.
 - c) Grassing must only be undertaken when the weather is suitable i.e., mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

Advice note:

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

Implementation of landscape works in Drainage Reserves Lots 7105, 7107 & 7109 and Esplanade Reserve Lots 7106 and 7108

34. Prior to the issue of section 224(c) certification, all hard and soft landscape works and the pedestrian bridge within the drainage reserves Drainage Reserves Lots 7105, 7107 & 7109 and Esplanade Reserve Lots 7106 and 7108 must be implemented in accordance with the approved landscape plans to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping, and in particular:
- a) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
 - b) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
 - c) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform Council immediately.
 - d) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in **conditions 31 and 32** above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
 - e) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Parks Planning Team Leader to their satisfaction and this indicates the commencement of the maintenance period.

Advice note:

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

Maintenance – Streetscape and Accessways

35. Prior to the issue of the section 224(c) certificate the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established in the streetscape, and accessways for road lots 8000-8005, and accessway lots 7520-7521 The Maintenance Plan must include:
- a) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
 - b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - c) Vandalism eradication policies.
36. The consent holder must undertake maintenance, in accordance with the approved

Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.

37. If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

Maintenance – Drainage Reserves Lots 7105, 7107 & 7109 and Esplanade Reserve Lots 7106 and 7108

38. Prior to the issue of the section 224(c) certificate the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan for all planting and landscaping to be established in the Drainage Reserves Lots 7105, 7107 & 7109 and Esplanade Reserve Lots 7106 and 7108. The Maintenance Plan must include:
- a) Mowing methodology and frequency
 - b) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
 - c) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - d) Vandalism eradication policies.
 - e) All invasive pest plants and pest animals must be controlled in accordance with the pest management plan prior to planting (site preparation) and following planting for the plant maintenance period
39. The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan for a five-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
40. If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of five years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

As-built plans

41. The consent holder must provide to the Development Engineer and Parks Planning Team Leader as built plans for landscape works (hard and soft) within all proposed parks, reserves, and streets in CAD (NZTM 2000) and pdf form in accordance with the Development Engineering As-built requirements v1.3, including the following details:
- i. Asset names.
 - ii. All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting, species, and number of plants.
 - iii. All underground services, irrigation, and drainage.

- iv. All paint colours, graffiti coatings, pavers, and concrete types with names of products to be included on the assets schedule.

Uncompleted works bond

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

Maintenance Bonds - Streetscape and Accessway Landscaping

- 43. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issue of the certificate under s224(c) for road lots 8000-8005, and accessway lots 7520-7521. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader.

Maintenance Bonds - Drainage Reserves Lots 7105, 7107 & 7109 and Esplanade Reserve Lots 7106 and 7108 Landscaping

- 44. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issue of the certificate under s224(c) for Drainage Reserves Lots 7105, 7107 & 7109 and Esplanade Reserve Lots 7106 and 7108. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader.

Weed control for Drainage Reserves (Lots 7105, 7107 and 7109 and Esplanade Reserves (Lots 7106 and 7108)

- 45. The consent holder must submit a Weed Control Programme for the Drainage Reserves (Lots 7105, 7107 and 7109 and Esplanade Reserves (Lots 7106 and 7108) to the satisfaction of the Parks Planning Team Leader within 2 months of the issue of this consent. The Weed Control Programme must be implemented to the satisfaction of the Parks Planning Team Leader and prior to the issue of the certificate under s224c. The programme needs to include:
 - a) An inventory of the weed species to be removed;
 - b) Removal techniques to be utilised; weed disposal methods;
 - c) Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as riparian margins);
 - d) Any re-vegetation programme required to prevent re infestation of weeds;
 - e) An assessment of any ecological issues around the removal of vegetation;
 - f) Methods for addressing stability and erosion and sediment control methods.

Urban Design requirements

Fencing/Retaining Walls

46. Prior to construction of the relevant fencing/ retaining, finalised design details of all proposed retaining walls, and fencing, including locations, heights, and materials, must be submitted to Council for written certification by Council. The finalised details must be consistent with the plans and information referenced at condition 1. The finalised design details certified by Council must be established prior to the future development on the lots being first occupied, and thereafter retained and maintained, to the satisfaction of Council.

Advice note:

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

CONSENT NOTICES

Building Restrictions

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

"Any buildings erected on the building sites identified on the "Scheme Plan prepared by: Woods, Drawing Number: P23-095-0010-SU Rev 3, dated: August 24" must be subject to the requirements of the "Geotechnical Investigation Report prepared by: CMW, ref: AKL2022-0029AE Rev 3, dated: 4 September 2024" and any subsequent reports. Copies of the said plan and report(s) will be held at the offices of the Council, Centreway Road, Orewa."

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

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

Advice Note: *This is applicable only to private residential lots and super lots only. For clarity Lots 7105-7109 are therefore exempt from this.*

Protection of planting on Reinforced Earth Batter Slopes across Lots 1200-1215 and super lots 5041-5046.

49. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1200-1215 and super lots 5041-5046. The consent notice/s must record that the following is to be complied with on a continuing basis:

Protection of planting on Reinforced Earth Batter Slopes

- a. *“All vegetation (specimen trees, shrubs, and understorey planting / groundcovers) within the vegetated Reinforced Earth Batter Slopes identified in green on the Scheme Plan (prepared by Woods, dated August 2024), must be retained and protected in perpetuity. This is to provide for a continued vegetated appearance of the steep modified slope.*
- b. *The owners or their successors in the title of the respective lots (Lots 1200-1215 and super lots 5041-5046 inclusive) must not do anything that would prejudice the health, or visual amenity of the vegetation to be protected, their long-term viability and/or sustainability or the integrity of the reinforced earth batter slope. Including the following:*
 - i. *Undertake maintenance in accordance with the Landscape Plans prepared by LASF (as referenced in condition 1). Any works outside of this maintenance plan will require council approval and supporting evidence from a chartered professional geotechnical engineer and/or landscape architect.*
 - ii. *Not cut down, damage, or destroy, or permit the cutting down, damage or destruction of the vegetation within the areas to be protected. This excludes general weeding as part of the maintenance plan as long as the weeds are small and do not affect the overall slope stability.*
 - iii. *Must maintain the protected area free from earthworks or land modification.*
 - iv. *Not place any building and/or structure within the covenant area/s nor undertake any recreational or other activity that would affect the integrity of the Reinforced Earth Batter Slopes*
 - v. *Erect boundary fences within the Reinforced Earth Batter Slopes.*
 - vi. *Must control all pest plants and pest animals within the area to be protected.”*

Reserve Boundary Treatment (Lots 7105 and 7106)

50. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Super Lot 5040. The consent notice/s must record that the following condition is to be complied with on a continuing basis.

“Any fencing, hedging or planting along boundaries or within 2m of boundaries of reserves (Lots 7105 and 7106,) must be low height (1.2m) and at least 50% visually permeable. Landscape planting must be maintained to ensure 50% visual permeability. The Council is exempt from sharing costs.”

Accessway Boundary Treatment (Lots 7520 & 7521)

51. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1206, 1207, 1221, 1222, 1234, 1235, 5043 and 5044. The consent notice/s must record that the following condition is to be complied with on a continuing basis.

“Any fencing, hedging or planting along boundaries or within 2m of boundaries of the accessways (Lots 7520 & 7521) must be low height (1.2m) and at least 50% visually permeable. Landscape planting must be maintained to ensure 50% visual

permeability. The Council is exempt from sharing costs.”

Retaining Walls (Lots 7105 & 7106)

52. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lot 5040. The consent notice/s must record that the following is to be complied with on a continuing basis.

“Any retaining wall(s) and ancillary and supporting structures must be entirely located within the private lots (Lot 5040) and must be clear of the boundary of the reserves (Lots 7105 and 7106). The retaining wall must be no higher than 2.8m above existing ground level. The Council is exempt from sharing costs.”

Retaining Walls (Lot 7521)

53. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1221, 1222, 1234 & 1235. The consent notice/s must record that the following condition is to be complied with on a continuing basis.

“Any retaining wall(s) and ancillary and supporting structures must be entirely located within the private lots (Lots 1221, 1222, 1234, 1235) and must be clear of the boundary of the accessway (Lots 7521). The retaining wall must be no higher than 1.5m above existing ground level. The Council is exempt from sharing costs.”

Blanket consents

Split Mixed Housing Urban/Suburban/ Open Space zone

54. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lot 1280 ~~and superlot 5040~~. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Lot 1280 ~~and superlot 5040~~ contain split zoning of Residential - Mixed Housing ~~Urban/Suburban or Urban~~ and Open Space zone. A blanket land use consent approval is provided to exclusively apply Mixed Housing Suburban standards to Lot 1280 and superlot 5040.

All future development on these lots shall be designed to adopt the Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Mixed Housing Suburban zone standards.”

- 54A. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for superlot 5040. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Lot 5040 contain split zoning of Residential - Mixed Housing Urban and Open Space zone. A blanket land use consent approval is provided to exclusively apply Mixed Housing Urban standards to Lot 5040.

All future development on these lots shall be designed to adopt the Mixed Housing Urban zone activity table and standards or seek resource consent to infringe the applicable Mixed Housing Urban zone standards.”

Split Neighbourhood Centre/ Residential Mixed Housing Suburban zone

55. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1200, 1201, 1202 and 1203 and super lot 5042. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Lots 1200, 1201, 1202 and 1203 and super lot 5042 contain split zoning of Residential - Mixed Housing Suburban / Business - Neighbourhood Centre (NC) zone. A blanket land use consent approval is provided to exclusively apply Mixed Housing Suburban standards to Lots 1200, 1201 and 1202 and super lot 5042. The approval enables:

- *Construction of new residential buildings within the Business – NC zone;*
- *Residential dwellings at ground floor; and*
- *Infringements to NC zone side and rear yards.*

All future residential development on these lots shall be designed to implement the Mixed Housing Suburban zone activity table and standards or seek resource consent to infringe the applicable Mixed Housing Suburban zone standards.

Split Neighbourhood Centre / Open Space Conservation zone

56. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lot 1280 and superlot 5041. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Superlot 5041 contains a split zoning of Neighbourhood Centre / Open Space Conservation zone A blanket land use consent approval is provided to exclusively apply Neighbourhood Centre zone standards to superlot 5041.

All future development on these lots shall be designed to adopt the Neighborhood Centre zone activity table and standards or seek resource consent to infringe the applicable Neighborhood Centre zone standards.”

Retaining walls (Blanket consent)

57. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1231, 1234-1242, 1251, 1252, and 1255-1259. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Where a retaining wall is located between residential Lots 1231, 1234-1242, 1251, 1252, and 1255-1259, the measurement point for the height in relation to boundary control is proposed to be undertaken from the top of authorised retaining wall and not from the approved ground level at the time of subdivision.”

Vehicle crossings within 10m of an intersection

58. The consent holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the computer registers (certificates of title) for Lots 1264, 1272 and 1273. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Resource consent has been approved to enable the siting of vehicle crossings to Lots 1264, 1272 and 1273 within 10m of an intersection triggered by Rule

E27.6.4.1(3)(a)."

Vehicle crossing widths up to 4.8m

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

"A blanket consent approval is provided under rule E27.4.1(A2) to enable the construction of vehicle crossings with widths up to 4.8m proposed, exceeding the maximum permitted width of 3.5m required under standard E27.6.4.3.2. This includes:

- All lots that front local or collector roads with a front boundary less than 14m will construct a Type A vehicle crossing (3.0m wide at the boundary and 4.5m wide at the kerb).*
- All lots that front local or collector roads with a front boundary greater than 14m are able to construct a Type A vehicle crossing (3.0m wide at the boundary and 4.5m wide at the kerb) or Type B vehicle crossing (4.8m wide at the boundary and 4.8m wide at the kerb); and*
- All corner lots will construct a Type B vehicle crossing (4.8m wide at the boundary and 4.8m wide at the kerb)."*

Driveway Gradients

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

"All private driveways for standalone residential dwellings on single house lots that grade up from the road boundary must be designed and constructed to have a maximum 12.5% grade as shown on Woods drawing P16-269-01-SD-2850 rev 1, dated 04/06/2024 unless approval from Council and Auckland Transport is obtained to deviate from this design. The crossfall gradient of non-standard vehicle accesses for which a blanket consent has been approved must not exceed 2%."

Advice notes

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

objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).

5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *The consent holder is advised that the national Addressing Standard (AS/NZS 4819:2011) requires that all new public roads and extensions to existing roads and any private roads (rights of way or common access lots) that serve more than five allotments and are created through a subdivision consent will require a **road name**. All road names must be approved by Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name prior to applying for a section 223 certificate. For more details refer to <https://www.aucklandcouncil.govt.nz/building-and-consents/types-resource-consents/subdivision-of-property/Pages/road-naming.aspx>.*
7. *All works in the Council-owned land will require Landowner Approval prior to any works being undertaken. Please note that Land-Owner Approval requests can be sent to landadvisors@aklc.govt.nz This process is separate to the resource consent.*

Advice that engineering approval required

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

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

- *Proposed roads to show how they can achieve operating 30km/h speed limit;*
- *Pedestrian crossing facilities;*
- *Pedestrian accessways;*
- *Footpaths all of which have a crossfall gradient of no more than 2%;*
- *Parking bays;*
- *Any permanent parking controls;*
- *Utility's locations*

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

the TCC must be submitted to the Council prior to applying for a certificate under section 224(c) of the RMA.

9. *The consent holder is required to provide a lighting design in accordance with AS/NZS 1158 and AT TDM standards.*
10. *Any substantial changes to the proposed road designs may also necessitate a s127 application to cancel or vary condition(s) of this consent, which will be at the discretion of the Council.*
11. *Detailed calculations of the temporary channel sizing and erosion mitigation are required to be provided at EPA.*

Pursuant to Section 133A of the RMA 1991, minor typographical corrections were made to amend condition 54 & add condition 54A to refer to the current Mixed Housing Urban Zone requirements for super lot 5050 (rather than Mixed Housing Suburban). The date of the original decision of 3 October 2024 still stands.

Delegated decision maker:

Name: Carly Hinde

Title: Principal Project Lead, Premium Resource Consents

Signed:



Date: 10/04/2025

Resource Consent Notice of Works Starting

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

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

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

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

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

SAVE \$\$\$ minimise monitoring costs!

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



BUN60430899

Approved Resource Consent
Document

03/10/2024



MILLDALE

Connecting Lifestyles

**MILLDALE
STAGE 8**

**CONSENT DRAWINGS
SEPTEMBER 2024**

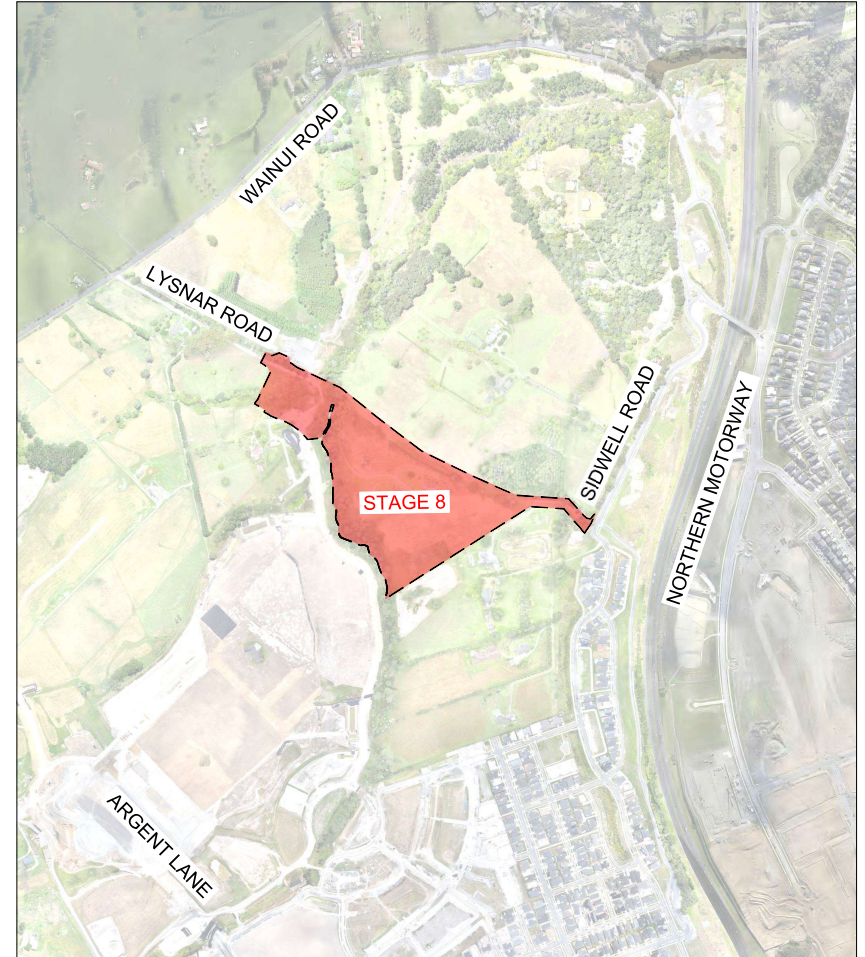


MILLDALE STAGE 8 CONSENT DRAWINGS DRAWINGS INDEX

DRAWING NUMBER	REV	DRAWING TITLE
P23-095-0001-GE	1	Site Location Plan
P23-095-0002-GE	1	Existing Titles Plan
P23-095-0003-GE	2	Existing Features Plan
P23-095-0003a-GE	1	Existing Wetlands Plan - Sheet 1
P23-095-0003b-GE	1	Existing Wetlands Plan - Sheet 2
P23-095-0004-GE	3	Zoning Plan
P23-095-0005-GE	3	Precinct Conformance Plan
P23-095-0006-GE	2	Existing Earthworks Consents Plan
P23-095-0007-GE	2	Existing Subdivision Consents Plan
P23-095-0010-SU	3	Survey Scheme Plan - Overall
P23-095-0011-SU	3	Survey Scheme Plan - Sheet 1
P23-095-0012-SU	3	Survey Scheme Plan - Sheet 2
P23-095-0013-SU	3	Survey Scheme Plan - Sheet 3
P23-095-0014-SU	3	Survey Scheme Plan - Sheet 4
P23-095-0015-SU	3	Survey Scheme Plan - Sheet 5
P23-095-0016-SU	1	Esplanade Reserve Plan
P23-095-0020-GE	4	Site Access Plan
P23-095-0100-GE	3	Development Control Plan
P23-095-0160-GE	1	Existing Vegetation Clearing & Replanting Plan
P23-095-0420-GE	3	Bridge Location Plan
P23-095-1000-EW	3	Existing Contour Plan
P23-095-1100-EW	3	Design Contour Plan
P23-095-1200-EW	3	Cut/Fill Plan
P23-095-1250-EW	2	Earthworks Within 100m of Wetland Plan
P23-095-1251-EW	2	Earthworks Within Riparian Margin Plan
P23-095-1300-EW	3	Design Surface Sections - Overall Plan
P23-095-1301-EW	2	Design Surface Sections - Sheet 1
P23-095-1302-EW	2	Design Surface Sections - Sheet 2
P23-095-1303-EW	2	Design Surface Sections - Sheet 3
P23-095-1304-EW	2	Design Surface Sections - Sheet 4
P23-095-1400-EW	3	Overall Retaining Walls Plan
P23-095-1401-EW	1	Retaining Wall 01 Plan & Longsection - Sheet 1
P23-095-1402-EW	1	Retaining Wall 01 Plan & Longsection - Sheet 2
P23-095-1403-EW	1	Retaining Wall 02 Plan & Longsection
P23-095-1404-EW	1	Retaining Wall 03 Plan & Longsection - Sheet 1
P23-095-1405-EW	1	Retaining Wall 04 Plan & Longsection - Sheet 1
P23-095-1406-EW	1	Retaining Wall 04 Plan & Longsection - Sheet 2
P23-095-1407-EW	2	Retaining Wall 05 Plan & Longsection
P23-095-1409-EW	2	Bridge Retaining Wall 01 Plan & Longsection
P23-095-1410-EW	2	Bridge Retaining Wall 02 Plan & Longsection
P23-095-1420-EW	1	RE Slope Plan & Longsection - Sheet 1
P23-095-1421-EW	1	RE Slope Plan & Longsection - Sheet 2
P23-095-1500-EW	3	Fencing Plan
P23-095-1800-EW	3	Erosion & Sediment Control Plan - Construction
P23-095-1801-EW	1	Erosion & Sediment Control Plan - Wetland Control Details - Sheet 1
P23-095-1802-EW	1	Erosion & Sediment Control Plan - Wetland Control Details - Sheet 2
P23-095-2000-RD	3	Overall Roading Layout Plan
P23-095-2001-RD	2	Roading Layout Plan - Sheet 1
P23-095-2002-RD	2	Roading Layout Plan - Sheet 2
P23-095-2003-RD	3	Roading Layout Plan - Sheet 3
P23-095-2004-RD	3	Roading Layout Plan - Sheet 4
P23-095-2010-RD	2	Endsley Rise/Sidwell Rd Intersection Concept Plan

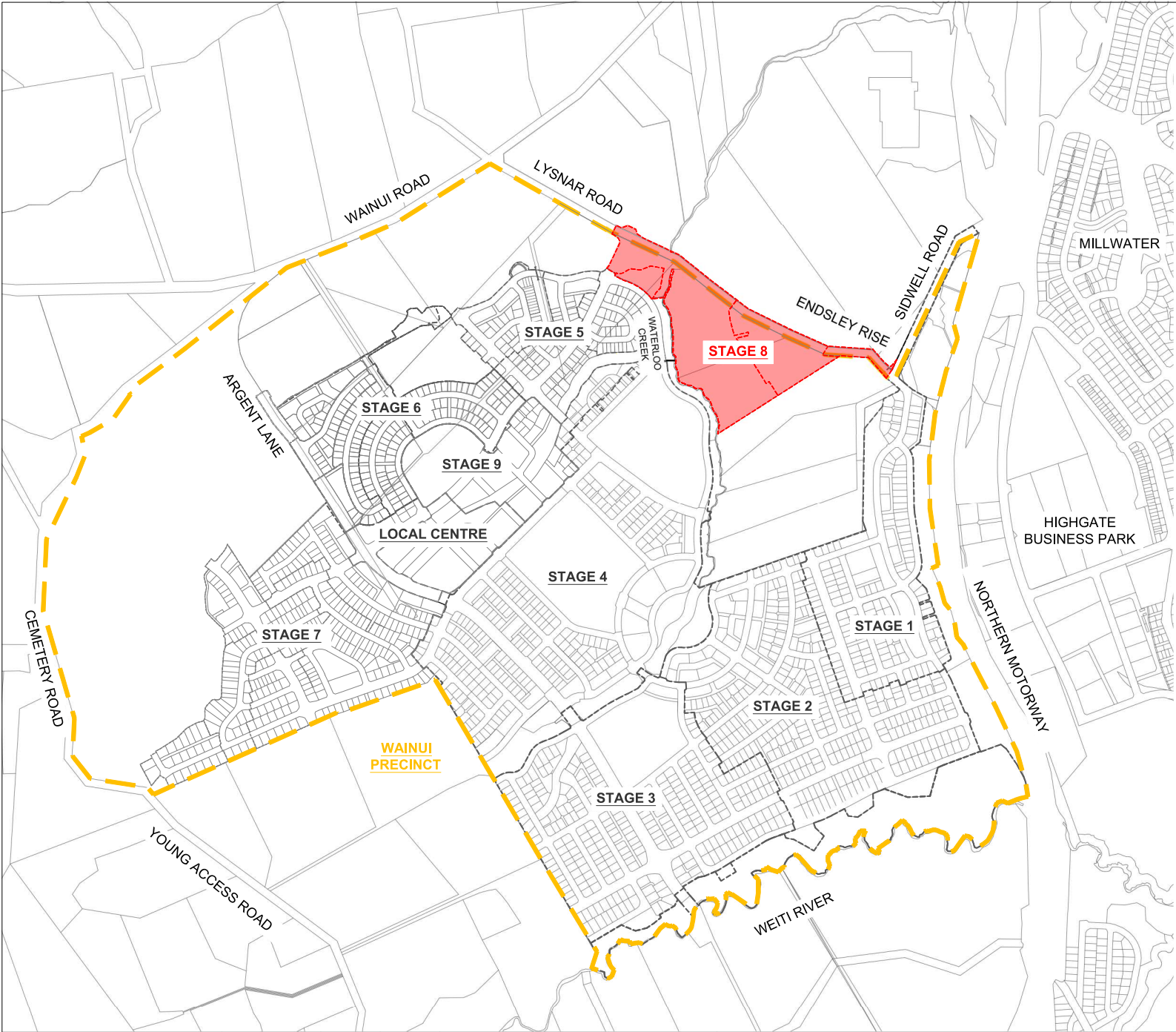
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P23-095-2020-RD	3	Road Typology Plan
P23-095-2021-RD	2	Typical Cross Section - Collector Road Type 1
P23-095-2022-RD	2	Typical Cross Section - Collector Road Type 2
P23-095-2023-RD	2	Typical Cross Section - Collector Road Type 3
P23-095-2024-RD	3	Typical Cross Section - Collector Road Box Culvert Section
P23-095-2025-RD	2	Typical Cross Section - Local Road Type 1
P23-095-2026-RD	2	Typical Cross Section - Local Road Type 2
P23-095-2027-RD	2	Typical Cross Section - Stream Edge Road With Shared Path
P23-095-2028-RD	1	Typical Cross Section - Lysnar Bridge
P23-095-2029-RD	2	Typical Cross Section - JOAL and Paths
P23-095-2050-RD	3	Intersection Typology Plan
P23-095-2060-RD	3	Traffic Calming Typology
P23-095-2300-RD	3	Overall Road Gradient Plan
P23-095-2400-RD	3	Lysnar Road Plan View & Longsection - Sheet 1
P23-095-2401-RD	3	Lysnar Road Plan View & Longsection - Sheet 2
P23-095-2402-RD	2	Lysnar Road Plan View & Longsection - Sheet 3
P23-095-2403-RD	3	Lysnar Road Plan View & Longsection - Sheet 4
P23-095-2404-RD	3	Lysnar Road Plan View & Longsection - Sheet 5
P23-095-2405-RD	3	Lysnar Road Plan View & Longsection - Sheet 6
P23-095-2406-RD	3	Local Road 04 Plan View & Longsection - Sheet 1
P23-095-2407-RD	2	Local Road 04 Plan View & Longsection - Sheet 2
P23-095-2408-RD	2	Local Road 05 Plan View & Longsection
P23-095-2409-RD	3	Local Road 06 Plan View & Longsection - Sheet 1
P23-095-2410-RD	3	Local Road 06 Plan View & Longsection - Sheet 2
P23-095-2411-RD	3	Stream Edge Road Plan View & Longsection - Sheet 1
P23-095-2412-RD	3	Stream Edge Road Plan View & Longsection - Sheet 2
P23-095-2413-RD	3	Stream Edge Road Plan View & Longsection - Sheet 3
P23-095-2414-RD	3	Local Road 07 Plan View & Longsection
P23-095-2415-RD	3	Milldale Drive Plan View & Longsection
P23-095-2500-RD	2	Pedestrian Accessway Plan & Longsection - Sheet 1
P23-095-2501-RD	2	Pedestrian Accessway Plan & Longsection - Sheet 2
P23-095-2550-RD	2	JOAL 6050 Plan View & Longsection
P23-095-2700-RD	3	Overall Vehicle Tracking Plan
P23-095-2701-RD	2	Vehicle Tracking Plan - Lysnar Road and Milldale Drive Roundabout
P23-095-2702-RD	1	Vehicle Tracking Plan - Sidwell Road and Endsley Rise Roundabout
P23-095-2703-RD	1	Vehicle Tracking Plan -Lysnar Rd and Stream Edge Rd Intersection
P23-095-2704-RD	1	Vehicle Tracking Plan -Lysnar Rd and Local Rd 6 Intresection
P23-095-2705-RD	1	Vehicle Tracking Plan -Lysnar Rd and Local Rd 5 Intresection
P23-095-2706-RD	2	Vehicle Tracking Plan - Lysnar Rd and Local Rd 4 Intresection
P23-095-2707-RD	3	Vehicle Tracking Plan - Lysnar Rd Corner
P23-095-2708-RD	1	Vehicle Tracking Plan - Lysnar Rd and Sidwell Rd Roundabout
P23-095-2709-RD	1	Vehicle Tracking Plan - Local Rd 4 and Local Rd 5
P23-095-2710-RD	2	Vehicle Tracking Plan - Local Rd 4 & 6 & 7 Roundabout
P23-095-2711-RD	2	Vehicle Tracking Plan - Stream Edge Rd and Local Rd 4 Intersection
P23-095-2712-RD	1	Vehicle Tracking Plan - Milldale Dr and Te Taruna Dr Roundabout
P23-095-2713-RD	2	Vehicle Tracking Plan - Lot 1264 -Vehicle Crossing
P23-095-2800-RD	2	Sight Distance Plan
P23-095-2850-RD	1	Typical Vehicle Crossing - Local Road Type A Details
P23-095-2851-RD	1	Typical Vehicle Crossing - Local Road Type B Details
P23-095-2852-RD	1	Typical Vehicle Crossing - Collector Road Type B Details
P23-095-2853-RD	1	Typical Vehicle Crossing - Collector Road JOAL Details
P23-095-2910-RD	4	Concept Stage 8 Bridge & Sections
P23-095-2920-RD	3	Bridge Concept Sections
P23-095-2950-RD	3	Pedestrian Bridge Plan
P23-095-3000-DR	3	Stormwater Drainage Layout - Overall Plan
P23-095-3001-DR	3	Stormwater Drainage Layout - Sheet 1
P23-095-3002-DR	3	Stormwater Drainage Layout - Sheet 2
P23-095-3003-DR	3	Stormwater Drainage Layout - Sheet 3
P23-095-3004-DR	3	Stormwater Drainage Layout - Sheet 4
P23-095-3010-DR	1	Typical Stormwater Outlet Details
P23-095-3020-DR	3	Stormwater Catchment Plan
P23-095-3100-DR	2	Pre-development Stormwater Catchment Plan

DRAWING NUMBER	REV	DRAWING TITLE
P23-095-3120-DR	2	Post-development Stormwater Catchment Plan
P23-095-3300-DR	2	Pre-Development Overland Flowpath Plan
P23-095-3310-DR	3	Post-Development Overland Flowpath Plan
P23-095-3320-DR	3	Overland Flowpath Details - Sheet 1
P23-095-3321-DR	3	Overland Flowpath Details - Sheet 2
P23-095-3322-DR	3	Overland Flowpath Details - Sheet 3
P23-095-3323-DR	3	Overland Flowpath Details - Sheet 4
P23-095-3324-DR	2	Overland Flowpath Details - Sheet 5
P23-095-3325-DR	2	Overland Flowpath Details - Sheet 6
P23-095-3326-DR	2	Overland Flowpath Details - Sheet 7
P23-095-3327-DR	1	Overland Flowpath Details - Sheet 8
P23-095-3650-DR	3	Endsley Culvert - Plan View & Longsection
P23-095-3651-DR	1	Endsley Culvert Installation Plan
P23-095-3800-DR	3	Overall Drainage Basin Layout Plan
P23-095-3801-DR	2	Drainage Basin Layout Plan - Basin 1
P23-095-3802-DR	2	Drainage Basin Layout Plan - Basin 2
P23-095-3803-DR	2	Drainage Basin Layout Plan - Basin 3
P23-095-3850-DR	3	Drainage Basin Catchment Plan
P23-095-4000-WW	3	Overall Wastewater Reticulation Plan
P23-095-4001-WW	2	Wastewater Reticulation Plan - Sheet 1
P23-095-4002-WW	1	Wastewater Reticulation Plan - Sheet 2
P23-095-4003-WW	2	Wastewater Reticulation Plan - Sheet 3
P23-095-4004-WW	3	Wastewater Reticulation Plan - Sheet 4
P23-095-4600-WW	2	Wastewater Catchment Plan
P23-095-5000-WR	3	Overall Water Reticulation Plan
P23-095-5001-WR	1	Water Reticulation Plan - Sheet 1
P23-095-5002-WR	1	Water Reticulation Plan - Sheet 2
P23-095-5003-WR	2	Water Reticulation Plan - Sheet 3
P23-095-5004-WR	3	Water Reticulation Plan - Sheet 4



LOCATION PLAN - NTS





LEGEND:

WAINUI PRECINCT BOUNDARY



STAGE 8 BOUNDARY



REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR RESOURCE CONSENT	NC	MAR 2024	DESIGNED	NC
				DRAWN	MW
				CHECKED	NC
				APPROVED	JW

MILLDALE
AUCKLAND

WOODS.CO.NZ

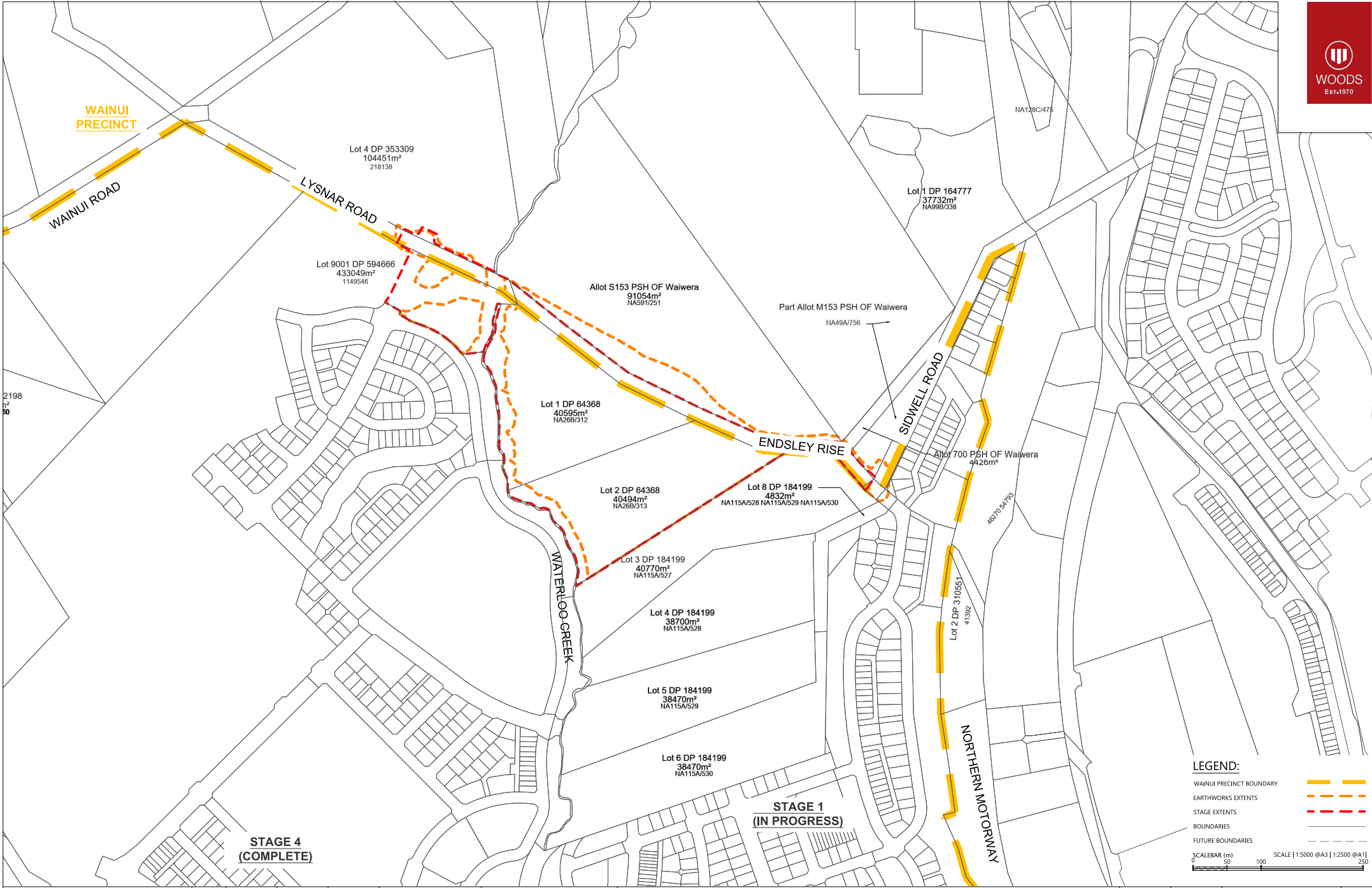


MILLDALE - STAGE 8

SITE LOCATION PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:10000 @ A3	1
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0001-GE	



REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR RESOURCE CONSENT	NC	MAR 2024	DESIGNED	NC
				DRAWN	MW
				CHECKED	NC
				APPROVED	JW

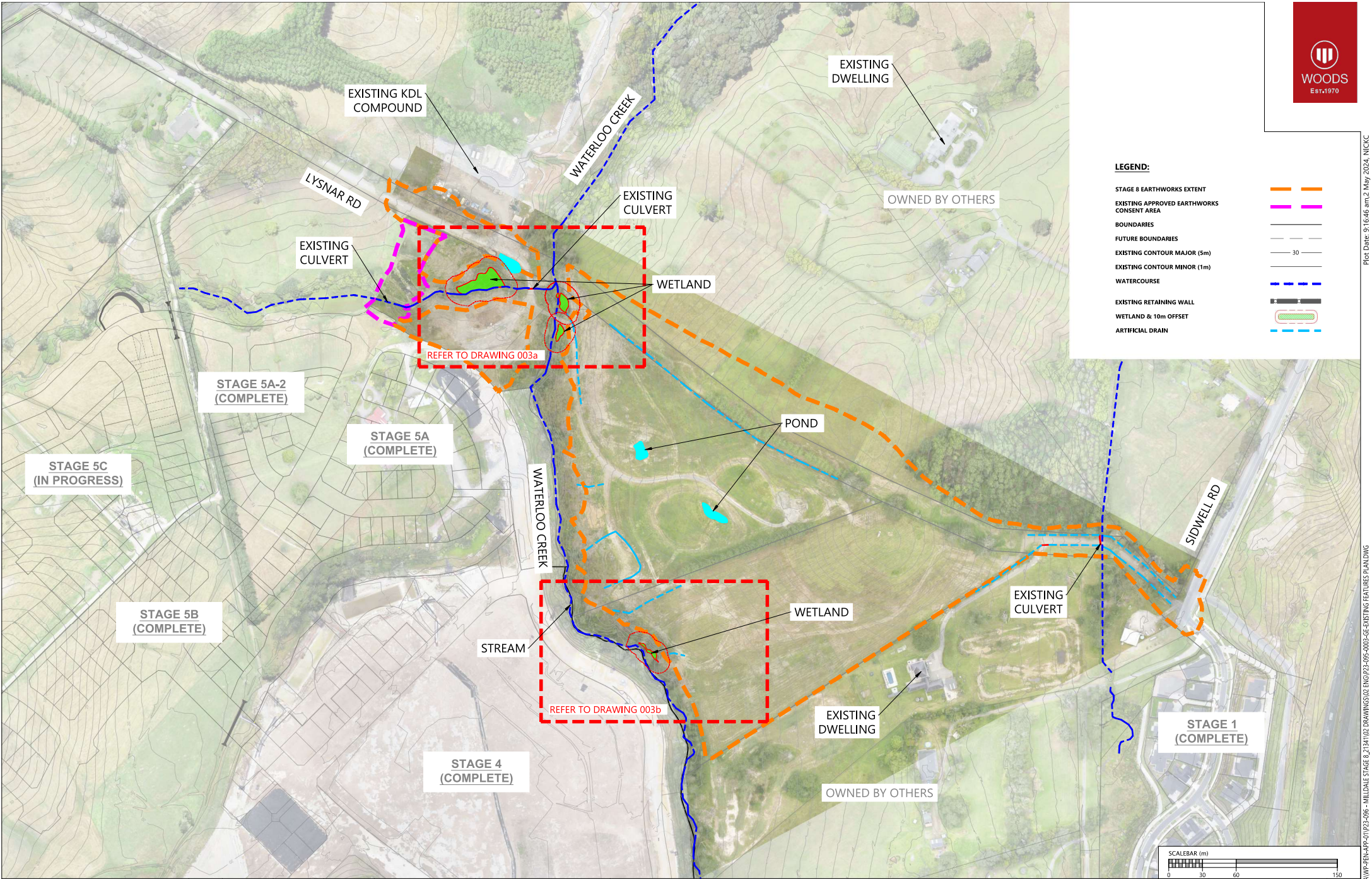
MILLDALE AUCKLAND
WOODS.CO.NZ



MILLDALE - STAGE 8
EXISTING TITLES PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:5000 @ A3	1
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0002-GE	



Plot Date: 9:16:46 am, 2 May 2024, NIC/K
File: C:\2025\ENERGY\DATA\WP-404-APP-01\WP23-095 - MILLDALE STAGE 8\2141102 DRAWINGS\02 ENG\23-095-0003-GE-EXISTING FEATURES PLANDWG

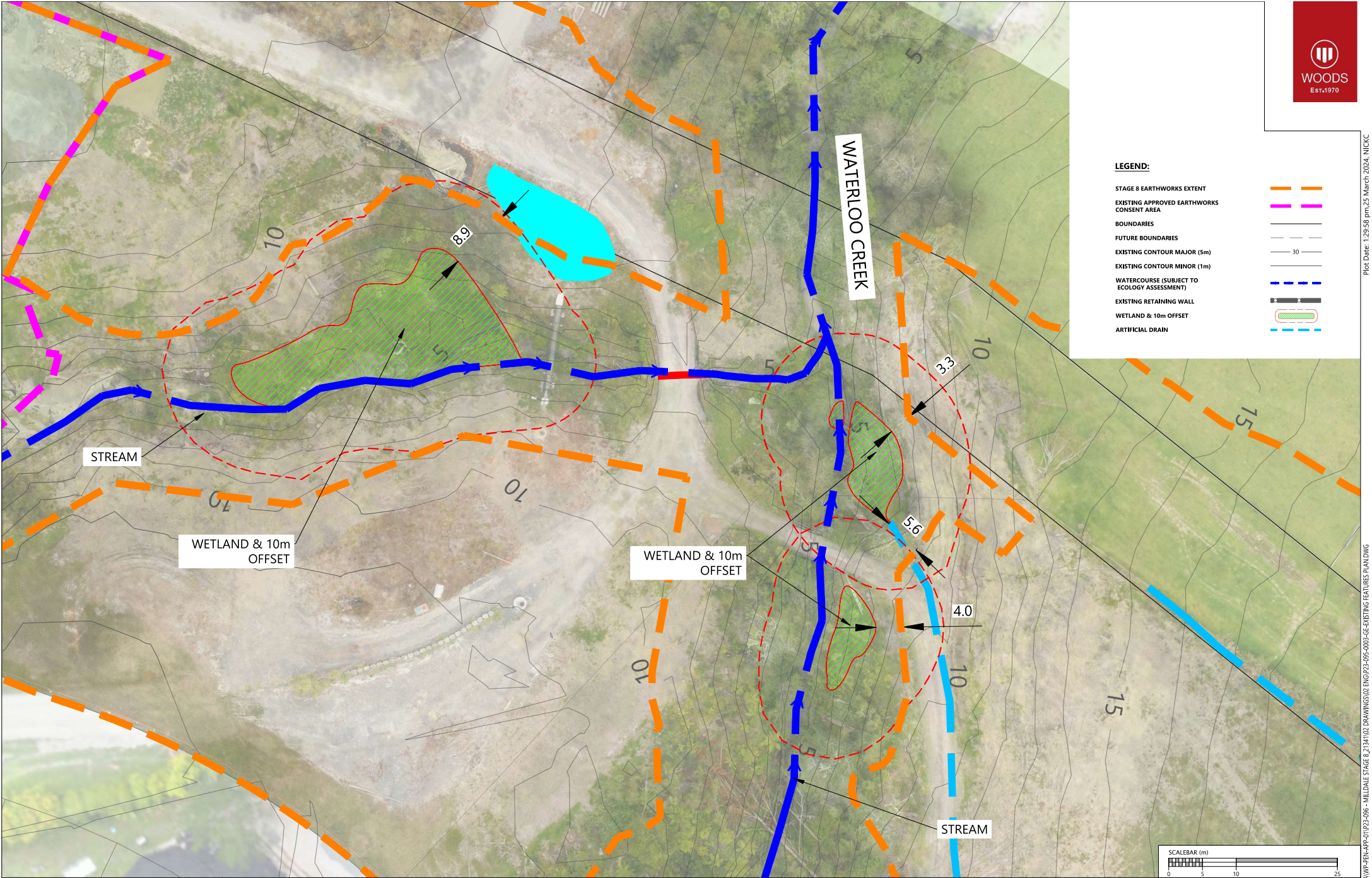
REVISION DETAILS		INT	DATE	SURVEYED	WOODS	
1	ISSUED FOR CONSENT	NC	MAR 2024	DESIGNED	NC	MILLDALE AUCKLAND WOODS.CO.NZ
2	UPDATED	NC	APR 2024	DRAWN	MW	
				CHECKED	NC	
				APPROVED	JW	



MILLDALE - STAGE 8
EXISTING FEATURES PLAN

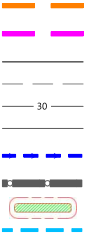


SCALEBAR (m)		
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STATUS	ISSUED FOR CONSENT	REV
SCALE	1:3000 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0003-GE	



LEGEND:

- STAGE 8 EARTHWORKS EXTENT
- EXISTING APPROVED EARTHWORKS CONSENT AREA
- BOUNDARIES
- FUTURE BOUNDARIES
- EXISTING CONTOUR MAJOR (5m)
- EXISTING CONTOUR MINOR (1m)
- WATERCOURSE (SUBJECT TO ECOLOGY ASSESSMENT)
- EXISTING RETAINING WALL
- WETLAND & 10m OFFSET
- ARTIFICIAL DRAIN



REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR CONSENT	NC	MAR 2024	DESIGNED	NC
				DRAWN	MW
				CHECKED	NC
				APPROVED	JW

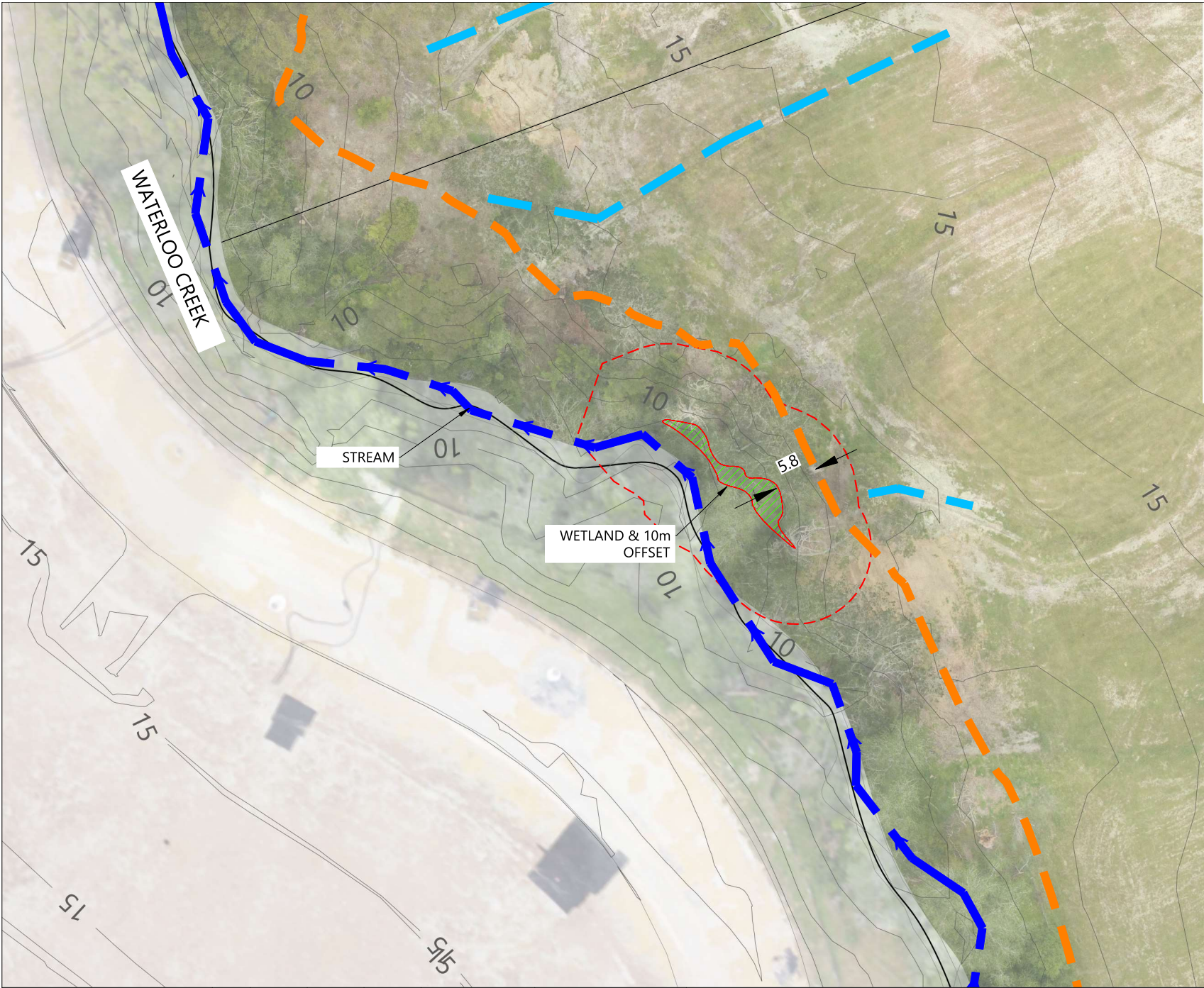
MILLDALE AUCKLAND
WOODS.CO.NZ



MILLDALE - STAGE 8
EXISTING WETLANDS PLAN
SHEET 1 OF 2



SCALEBAR (m)		
0	5	10
15	20	25
STATUS	ISSUED FOR CONSENT	REV
SCALE	1:500 @ A3	1
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0003a-GE	



LEGEND:

STAGE 8 EARTHWORKS EXTENT

EXISTING APPROVED EARTHWORKS CONSENT AREA

BOUNDARIES

FUTURE BOUNDARIES

EXISTING CONTOUR MAJOR (5m)

EXISTING CONTOUR MINOR (1m)

WATERCOURSE (SUBJECT TO ECOLOGY ASSESSMENT)

EXISTING RETAINING WALL

WETLAND & 10m OFFSET

ARTIFICIAL DRAIN

REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR CONSENT	NC	MAR 2024	DESIGNED	NC
				DRAWN	MW
				CHECKED	NC
				APPROVED	JW

MILLDALE AUCKLAND
WOODS.CO.NZ



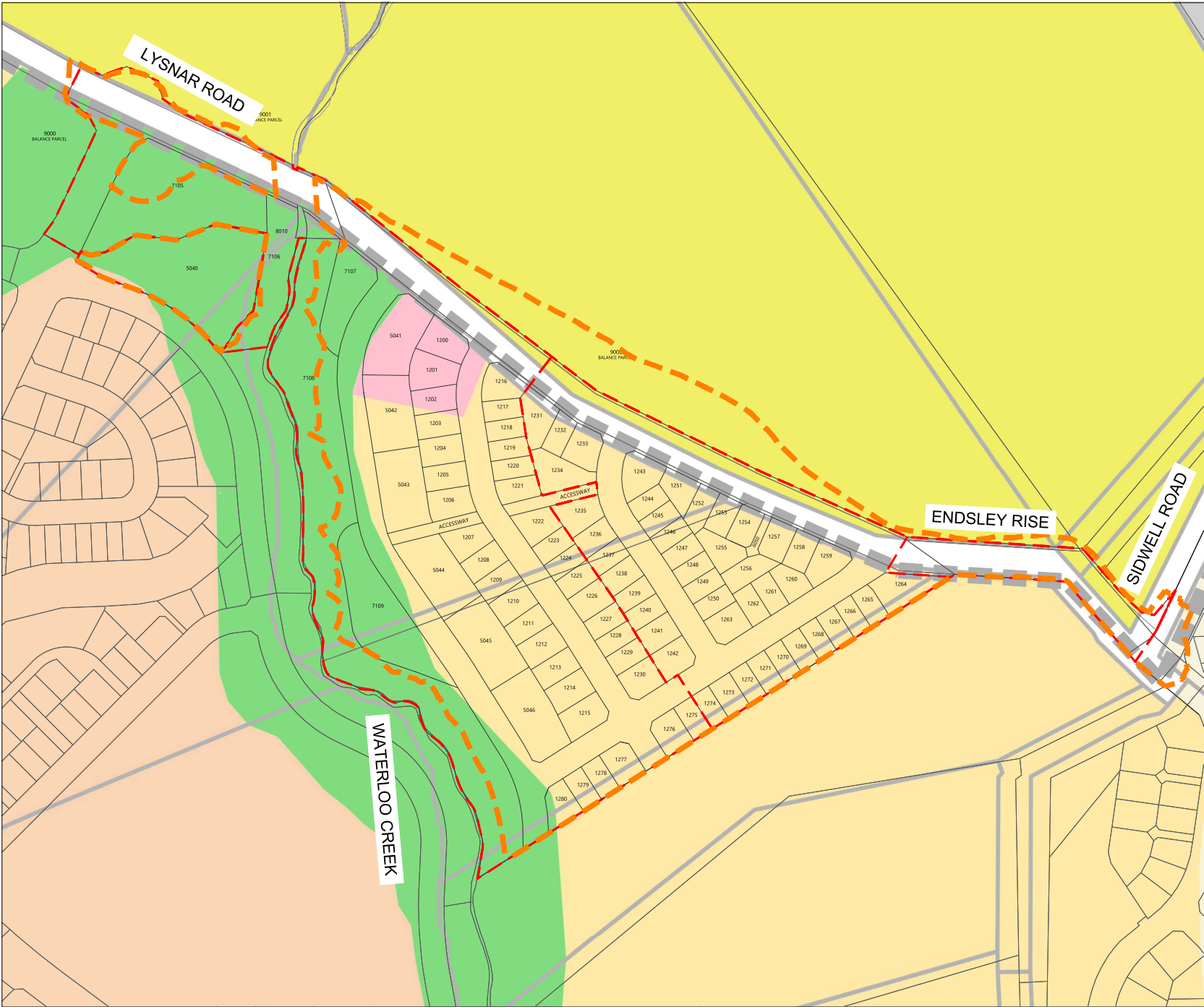
MILLDALE - STAGE 8

EXISTING WETLANDS PLAN

SHEET 2 OF 2

	SCALEBAR (m)	
	STATUS	ISSUED FOR CONSENT
	SCALE	1:500 @ A3
	COUNCIL	AUCKLAND COUNCIL
	DWG NO	P23-095-0003b-GE

Plot Date: 13:01:10 pm 25 March 2024, NICKC
File C:\V25\ENERGY\DATA\WP-464-APP-01\VP23-095 - MILLDALE STAGE 8\2141102 DRAWINGS\02 ENG\23-095-0003b-GE-EXISTING FEATURES PLANDWG



LEGEND:

- WAINUI PRECINCT BOUNDARY
STAGE BOUNDARY
EARTHWORKS EXTENT
EXISTING BOUNDARIES
STAGE 8 BOUNDARIES

Residential

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

Business

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

Open space

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



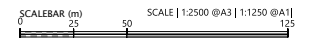
REVISION DETAILS					MILLDALE AUCKLAND WOODS.CO.NZ
1	ISSUED FOR RESOURCE CONSENT	NC	MAR 2024	DESIGNED	
2	ISSUED FOR S92 AMENDMENTS	NC	JUNE 2024	DRAWN	
3	ISSUED FOR RESOURCE CONSENT	AP	SEPT 2024	CHECKED	
				APPROVED	JW



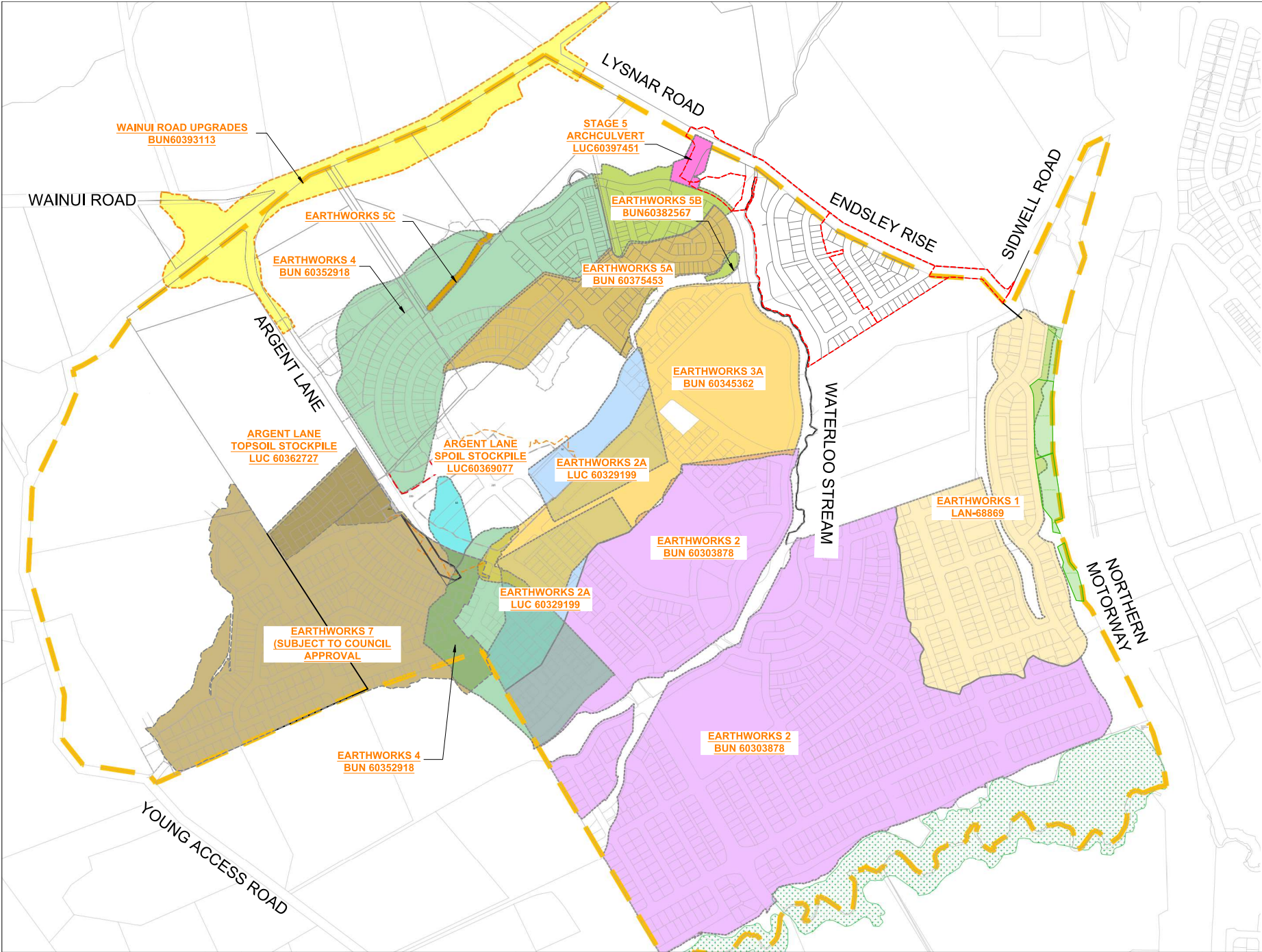
MILLDALE - STAGE 8
ZONING PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:2500 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0004-GE	



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:2500 (A3)	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0005-GE	



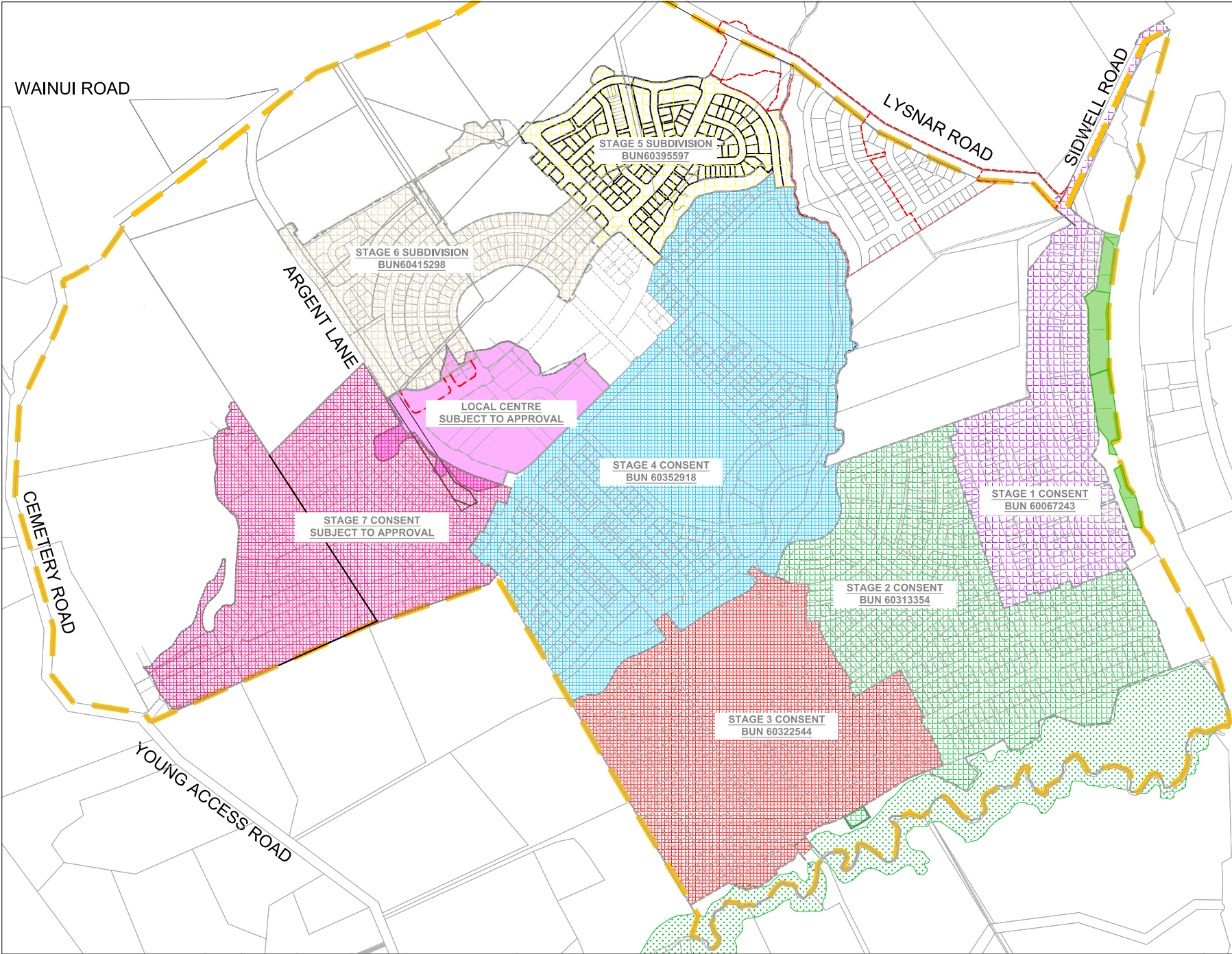
REVISION DETAILS					MILDALE AUCKLAND WOODS.CO.NZ
1	ISSUED FOR RESOURCE CONSENT	NC	MAR 2024	DESIGNED NC	
2	ISSUED FOR RESOURCE CONSENT	AP	SEPT 2024	DRAWN JH	
				CHECKED AP	
				APPROVED JW	



MILDALE - STAGE 8
EXISTING EARTHWORKS CONSENTS PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:8000 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0006-GE	



- LEGEND:**
- WAINUI PRECINCT BOUNDARY
 - STAGE 8 EXTENTS
 - BOUNDARIES
 - FUTURE BOUNDARIES
 - FARM POND OVERFLOW
 - SIGNIFICANT ECOLOGICAL AREA

- EXISTING CONSENTS:**
- STAGE 1
BUN 60067243
 - STAGE 2
BUN 60313354
 - STAGE 3
BUN 60322544
 - STAGE 4
BUN 60352918
 - STAGE 5 SUBDIVISION
BUN 60395597
 - STAGE 6 SUBDIVISION
BUN 60415298
(IN PROCESS - SUBJECT TO COUNCIL APPROVAL)
 - STAGE 7 SUBDIVISION
(IN PROCESS - SUBJECT TO COUNCIL APPROVAL)
 - LOCAL CENTRE
(IN PROCESS - SUBJECT TO COUNCIL APPROVAL)

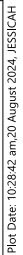
REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR RESOURCE CONSENT	NC	MAR 2024	DESIGNED	NC
2	ISSUED FOR RESOURCE CONSENT	AP	SEPT 2024	DRAWN	JH
				CHECKED	AP
				APPROVED	JW


MILLDALE AUCKLAND
WOODS.CO.NZ

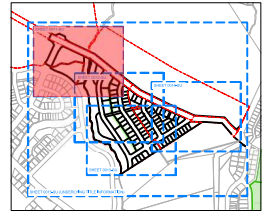


MILLDALE - STAGE 8
EXISTING SUBDIVISION CONSENTS PLAN

	STATUS	ISSUED FOR CONSENT	REV
	SCALE	1:7500 @ A3	2
	COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0007-GE		



	STATUS	ISSUED FOR CONSENT	REV
	SCALE	1:3000 @ A3	3
	COUNCIL	AUCKLAND COUNCIL	
	DWG NO	P23-095-0010-SU	



AMALGAMATION CONDITIONS
THAT LOT 6050 (LEGAL ACCESS) BE HELD AS TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 1255 AND 1256 AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE SHALL BE ISSUED IN ACCORDANCE THEREWITH.

PROPOSED LAND COVENANTS
AREAS WILL BE SUBJECT TO VEGETATED EARTH BATTER LAND COVENANTS
AREAS WILL BE SUBJECT TO RETAINING WALL COVENANT

EXISTING LAND COVENANTS
LOT 1 & 2 DP 64368 ARE SUBJECT TO A LAND COVENANT IN DEED D045783.3

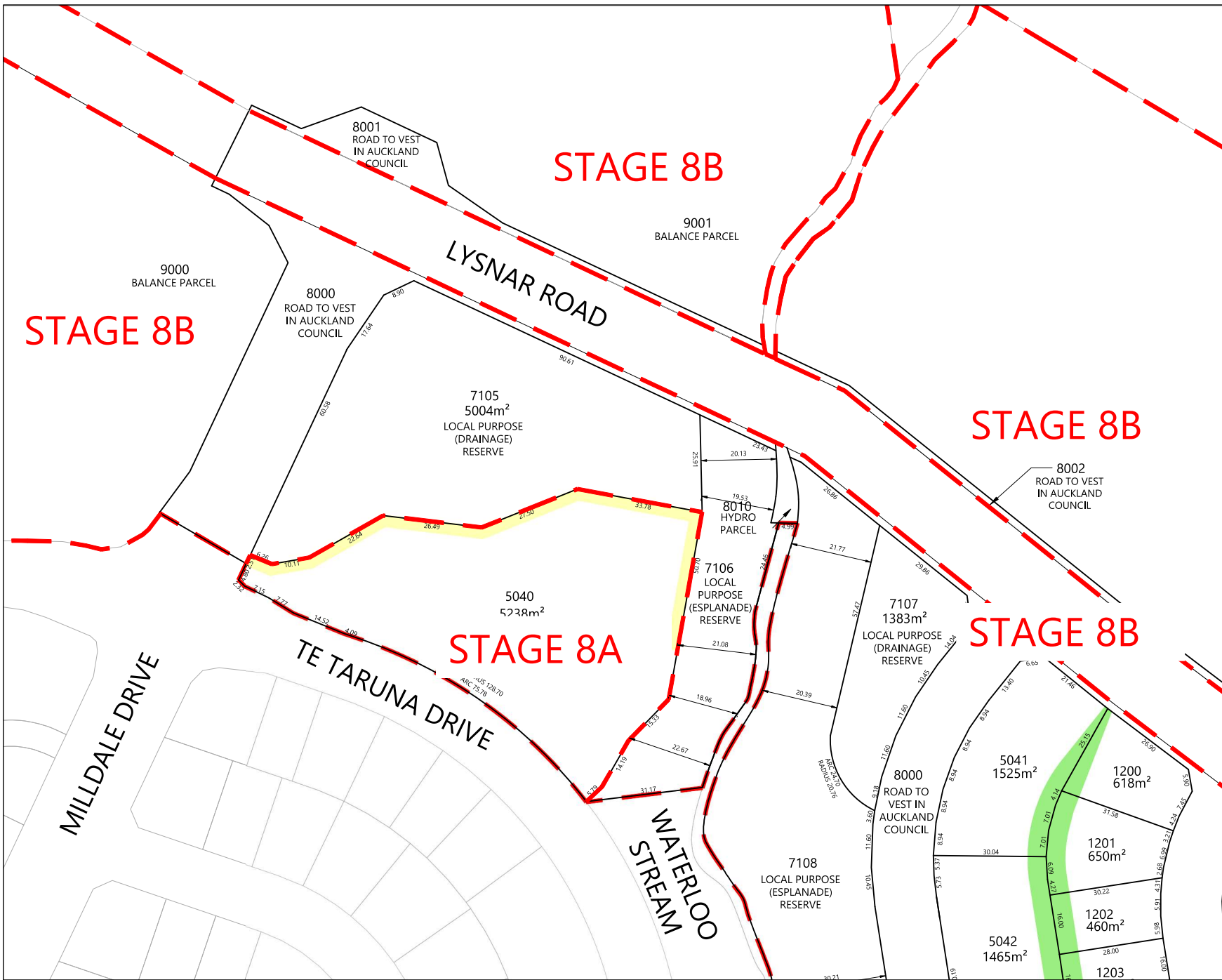
UNDERLYING LAND INFORMATION		
CURRENT APPELLATION	RT	AREA (Ha)
BALANCE PARCEL STAGE 6	N/A	N/A
LOT 1 DP 64368	NA268/312	4.0595
LOT 2 DP 64368	NA268/313	4.0493
LOT 4 DP 353309	RT 1218138	10.4451
LOT 1 LT 589819*	RT 1125368	7.4370

*LOT 1 LT 589819 is yet to deposit but is intended to do so prior to consent application.

NA268/313 is Appurtenant to an electricity supply right specified in Easement Certificate D242966.8

- NOTES:**
- ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
 - SCHEME PLAN SUBJECT TO COUNCIL APPROVAL
 - ALL ROADS TO VEST IN AUCKLAND COUNCIL
 - ALL ACCESSWAYS TO VEST IN AUCKLAND COUNCIL
 - LOT 8010 (HYDRO PARCEL) TO VEST IN AUCKLAND COUNCIL THROUGH RMA 237A(1)(a)

SCALE BAR (m) 0 10 20 SCALE 1:1000 @ A3 | 1:500 @ A1 | 1:50



REVISION DETAILS				
1	ISSUED FOR RESOURCE CONSENT	NC	MAR 2024	DESIGNED NC
2	ISSUED FOR S92 AMENDMENTS	NC	JUNE 2024	DRAWN JH
3	ISSUED FOR 2nd S92	AP	AUG 2024	CHECKED SM
				APPROVED JW

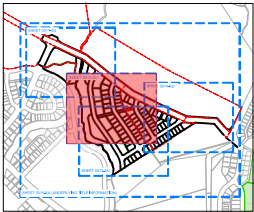
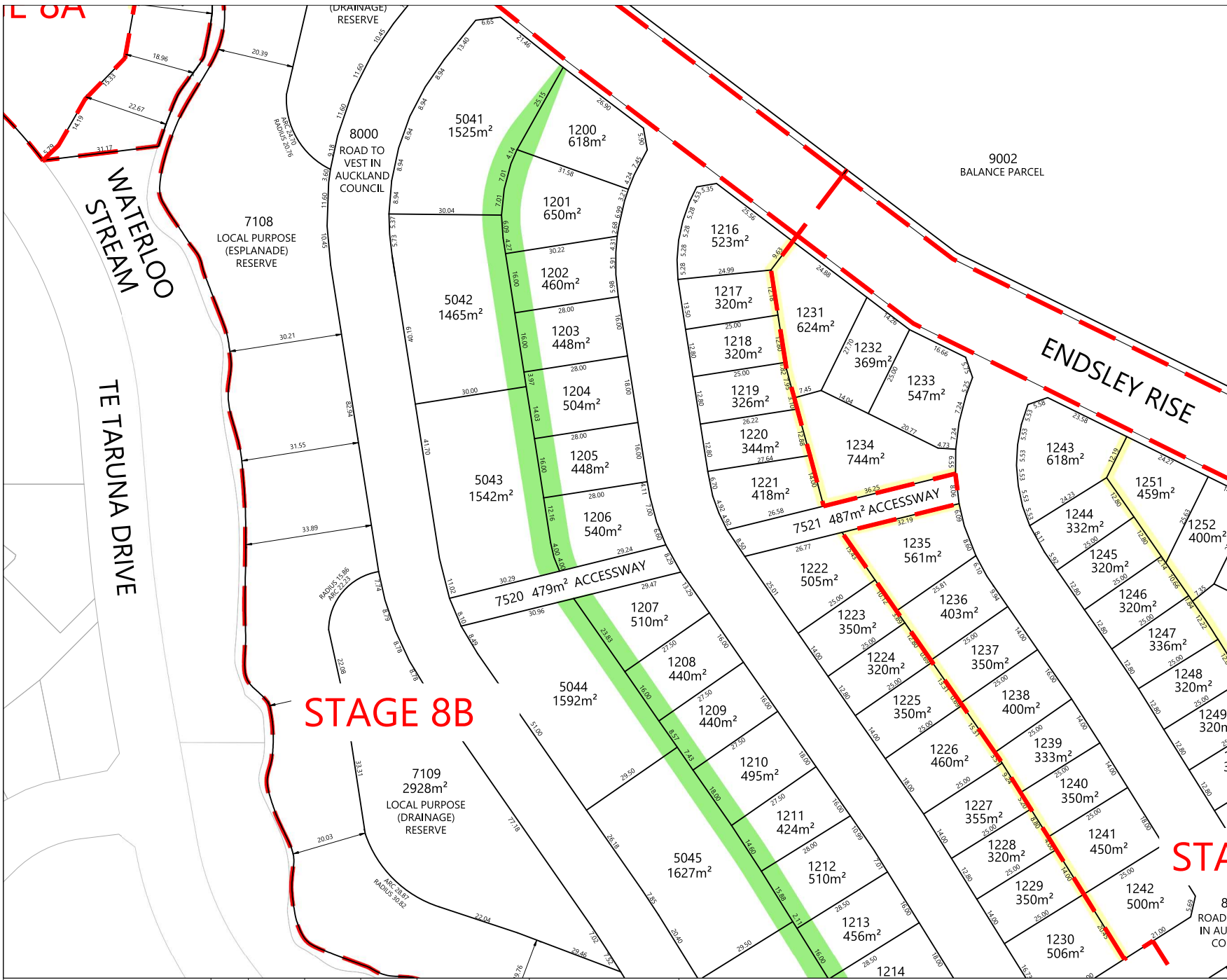
MILLDALE
AUCKLAND
WOODS.CO.NZ



MILLDALE - STAGE 8
SURVEY SCHEME PLAN
SHEET 2 OF 6



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1000 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0011-SU	



AMALGAMATION CONDITIONS

THAT LOT 6050 (LEGAL ACCESS) BE HELD AS TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 1255 AND 1256 AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE SHALL BE ISSUED IN ACCORDANCE THEREWITH.

PROPOSED LAND COVENANTS

AREAS WILL BE SUBJECT TO VEGETATED EARTH BATTER LAND COVENANTS

AREAS WILL BE SUBJECT TO RETAINING WALL COVENANT

EXISTING LAND COVENANTS

LOT 1 & 2 DP 64368 ARE SUBJECT TO A LAND COVENANT IN DEED D045783.3

UNDERLYING LAND INFORMATION		
CURRENT APPELLATION	RT	AREA (Ha)
BALANCE PARCEL STAGE 6	N/A	N/A
LOT 1 DP 64368	NA268/312	4.0595
LOT 2 DP 64368	NA268/313	4.0493
LOT 4 DP 353309	RT 1218138	10.4451
LOT 1 LT 589819*	RT 1125368	7.4370

*LOT 1 LT 589819 is yet to deposit but is intended to do so prior to consent application.

NA268/313 is Appurtenant to an electricity supply right specified in Easement Certificate D242966.8

- NOTES:**
- ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
 - SCHEME PLAN SUBJECT TO COUNCIL APPROVAL
 - ALL ROADS TO VEST IN AUCKLAND COUNCIL
 - ALL ACCESSWAYS TO VEST IN AUCKLAND COUNCIL
 - LOT 8010 (HYDRO PARCEL) TO VEST IN AUCKLAND COUNCIL THROUGH RMA 237A(1)(a)



REVISION DETAILS	INT	DATE	SURVEYED	WOODS
1 ISSUED FOR RESOURCE CONSENT	NC	MAR 2024	DESIGNED	NC
2 ISSUED FOR S92 AMENDMENTS	NC	JUNE 2024	DRAWN	JH
3 ISSUED FOR 2nd S92	AP	AUG 2024	CHECKED	SM
			APPROVED	JW

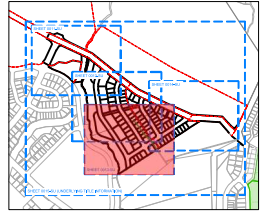
MILLDALE
AUCKLAND



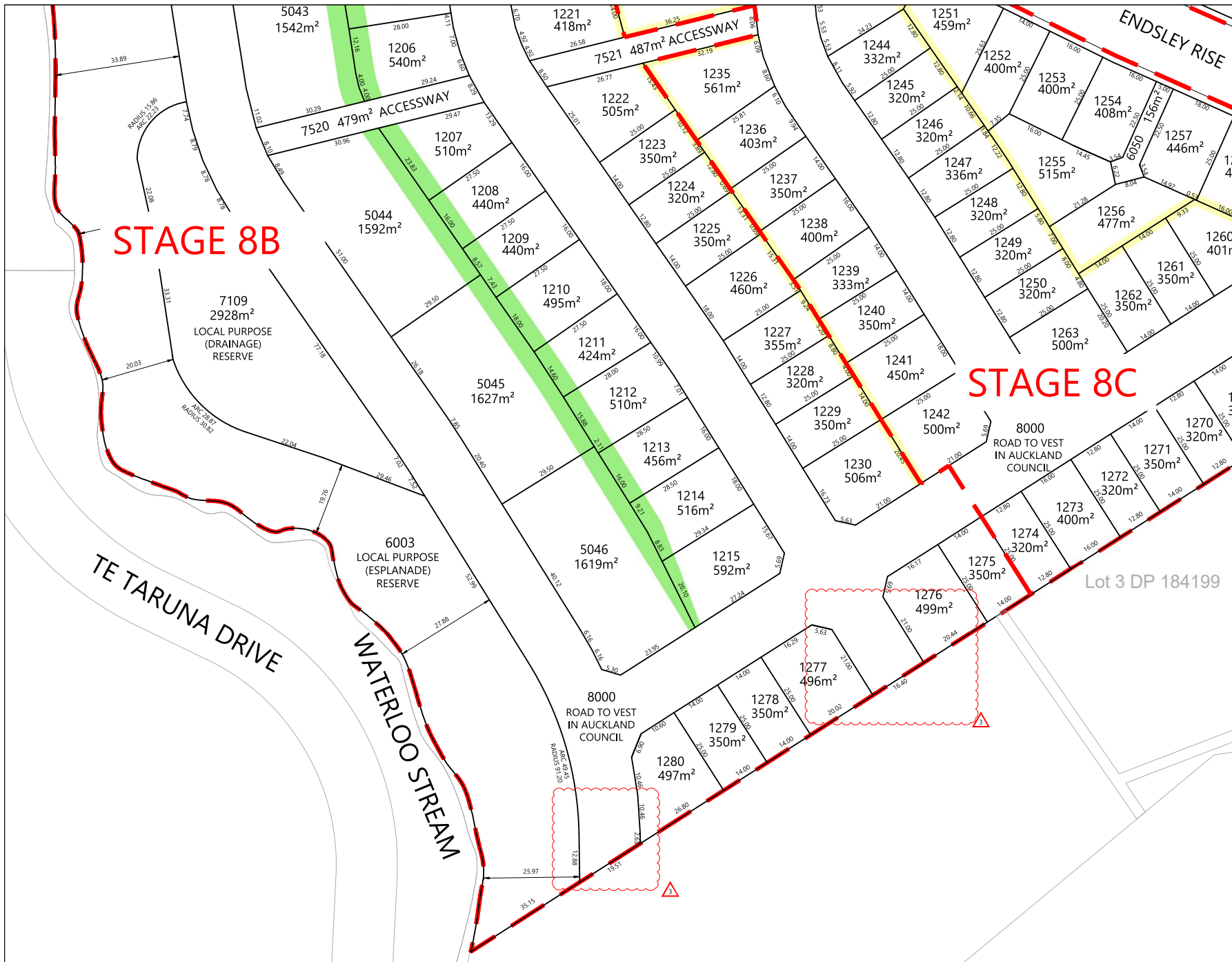
MILLDALE - STAGE 8
SURVEY SCHEME PLAN
SHEET 3 OF 6



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1000 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0012-SU	



Plot Date: 10:35:22 am 20 August 2024, JESSICA H



AMALGAMATION CONDITIONS
THAT LOT 6050 (LEGAL ACCESS) BE HELD AS TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 1255 AND 1256 AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE SHALL BE ISSUED IN ACCORDANCE THEREWITH.

PROPOSED LAND COVENANTS
AREAS WILL BE SUBJECT TO VEGETATED EARTH BATTER LAND COVENANTS
AREAS WILL BE SUBJECT TO RETAINING WALL COVENANT

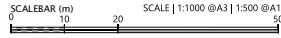
EXISTING LAND COVENANTS
LOT 1 & 2 DP 64368 ARE SUBJECT TO A LAND COVENANT IN DEED D045783.3

UNDERLYING LAND INFORMATION		
CURRENT APPELLATION	RT	AREA (Ha)
BALANCE PARCEL STAGE 6	N/A	N/A
LOT 1 DP 64368	NA26B/312	4.0595
LOT 2 DP 64368	NA26B/313	4.0493
LOT 4 DP 353309	RT 218138	10.4451
LOT 1 LT 589819*	RT 1125368	7.4370

*LOT 1 LT 589819 is yet to deposit but is intended to do so prior to consent application.

NA26B/313 is Appurtenant to an electricity supply right specified in Easement Certificate D042966.8

- NOTES:**
- ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
 - SCHEME PLAN SUBJECT TO COUNCIL APPROVAL
 - ALL ROADS TO VEST IN AUCKLAND COUNCIL
 - ALL ACCESSWAYS TO VEST IN AUCKLAND COUNCIL
 - LOT 8010 (HYDRO PARCEL) TO VEST IN AUCKLAND COUNCIL THROUGH RMA 237A(1)(a)



REVISION DETAILS	INT	DATE	SURVEYED	WOODS
1 ISSUED FOR RESOURCE CONSENT	NC	MAR 2024	DESIGNED	NC
2 ISSUED FOR S92 AMENDMENTS	NC	JUNE 2024	DRAWN	JH
3 ISSUED FOR 2nd S92	AP	AUG 2024	CHECKED	SM
			APPROVED	JW

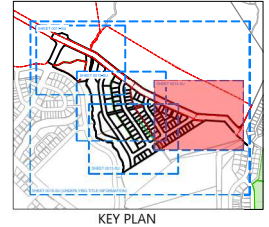
MILLDALE AUCKLAND
WOODS.CO.NZ



MILLDALE - STAGE 8
SURVEY SCHEME PLAN
SHEET 4 OF 6



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1000 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0013-SU	



LOT 1
DP 589819
RT 1125368
7.4370Ha

STAGE 8C

STAGE 8D

ENDSLEY RISE

STAGE 8D

STAGE 8C

AMALGAMATION CONDITIONS
THAT LOT 6050 (LEGAL ACCESS) BE HELD AS TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 1255 AND 1256 AS TENANTS IN COMMON IN THE SAID SHARES AND INDIVIDUAL RECORDS OF TITLE SHALL BE ISSUED IN ACCORDANCE THEREWITH.

PROPOSED LAND COVENANTS
AREAS WILL BE SUBJECT TO VEGETATED EARTH BATTER LAND COVENANTS
AREAS WILL BE SUBJECT TO RETAINING WALL COVENANT

EXISTING LAND COVENANTS
LOT 1 & 2 DP 64368 ARE SUBJECT TO A LAND COVENANT IN DEED D045783.3

UNDERLYING LAND INFORMATION		
CURRENT APPELLATION	RT	AREA (Ha)
BALANCE PARCEL STAGE 6	N/A	N/A
LOT 1 DP 64368	NA268/312	4.0595
LOT 2 DP 64368	NA268/313	4.0493
LOT 4 DP 353309	RT 218138	10.4451
LOT 1 LT 589819*	RT 1125368	7.4370
*LOT 1 LT 589819 is yet to deposit but is intended to do so prior to consent application.		
NA268/313 is Appurtenant to an electricity supply right specified in Easement Certificate D242966.8		

NOTES:
• ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
• SCHEME PLAN SUBJECT TO COUNCIL APPROVAL
• ALL ROADS TO VEST IN AUCKLAND COUNCIL
• ALL ACCESSWAYS TO VEST IN AUCKLAND COUNCIL
• LOT 8010 (HYDRO PARCEL) TO VEST IN AUCKLAND COUNCIL THROUGH RMA 237A(1)(a)

SCALE BAR (m) SCALE 1:1000 @A3 | 1:500 @A1 | 50

REVISION DETAILS	INT	DATE	SURVEYED	WOODS
1 ISSUED FOR RESOURCE CONSENT	NC	MAR 2024	DESIGNED	NC
2 ISSUED FOR S92 AMENDMENTS	NC	JUNE 2024	DRAWN	JH
3 ISSUED FOR 2nd S92	AP	AUG 2024	CHECKED	SM
			APPROVED	JW

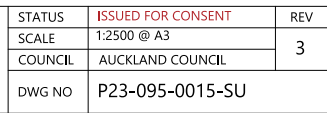
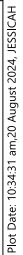
MILLDALE AUCKLAND
WOODS.CO.NZ

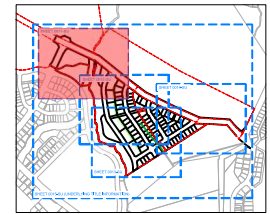


MILLDALE - STAGE 8
SURVEY SCHEME PLAN
SHEET 5 OF 6



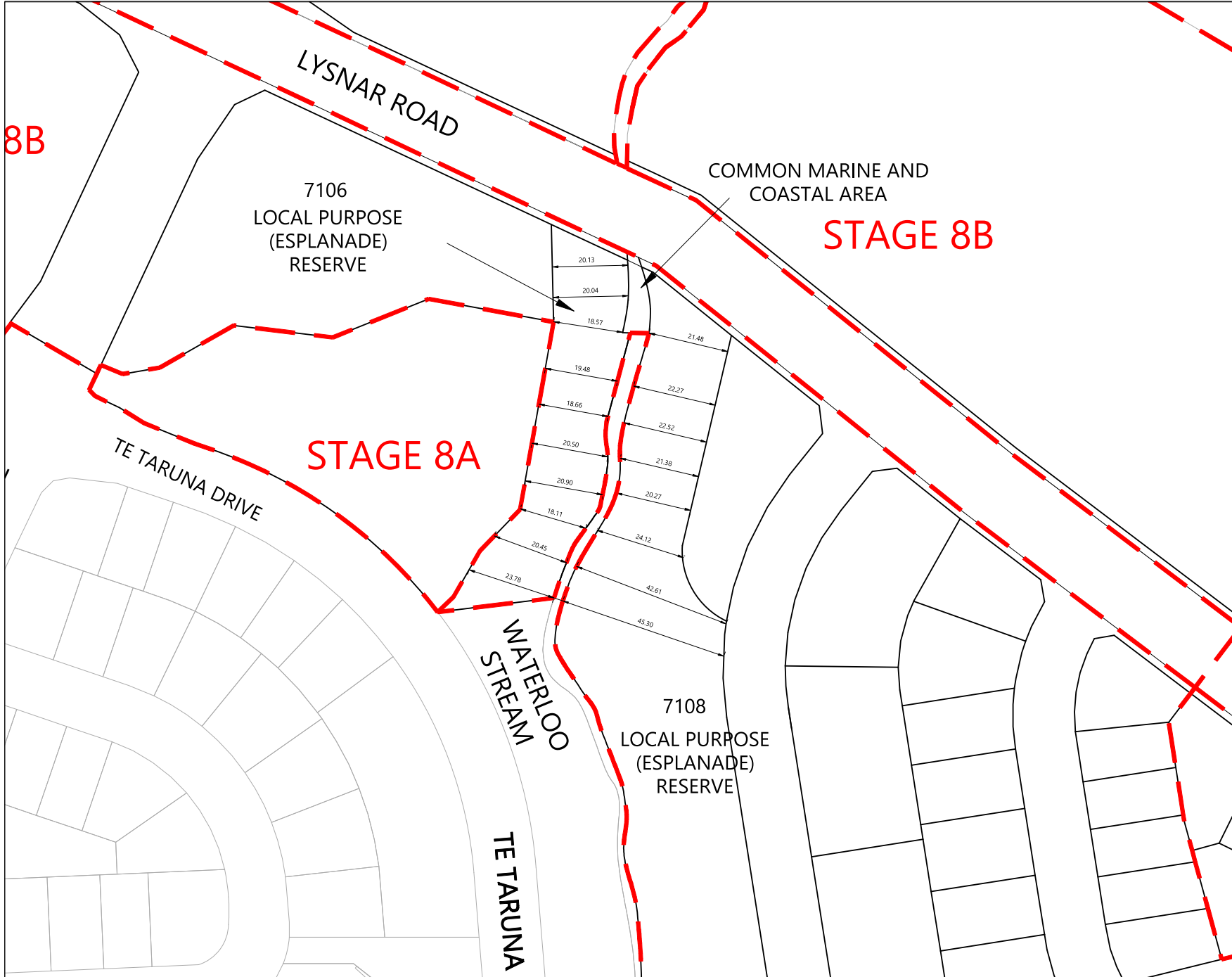
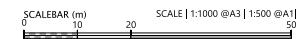
STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1000 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0014-SU	





KEY PLAN

Milledale Stage 8			
Esplanade Reserve Widths			
	True Left Bank (m)	True Right Bank (m)	Width of reserve (not including stream bed)
Chainages approximately 10m			
20.13			
20.04			
18.57	21.48		40.05
19.48	22.27		41.75
18.66	22.52		41.18
20.50	21.38		41.88
20.90	20.27		41.17
18.11	24.12		42.23
20.45	42.61		63.06
23.78	45.30		69.08
Average (m)	20.06	27.49	47.55



REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR RESOURCE CONSENT	NC	MAR 2024	DESIGNED	NC
				DRAWN	KR
				CHECKED	NC
				APPROVED	KR

MILDDALE AUCKLAND
WOODS.CO.NZ



MILDDALE - STAGE 8
ESPLANADE RESERVE PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1000 @ A3	1
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-095-0016-SU	