

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



Decision One

Non-Complying activity Land use (s9)

Restricted discretionary activity for Stormwater Diversion
(s14)

Restricted discretionary activity for Discharge of Water
(s15)

Application numbers:	BUN60425347 (Council Reference) LUC60425348 (s9 land use consent) DIS60425611 (s14 stormwater discharge and diversion) WAT60425613 (s15 Discharge of Stormwater)
Applicant's name:	Fulton Hogan Land Development Limited
Site address:	Argent Lane, Milldale
Legal description:	Lot 9000 DP 586543 Lot 3 DP 488814

Proposal:

To carry out earthworks to facilitate the development of the site involving 88,365m³ of earthworks over an area of 3.29 ha including approximately 67,155m³ of cut and 21,210m³ of fill. This will include earthworks within the 10m riparian margin with approximately an area of 25m² and a volume of 10m³.

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 SUB60425349, which involves breach of the 3m maximum vehicle access width; vehicle access located within 10m of an intersection, driveway gradients and; breaches to the Mixed Housing Suburban and Single House Zone standards.

Resource consents are required for the following reasons:

Land use consents (s9) LUC60425348

Auckland Unitary Plan (Operative in Part)

Regional land use - section 9(2)

E11 Land Disturbance - Regional

- 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 3.29ha hectares. This requires consent as a restricted discretionary activity.
- 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 3.29ha 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 3.29ha 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 88,365m³ (67,155m³ of cut and 21,210m³ of fill). This requires consent as a restricted discretionary activity.
- The proposal involves earthworks (including filling) within a 1% AEP flood plain. This requires consent as a restricted discretionary activity under rule E12.6.2(A11) and C1.9(2).
- The proposal involves earthworks within the 10m riparian yard over 5m² or 5m³ (with approximately 25m² and 10m³ proposed). This requires consent as a restricted discretionary activity under rule E12.6.2 and C1.9(2).

E27 Transport

- Resource consent is required establish a vehicle crossing within 10m of an intersection where a vehicle access restriction control applies under E27.6.4.1(3) on Lots 20, 21, 22, 38, 39, 40, 43, 44, 45, 58, 59, 60, 94, 120, 137, 138, 148, 149, 165, 166 and 167. 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).

H3 Residential - Single House zone

- 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 1.4m within the front yard or 2m in the side/rear yard. This requires consent as a restricted discretionary activity pursuant to rule H3.6.12 and C1.9(2).

H5 Residential Mixed Housing Urban

- 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).

I544 Wainui Precinct

- The proposal involves subdivision and development that is not in general accordance with I544.10.1 Wainui: Precinct Plan. The western portion of the east-west collector road (road CR03) connecting to Cemetery Road will contain a local road typology rather than a collector road typology along its full length. and this is not entirely consistent with the precinct provisions. All works that are not consistent with I544.10.1 Wainui: Precinct Plan requires consent as a discretionary activity pursuant to rule I544.4.1(A3).

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 1-62, 70-87, 94-120, 126-171, 212-214, 227-233, 236-241, 245-257 and 261-267, 5000 - 5005. This requires consent as a restricted discretionary activity under rule I544.10.1(A2).

Residential zones

- Blanket land use consent to exclusively apply Mixed Housing Suburban zone standards on those parts of Lots 236-241 that are split zoned Mixed Housing Suburban/Single House zone. This requires consent as a discretionary activity pursuant to rule C1.7(1).
- Blanket land use consent to exclusively apply Mixed Housing Urban zone standards on those parts of Lots 86, 87, 97, 98, 110, 111 that are split zoned Mixed Housing Urban/Mixed Housing Suburban zone. This requires consent as a discretionary activity pursuant to rule C1.7(1).

National Environmental Standard for Freshwater (NES-FM)

- To undertake earthworks within a 10m setback from a natural inland wetland (wetland C) for the purpose of constructing urban development is a restricted discretionary activity under regulation 45C(2).

DIS60425611 (s14 stormwater discharge and diversion)

National Environmental Standard for Freshwater (NES-FM)

- The diversion of water within a 100m setback from a natural inland wetland (wetland C, E and F) 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).

WAT60425613 (s15 Discharge of Water)

National Environmental Standard for Freshwater (NES-FM)

- The discharge of water within a 100m setback from a natural inland wetland (wetland C, E and F) 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).

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, 104B 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. 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.
 - 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 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.
 - e. The utilisation of the relevant standards as they relate to the Residential: Mixed Housing Urban zone and 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 Urban and Mixed Housing Suburban zone context.
 - f. 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 adjacent sites.
 - g. 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 roads and landscaping of the site.
 - h. 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.
 - i. 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.
 - j. 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.
 - k. Any adverse effects including ecological effects as they relate to associated earthworks within the riparian margin and within proximity to wetlands will be appropriately mitigated by the implementation of the proposed ESCP.
 - l. 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.
 - m. The proposal will have less than minor adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
 - n. In terms of positive effects, the proposed activities will facilitate the development of the sites for residential use contributing to housing that is in short supply across the Auckland region.
 - o. 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), H3 (Residential – Single

House zone), H4 (Residential – Mixed Housing Suburban zone, H5 (Residential – Mixed Housing Urban); E9 (Stormwater Quality) E11 & E12 (Land disturbance), and E27 (Transportation) of the Auckland Unitary Plan (Operative in part); 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. 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.
- b. 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.
- c. 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.
- d. 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 including where these are located within 10m of the road intersection and the driveway gradient are acceptable from a vehicle and pedestrian safety perspective.
- e. The proposal reinforces a safe and connected road pattern.
- f. The proposal will maintain an appropriate level of amenity and which can be appropriately serviced by public infrastructure.
- g. The proposal can be serviced with infrastructure that is compatible and integrated with the proposed network.
- h. 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. There are no other matters that are relevant under s104(1)(c).
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. 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).
6. In the context of this proposal for a non-complying activity land use consent and stormwater permits, 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.
7. 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 consents LUC60425348, DIS60425611 and WAT60425613

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 LUC60425348, WAT60425613 and DIS60425611.

Report title and reference	Author	Rev	Dated
Milldale Stage 7 Geotechnical Investigation Report	CMW	3	25/06/2024
Economic Assessment of Proposed Centre Changes for Milldale	Insight	-	9/10/2023
Ecological Impact Assessment	Viridis	1	Oct-23
Addendum for Ecological Impact Assessment	Viridis	-	8/04/2024
Milldale Stage 7 Stormwater Assessment	Woods	2	20/06/2024
Preliminary Site Investigation for Ground Contamination	T+T	-	Jun-20
Addendum for Milldale Earthworks Precincts 2 & 3	Clough	2	1/06/2020

Urban Design Report	Woods	2	Apr-24
Infrastructure Report	Woods	1	Apr-24
Milldale Stage 7 – Drawdown Assessment	WWLA	1	16/05/2023
Milldale Stage 7 – Dewatering Assessment of Revised Design and Extent	WWLA	-	8/04/2024
Stantec Interim Memorandum (Reference 310205866)	Stantec	-	3/04/2024
Milldale Departure From Standards - Back Berm	Woods	1	1/05/2023
Milldale Driveway Gradient Blanket Consent	Woods	-	27/06/2024
Stantec Vehicle Crossing Design Memo	Stantec	-	15/06/2024
Milldale Driveway Gradient Blanket Consent	Woods	-	26/06/2024
Milldale Water Supply Stage 7 substages A, B, C and D Design Memo	Woods	-	12/04/2024

Drawing Title and Reference	Author	Rev	Dated
P23-094-07-COVER PLAN	WOODS		Jun-24
P23-094-07-0000-GE-INDEX PLAN	WOODS		Jun-24
P23-094-07-0001-GE-SITE LOCATION PLAN	WOODS	3	Jun-24
P23-094-07-0002-GE-EXISTING TITLES PLAN	WOODS	3	Jun-24
P23-094-07-0003-GE-EXISTING FEATURE PLAN	WOODS	3	Jun-24
P23-094-07-0004-GE-ZONING PLAN	WOODS	3	Jun-24
P23-094-07-0005-RD PRECINCT CONFORMANCE PLAN	WOODS	3	Jun-24
P23-094-07-0006-GE-EXISTING EARTHWORKS CONSENTS PLAN	WOODS	3	Jun-24
P23-094-07-0007-GE-EXISTING SUBDIVISION CONSENTS PLAN	WOODS	3	Jun-24
P23-094-07-0010-SU-SURVEY SCHEME PLAN	WOODS	3	Jun-24
P23-094-07-0011-SU-SURVEY SCHEME PLAN	WOODS	3	Jun-24
P23-094-07-0012-SU-SURVEY SCHEME PLAN	WOODS	3	Jun-24

P23-094-07-0015-SU- UNDERLYING PARCEL INFORMATION	WOODS	2	Jun-24
P23-094-07-0100-GE- DEVELOPMENT PLAN - OVERALL	WOODS	3	Jun-24
P23-094-07-0101-GE- DEVELOPMENT PLAN - SHEET 1	WOODS	3	Jun-24
P23-094-07-0102-GE- DEVELOPMENT PLAN - SHEET 2	WOODS	3	Jun-24
P23-094-07-0103-GE- DEVELOPMENT PLAN - SHEET 3	WOODS	3	Jun-24
P23-094-07-0104-GE- DEVELOPMENT PLAN - SHEET 4	WOODS	3	Jun-24
P23-094-07-1100-GE-DESIGN CONTOUR PLAN	WOODS	3	Jun-24
P23-094-07-1200-EW-CUT FILL PLAN	WOODS	3	Jun-24
P23-094-07-1500-EW-FENCING PLAN	WOODS	3	Jun-24
P23-094-07-1800-EW-SEDIMENT AND EROSION CONTROL PLAN	WOODS	3	Jun-24
P23-094-07-1810-EW- EARTHWORKS FINISHING PLAN	WOODS	2	Jun-24
P23-094-07-2000-RD-ROADING LAYOUT - OVERALL PLAN	WOODS	3	Jun-24
P23-094-07-2001-RD-ROADING LAYOUT - SHEET 1	WOODS	3	Jun-24
P23-094-07-2002-RD-ROADING LAYOUT - SHEET 2	WOODS	3	Jun-24
P23-094-07-2003-RD-ROADING LAYOUT - SHEET 3	WOODS	3	Jun-24
P23-094-07-2004-RD-ROADING LAYOUT - SHEET 4	WOODS	3	Jun-24
P23-094-07-2005-RD-ROADING LAYOUT - SHEET 5	WOODS	3	Jun-24
P23-094-07-2020-RD-ROAD TYPOLOGY PLAN	WOODS	3	Jun-24
P23-094-07-2021-RD-TYPICAL CROSS SECTION - COLLECTOR ROAD	WOODS	3	Jun-24

P23-094-07-2022-RD-TYPICAL CROSS SECTION - LOCAL ROAD TYPE 1	WOODS	3	Jun-24
P23-094-07-2023-RD-TYPICAL CROSS SECTION - LOCAL ROAD TYPE 2	WOODS	3	Jun-24
P23-094-07-2024-RD-TYPICAL CROSS SECTION - JOAL	WOODS	3	Jun-24
P23-094-07-2026-RD-TYPICAL CROSS SECTION - PEDESTRIAN ACCESS	WOODS	3	Jun-24
P23-094-07-2050-RD- INTERSECTION TYPOLOGY	WOODS	3	Jun-24
P23-094-07-2060-RD-TRAFFIC CALMING TYPOLOGY	WOODS	3	Jun-24
P23-094-07-2300-RD-OVERALL ROAD GRADIENT PLAN	WOODS	3	Jun-24
P23-094-07-2400-RD-COLLECTOR ROAD CR01 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2401-RD-COLLECTOR ROAD CR01 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2402-RD-COLLECTOR ROAD CR02 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2403-RD-COLLECTOR ROAD CR02 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2404-RD-COLLECTOR ROAD CR03 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2405-RD-COLLECTOR ROAD CR03 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2406-RD-LOCAL ROAD LR01 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2407-RD-LOCAL ROAD LR01 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24

P23-094-07-2408-RD-LOCAL ROAD LR02 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2409-RD-LOCAL ROAD LR03 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2410-RD-LOCAL ROAD LR03 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2411-RD-LOCAL ROAD LR05 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2412-RD-LOCAL ROAD LR06 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2413-RD-LOCAL ROAD LR07 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2414-RD-LOCAL ROAD LR08 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2415-RD-LOCAL ROAD LR10 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2416-RD-LOCAL ROAD LR10 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2417-RD-LOCAL ROAD LR11 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2418-RD-LOCAL ROAD LR12 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2500-RD-PEDESTRIAN ACCESS 01 PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2501-RD-PEDESTRIAN ACCESS 02 PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2502-RD-PEDESTRIAN ACCESS 03 PLAN AND LONG SECTION	WOODS	3	Jun-24

P23-094-07-2503-RD-PEDESTRIAN ACCESS 06 PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2550-RD-JOAL 01A - PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2551-RD-JOAL 01B - PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2552-RD-JOAL 02 - PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2553-RD-JOAL 06 - PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2554-RD-PRIVATE DRIVEWAY 01 - PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2700-RD-VEHICLE TRACKING PLAN-OVERALL	WOODS	3	Jun-24
P23-094-07-2701-RD-VEHICLE TRACKING PLAN-SHEET 1_ROUNDABOUT 1 - COLLECTOR ROAD CR01 TO CR02 & LOCAL ROAD LR02	WOODS	3	Jun-24
P23-094-07-2702-RD-VEHICLE TRACKING PLAN-SHEET 2_ROUNDABOUT 2 - COLLECTOR ROAD CR02 TO LOCAL ROAD LR05 & LR10	WOODS	3	Jun-24
P23-094-07-2704-RD-VEHICLE TRACKING PLAN-SHEET 4_RAISED INTERSECTION - COLLECTOR ROAD CR03 TO LOCAL ROAD LR01	WOODS	3	Jun-24
P23-094-07-2705-RD-VEHICLE TRACKING PLAN-SHEET 5_LOCAL ROAD LR10 WIDENING	WOODS	3	Jun-24
P23-094-07-2706-RD-VEHICLE TRACKING PLAN-SHEET 6_INTERSECTION LOCAL ROAD LR11 TO COLLECTOR CR01	WOODS	2	Jun-24
P23-094-07-2707-RD-VEHICLE TRACKING PLAN-SHEET 7_INTERSECTION LOCAL ROAD LR10 TO COLLECTOR CR01	WOODS	2	Jun-24
P23-094-07-2708-RD-VEHICLE TRACKING PLAN-SHEET	WOODS	2	Jun-24

8_INTERSECTION LOCAL ROAD LR03 TO COLLECTOR CR01			
P23-094-07-2709-RD-VEHICLE TRACKING PLAN-SHEET			
9_INTERSECTION LOCAL ROAD LR03 TO COLLECTOR CR03	WOODS	2	Jun-24
P23-094-07-2710-RD-VEHICLE TRACKING PLAN-SHEET			
10_INTERSECTION LOCAL ROAD LR12 TO LOCAL ROAD LR03	WOODS	2	Jun-24
P23-094-07-2711-RD-VEHICLE TRACKING PLAN-SHEET			
11_INTERSECTION COLLECTOR ROAD 03 TO LOCAL ROAD 07	WOODS	3	Jun-24
P23-094-07-2712-RD-VEHICLE TRACKING PLAN-SHEET			
12_INTERSECTION LOCAL ROAD LR01 TO LOCAL ROAD LR08	WOODS	2	Jun-24
P23-094-07-2800-RD-BUS ROUTE PLAN	WOODS	3	Jun-24
P23-094-07-2850-RD-TYPICAL VEHICLE CROSSING_LOCAL ROAD TYPE A DETAILS	WOODS	3	Jun-24
P23-094-07-2851-RD-TYPICAL VEHICLE CROSSING_LOCAL ROAD TYPE B DETAILS	WOODS	3	Jun-24
P23-094-07-2852-RD-TYPICAL VEHICLE CROSSING_COLLECTOR ROAD TYPE B DETAILS	WOODS	3	Jun-24
P23-094-07-2853-RD-TYPICAL VEHICLE CROSSING_JOAL ACCESS TO COLLECTOR ROAD DETAILS	WOODS	3	Jun-24
P23-094-07-3000-DR- STORMWATER DRAINAGE LAYOUT - OVERALL PLAN	WOODS	3	Jun-24
P23-094-07-3001-DR- STORMWATER DRAINAGE LAYOUT - SHEET 1	WOODS	3	Jun-24
P23-094-07-3002-DR- STORMWATER DRAINAGE LAYOUT - SHEET 2	WOODS	3	Jun-24

P23-094-07-3003-DR-STORMWATER DRAINAGE LAYOUT - SHEET 3	WOODS	3	Jun-24
P23-094-07-3004-DR-STORMWATER DRAINAGE LAYOUT - SHEET 4	WOODS	3	Jun-24
P23-094-07-3005-DR-STORMWATER DRAINAGE LAYOUT - SHEET 5	WOODS	3	Jun-24
P23-094-07-3020-DR-STORMWATER CATCHMENT PLAN	WOODS	3	Jun-24
P23-094-07-3120-DR-ECOLOGY AREA CATCHMENT PLAN (PRE-DEVELOPMENT)	WOODS	2	Jun-24
P23-094-07-3130-DR-ECOLOGY AREA CATCHMENT PLAN (POST-DEVELOPMENT)	WOODS	2	Jun-24
P23-094-07-3300-DR-STORMWATER OVERLAND FLOW PATH - OVERALL PLAN	WOODS	3	Jun-24
P23-094-07-3310-DR-OVERLAND FLOW PATH SECTION DETAILS_SHARED PATH - SHEET 1	WOODS	3	Jun-24
P23-094-07-3311-DR-OVERLAND FLOW PATH SECTION DETAILS_SHARED PATH - SHEET 2	WOODS	3	Jun-24
P23-094-07-3312-DR-OVERLAND FLOW PATH SECTION DETAILS_SHARED PATH - SHEET 3	WOODS	3	Jun-24
P23-094-07-3313-DR-OVERLAND FLOW PATH SECTION DETAILS_SHARED PATH - SHEET 4	WOODS	3	Jun-24
P23-094-07-3314-DR-OVERLAND FLOW PATH SECTION DETAILS_SHARED PATH - SHEET 5	WOODS	3	Jun-24
P23-094-07-3315-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD - SHEET 6	WOODS	3	Jun-24

P23-094-07-3316-DR-OVERLAND FLOW PATH SECTION DETAILS_COLLECTOR ROAD - SHEET 7	WOODS	3	Jun-24
P23-094-07-3317-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 02 - SHEET 8	WOODS	2	Jun-24
P23-094-07-3318-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 03 - SHEET 9	WOODS	2	Jun-24
P23-094-07-3319-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 03 - SHEET 10	WOODS	2	Jun-24
P23-094-07-3320-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 10 - SHEET 11	WOODS	2	Jun-24
P23-094-07-3321-DR-OVERLAND FLOW PATH SECTION DETAILS_COLLECTOR ROAD 03 - SHEET 12	WOODS	2	Jun-24
P23-094-07-3322-DR-OVERLAND FLOW PATH SECTION DETAILS_COLLECTOR ROAD 01 - SHEET 13	WOODS	2	Jun-24
P23-094-07-3323-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 03 - SHEET 14	WOODS	2	Jun-24
P23-094-07-3324-DR-OVERLAND FLOW PATH SECTION DETAILS_COLLECTOR ROAD 01 - SHEET 15	WOODS	2	Jun-24
P23-094-07-3325-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD - SHEET 16	WOODS	2	Jun-24
P23-094-07-3326-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 10 - SHEET 17	WOODS	2	Jun-24

P23-094-07-3327-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 05 - SHEET 18	WOODS	2	Jun-24
P23-094-07-3328-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 06 - SHEET 19	WOODS	2	Jun-24
P23-094-07-3329-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 02 - SHEET 20	WOODS	2	Jun-24
P23-094-07-3330-DR-OVERLAND FLOW PATH SECTION DETAILS_COLLECTOR ROAD 03 - SHEET 21	WOODS	2	Jun-24
P23-094-07-3331-DR-OVERLAND FLOW PATH SECTION DETAILS_ROAD DRAINAGE SAFETY CHECK	WOODS	2	Jun-24
P23-094-07-3500-DR- WATERCOURSE RECHARGE PLAN_PRE-DEVELOPMENT CATCHMENT	WOODS	3	Jun-24
P23-094-07-3510-DR- WATERCOURSE RECHARGE PLAN_POST-DEVELOPMENT CATCHMENT	WOODS	3	Jun-24
P23-094-07-3701-DR-TYPICAL BUBBLE UP CHAMBER WITH SCRUFFY DOME AND RIPRAP DETAILS	WOODS	1	Sep-23
P23-094-07-3800-DR-DRAINAGE BASIN LAYOUT PLAN	WOODS	3	Jun-24
P23-094-07-3801-DR-DRAINAGE BASIN LAYOUT PLAN - BASIN 1	WOODS	3	Jun-24
P23-094-07-3802-DR-DRAINAGE BASIN LAYOUT PLAN - BASIN 2	WOODS	3	Jun-24
P23-094-07-3810-DR-DRAINAGE BASIN LAYOUT - TEMPORARY BASIN PLAN	WOODS	2	May-24
P23-094-07-3811-DR-DRAINAGE BASIN LAYOUT - TEMPORARY BASIN SECTIONS	WOODS	2	Apr-24

P23-094-07-3900-DR DRAINAGE BASIN CATCHMENT PLAN	WOODS	2	Apr-24
P23-094-07-4000-DR- WASTEWATER RETICULATION PLAN	WOODS	3	Jun-24
P23-094-07-4001-DR- WASTEWATER RETICULATION PLAN - SHEET 1	WOODS	3	Jun-24
P23-094-07-4002-DR- WASTEWATER RETICULATION PLAN - SHEET 2	WOODS	3	Jun-24
P23-094-07-4003-DR- WASTEWATER RETICULATION PLAN - SHEET 3	WOODS	3	Jun-24
P23-094-07-4004-DR- WASTEWATER RETICULATION PLAN - SHEET 4	WOODS	3	Jun-24
P23-094-07-4600-DR WASTEWATER OVERALL CATCHMENT PLAN	WOODS	3	Jun-24
P23-094-07-5000-WR-WATER RETICULATION OVERALL PLAN	WOODS	3	Jun-24
P23-094-07-5001-WR-WATER RETICULATION LAYOUT PLAN - SHEET 1	WOODS	3	Jun-24
P23-094-07-5002-WR-WATER RETICULATION LAYOUT PLAN - SHEET 2	WOODS	3	Jun-24
P23-094-07-5003-WR-WATER RETICULATION LAYOUT PLAN - SHEET 3	WOODS	3	Jun-24
P23-094-07-5004-WR-WATER RETICULATION LAYOUT PLAN - SHEET 4	WOODS	3	Jun-24
P16-269-01-SD-2850-TYPICAL PRIVATE DRIVEWAY DESIGN DETAILS	WOODS	1	4/06/2024
MILLDALE RESIDENTIAL SUBDIVISION - STAGE 7 MILLDALE AUCKLAND - RESOURCE CONSENT LANDSCAPE PROPOSAL JUNE 2024	LASF	C	11/06/2024

001-LANDSCAPE PLAN STG 7 - STREET TREES	LASF	C	11/06/2024
002-LANDSCAPE PLAN STG 7 - STREET TREES	LASF	C	11/06/2024
003-LANDSCAPE PLAN STG 7 - EARTH BATTER	LASF	C	11/06/2024
004-LANDSCAPE PLAN STG 7 - SW BASINS	LASF	C	11/06/2024
005-LANDSCAPE PLAN STG 7 - SCHEDULE 1	LASF	C	11/06/2024
006-LANDSCAPE PLAN STG 7 - SCHEDULE 2	LASF	C	11/06/2024

2. The consent holder must pay the council an initial consent compliance monitoring charge of \$1,166 (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, this consent lapses 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 for each respective stage, 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; and,
- Chemical Treatment Management Plan;
- 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 LUC60425348 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.

Earthworks

6. Immediately upon abandonment or completion 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:

Should the any earthworks be completed or abandoned, bare areas of earth associated with the works must be permanently stabilised against erosion. 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 Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2 (GD05).

Duration

7. Resource consent LUC60425348 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

8. Prior to the commencement of earthworks activity, a finalised Erosion and Sediment Control Plan(s), specific to each respective stage, 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 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 new and/or existing sediment retention ponds (SRPs), decanting earth bunds, super silt fences, silt fence, clean and dirty water diversion bunds and stabilised construction entrances;
- supporting calculations and design drawings, as necessary;
- details of construction methods;
- monitoring and maintenance requirements;
- catchment boundaries and contour information as necessary; 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

9. 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 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

10. 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

11. 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 with that specific stage, 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 1. 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

12. Earthworks at 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 Effectiveness to be maintained

13. 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

14. 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).

Seasonal Restriction

15. No earthworks on the subject site must be undertaken between 01 May and 30 September in any year, without the submission of a 'Request for winter works' 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.

Public Assets

16. 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.

17. 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.

Ensure supervision and certification of geotechnical works.

18. All earthworks including the construction of retaining walls and the placement & compaction of fill material must be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional must ensure that they are constructed and otherwise completed in accordance with the “Proposed Residential Subdivision Milldale Stage 7 Geotechnical Investigation Report”, reference: AKL2022-0138AB Rev 3, dated 25 June 2024). In supervising the works, the suitably qualified geotechnical engineering professional must ensure that they are constructed and otherwise completed in accordance with the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application.

Settlement Monitoring Plan

19. 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 on-site. The SMP must be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SMP must also be submitted to the Council for written approval. The SMP must include, as a minimum, the following information:
- a. A monitoring location plan showing the layout and type of all settlement monitoring stations within the fill areas.
 - b. The timing and frequency of survey of the settlement monitoring stations.
 - c. Define the settlement criteria to be met on completion of earthworks

Geotechnical Completion Report.

20. 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 Professional Geotechnical Engineer or Chartered Engineering Geologist must be provided to the Council. The Geotechnical Completion Report must also confirm soil expansivity, foundation requirements and settlement criteria defined in the Settlement Monitoring Plan (as per **condition 19**) have been met. The Geotechnical Completion Report must be to the satisfaction of the Council.

Construction hours

21. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and earthworks activities on the subject site, must be restricted to between the following hours:
- a. Weekdays (Monday to Friday): 7:00am – 6:00pm;
 - b. Saturday: 7:00am – 6:00pm with the exception of any works within 100m of any dwelling for which the hours must be restricted to 8:00am to 1:00pm;
 - c. Sundays or Public Holidays: no works

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

22. 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 shall 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

23. All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.
24. 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.

25. 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.

Vehicle crossing width and future development design on the sites

26. 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 P23-094-07-2850-RD rev 3, dated June 2024 unless approval from Council and Auckland Transport is obtained to permit deviation from this design.
27. 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 drawings P23-094-07-2850-RD rev 3, dated June 2024 and P23-094-07-2851-RD rev 3, dated June 2024 unless approval from Council and Auckland Transport is obtained to permit deviation from this design.
28. 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 P23-094-07-2852-RD rev 3, dated June 2024 unless approval from Council is obtained to permit deviation from this design.

Driveway gradients

29. 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%.

Development on Lots 86, 87, 97, 98, 110, 111 and 5002

30. All dwellings and associated buildings constructed on Lots 86, 87, 97, 98, 110, 111 and 5002 must be designed in accordance with all of the standards of the Residential - Mixed Housing Urban Zone that are listed under Standard H5.6 of the Auckland Unitary Plan (Operative in Part)

Development on Lots 3-6, 236-241 and 5001

31. All dwellings and associated buildings constructed on Lots 3-6, 236-241 and 5001 must be designed in accordance with all of the standards of the Residential - Mixed Housing Suburban Zone that are listed under Standard H4.6 of the Auckland Unitary Plan (Operative in Part).

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 SUB60425349. The applicable future lots as it correlates to each of the infringed standards are listed under the above reasons of consent.

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 /

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.*

Delegated decision maker:

Name: Carly Hinde

Title: Principal Project Lead, Premium Resource Consents

Signed: 

Date: 02/08/2024

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



Decision two – Non-Complying activity for a subdivision consent

Application numbers:	BUN60425347 (Council Reference) SUB60425349 (s11 Subdivision consent)
Applicant's name:	Fulton Hogan Land Development Limited
Site address:	Argent Lane, Milldale
Legal description:	Lot 9000 DP 586543 Lot 3 DP 488814

Proposal:

To subdivide the sites to create 189 vacant residential lots, 6 super lots, drainage reserves, land in lieu of reserve associated roads and accessways. Associated infrastructure and services are proposed to service the subdivision. The development is to be staged with the overall proposal referred to as Stage 7 subdivision of the Wainui Precinct.

The resource consents are:

Subdivision consents (s11) SUB60425349

Auckland Unitary Plan (Operative in Part)

- Pursuant to E38.4.1(A7) the proposal involves the subdivision of land with two or more zones (Residential Single House, Residential Mixed Housing Suburban and Residential – Mixed Housing Urban zone). This requires consent as a restricted discretionary activity.
- The proposal involves vacant sites subdivision involving parent sites of 1ha or greater in the Residential zone not complying with Standard E38.8.3. This requires consent as a non-complying activity pursuant to rule E38.4.2(A19). The proposal involves:
 - Vacant sites within the Mixed Housing Suburban zone not meeting the minimum net site area requirement of 320m² (with a minimum lot size of 250m² proposed).
 - Vacant sites within the Mixed Housing Urban zone not meeting the maximum average net site area requirement of 360m² (with an average lot size of 453m² proposed).
- The proposal involves vacant sites subdivision complying with Standard E38.9.2.3 as a restricted discretionary activity pursuant to Rule Activity Table E38.4.2 (A35).
- 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 I544.4.1(A2) Subdivision, building and development not in accordance with I544.10.1 Wainui: Precinct plan 1 requires consent as a discretionary activity.

The western portion of the east-west collector road (road CR03) connecting to Cemetery Road will contain a local road typology rather than a collector road typology along its full length and this is not entirely consistent with the precinct 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 100 dwellings (with over 189 dwellings and future dwellings on residential lots and superlots). This requires consent as a restricted discretionary activity under Rule Activity Table 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
 - c. The connections within the subdivision enable good vehicle and pedestrian connections to the Agent Lane, the local centre, Recreation Reserve. The block sizes and road layout generally offer a reasonable level of permeability through the neighbourhood when combined with 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 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.
 - f. The proposed subdivision will involve the creation of one recreation reserve (Lot 7000 land in lieu of reserve) to vest in Council. The reserve has an area of 4,949m² and will be provided as vacant land to vest in Council. This will provide a strategic location that acts as a western node to the wider Milldale Development, offsetting open space provision previously required in adjacent stages whilst serviced accordingly by accessways to provide for a connected open space network.

- g. The proposed subdivision will create a number of reserves. These include the proposed accessways to vest, as well as the Local Purpose Drainage Reserves (Lot Lots 6000 and 6001). The proposed landscape planting strategy is appropriate. 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.
- h. 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.
- i. The design of the development is designed to appropriately manage stormwater and to safely maintain the conveyance function of overland flow paths. The proposal is broadly consistent with the Stormwater management Plan approved for the Wainui Precinct. The proposed stormwater management strategy and design including the stormwater detention basin are acceptable and the final design details including the detention basin can be addressed as part of Engineering Plan Approval
- j. The proposal incorporates a series of pedestrian connections to create additional permeability within the block structure and to create direct connections from the site to Argent Lane and the wider environment. These will contribute to the safety and amenity for future residents.
- k. 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.
- l. 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.
- m. 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.

- a. 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.
 - b. 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), H5 (Residential – Mixed Housing Urban), H7 (Open Space) 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 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.
 - f. 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.
 - g. 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,
 - h. The subdivision provides a safe and connect road pattern and the design details can be addressed as part of the EPA process.
 - i. 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.
 - j. All sites are capable of being serviced with infrastructure that is compatible and integrated with the proposed network.
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 7 subdivision of Milldale, comprising of 189 vacant residential lots, 6 super lots, two drainage reserves, land in lieu of reserve, 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 26 April 2024 and must be carried out in accordance with the plans and information detailed below, and all referenced by the council as consent SUB60425349.

Report title and reference	Author	Rev	Dated
Milldale Stage 7 Geotechnical Investigation Report	CMW	3	25/06/2024
Economic Assessment of Proposed Centre Changes for Milldale	Insight	-	9/10/2023
Ecological Impact Assessment	Viridis	1	Oct-23
Addendum for Ecological Impact Assessment	Viridis	-	8/04/2024
Milldale Stage 7 Stormwater Assessment	Woods	2	20/06/2024
Preliminary Site Investigation for Ground Contamination	T+T	-	Jun-20
Addendum for Milldale Earthworks Precincts 2 & 3	Clough	2	1/06/2020
Urban Design Report	Woods	2	Apr-24
Infrastructure Report	Woods	1	Apr-24
Milldale Stage 7 – Drawdown Assessment	WWLA	1	16/05/2023
Milldale Stage 7 – Dewatering Assessment of Revised Design and Extent	WWLA	-	8/04/2024

Stantec Interim Memorandum (Reference 310205866)	Stantec	-	3/04/2024
Milldale Departure From Standards - Back Berm	Woods	1	1/05/2023
Milldale Driveway Gradient Blanket Consent	Woods	-	27/06/2024
Stantec Vehicle Crossing Design Memo	Stantec	-	15/06/2024
Milldale Driveway Gradient Blanket Consent	Woods	-	26/06/2024
Milldale Water Supply Stage 7 substages A, B, C and D Design Memo	Woods	-	12/04/2024

Drawing Title and Reference	Author	Rev	Dated
P23-094-07-COVER PLAN	WOODS		Jun-24
P23-094-07-0000-GE-INDEX PLAN	WOODS		Jun-24
P23-094-07-0001-GE-SITE LOCATION PLAN	WOODS	3	Jun-24
P23-094-07-0002-GE-EXISTING TITLES PLAN	WOODS	3	Jun-24
P23-094-07-0003-GE-EXISTING FEATURE PLAN	WOODS	3	Jun-24
P23-094-07-0004-GE-ZONING PLAN	WOODS	3	Jun-24
P23-094-07-0005-RD PRECINCT CONFORMANCE PLAN	WOODS	3	Jun-24
P23-094-07-0006-GE-EXISTING EARTHWORKS CONSENTS PLAN	WOODS	3	Jun-24
P23-094-07-0007-GE-EXISTING SUBDIVISION CONSENTS PLAN	WOODS	3	Jun-24
P23-094-07-0010-SU-SURVEY SCHEME PLAN	WOODS	3	Jun-24
P23-094-07-0011-SU-SURVEY SCHEME PLAN	WOODS	3	Jun-24
P23-094-07-0012-SU-SURVEY SCHEME PLAN	WOODS	3	Jun-24
P23-094-07-0015-SU-UNDERLYING PARCEL INFORMATION	WOODS	2	Jun-24
P23-094-07-0100-GE-DEVELOPMENT PLAN - OVERALL	WOODS	3	Jun-24
P23-094-07-0101-GE-DEVELOPMENT PLAN - SHEET 1	WOODS	3	Jun-24

P23-094-07-0102-GE- DEVELOPMENT PLAN - SHEET 2	WOODS	3	Jun-24
P23-094-07-0103-GE- DEVELOPMENT PLAN - SHEET 3	WOODS	3	Jun-24
P23-094-07-0104-GE- DEVELOPMENT PLAN - SHEET 4	WOODS	3	Jun-24
P23-094-07-1100-GE-DESIGN CONTOUR PLAN	WOODS	3	Jun-24
P23-094-07-1200-EW-CUT FILL PLAN	WOODS	3	Jun-24
P23-094-07-1500-EW-FENCING PLAN	WOODS	3	Jun-24
P23-094-07-1800-EW-SEDIMENT AND EROSION CONTROL PLAN	WOODS	3	Jun-24
P23-094-07-1810-EW- EARTHWORKS FINISHING PLAN	WOODS	2	Jun-24
P23-094-07-2000-RD-ROADING LAYOUT - OVERALL PLAN	WOODS	3	Jun-24
P23-094-07-2001-RD-ROADING LAYOUT - SHEET 1	WOODS	3	Jun-24
P23-094-07-2002-RD-ROADING LAYOUT - SHEET 2	WOODS	3	Jun-24
P23-094-07-2003-RD-ROADING LAYOUT - SHEET 3	WOODS	3	Jun-24
P23-094-07-2004-RD-ROADING LAYOUT - SHEET 4	WOODS	3	Jun-24
P23-094-07-2005-RD-ROADING LAYOUT - SHEET 5	WOODS	3	Jun-24
P23-094-07-2020-RD-ROAD TYPOLOGY PLAN	WOODS	3	Jun-24
P23-094-07-2021-RD-TYPICAL CROSS SECTION - COLLECTOR ROAD	WOODS	3	Jun-24
P23-094-07-2022-RD-TYPICAL CROSS SECTION - LOCAL ROAD TYPE 1	WOODS	3	Jun-24
P23-094-07-2023-RD-TYPICAL CROSS SECTION - LOCAL ROAD TYPE 2	WOODS	3	Jun-24
P23-094-07-2024-RD-TYPICAL CROSS SECTION - JOAL	WOODS	3	Jun-24

P23-094-07-2026-RD-TYPICAL CROSS SECTION - PEDESTRIAN ACCESS	WOODS	3	Jun-24
P23-094-07-2050-RD- INTERSECTION TYPOLOGY	WOODS	3	Jun-24
P23-094-07-2060-RD-TRAFFIC CALMING TYPOLOGY	WOODS	3	Jun-24
P23-094-07-2300-RD-OVERALL ROAD GRADIENT PLAN	WOODS	3	Jun-24
P23-094-07-2400-RD-COLLECTOR ROAD CR01 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2401-RD-COLLECTOR ROAD CR01 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2402-RD-COLLECTOR ROAD CR02 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2403-RD-COLLECTOR ROAD CR02 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2404-RD-COLLECTOR ROAD CR03 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2405-RD-COLLECTOR ROAD CR03 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2406-RD-LOCAL ROAD LR01 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2407-RD-LOCAL ROAD LR01 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2408-RD-LOCAL ROAD LR02 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2409-RD-LOCAL ROAD LR03 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2410-RD-LOCAL ROAD LR03 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24

P23-094-07-2411-RD-LOCAL ROAD LR05 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2412-RD-LOCAL ROAD LR06 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2413-RD-LOCAL ROAD LR07 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2414-RD-LOCAL ROAD LR08 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2415-RD-LOCAL ROAD LR10 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2416-RD-LOCAL ROAD LR10 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2417-RD-LOCAL ROAD LR11 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2418-RD-LOCAL ROAD LR12 - PLAN VIEW & LONGSECTION	WOODS	3	Jun-24
P23-094-07-2500-RD-PEDESTRIAN ACCESS 01 PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2501-RD-PEDESTRIAN ACCESS 02 PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2502-RD-PEDESTRIAN ACCESS 03 PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2503-RD-PEDESTRIAN ACCESS 06 PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2550-RD-JOAL 01A - PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2551-RD-JOAL 01B - PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2552-RD-JOAL 02 - PLAN AND LONG SECTION	WOODS	3	Jun-24

P23-094-07-2553-RD-JOAL 06 - PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2554-RD-PRIVATE DRIVEWAY 01 - PLAN AND LONG SECTION	WOODS	3	Jun-24
P23-094-07-2700-RD-VEHICLE TRACKING PLAN-OVERALL	WOODS	3	Jun-24
P23-094-07-2701-RD-VEHICLE TRACKING PLAN-SHEET 1_ROUNDABOUT 1 - COLLECTOR ROAD CR01 TO CR02 & LOCAL ROAD LR02	WOODS	3	Jun-24
P23-094-07-2702-RD-VEHICLE TRACKING PLAN-SHEET 2_ROUNDABOUT 2 - COLLECTOR ROAD CR02 TO LOCAL ROAD LR05 & LR10	WOODS	3	Jun-24
P23-094-07-2704-RD-VEHICLE TRACKING PLAN-SHEET 4_RAISED INTERSECTION - COLLECTOR ROAD CR03 TO LOCAL ROAD LR01	WOODS	3	Jun-24
P23-094-07-2705-RD-VEHICLE TRACKING PLAN-SHEET 5_LOCAL ROAD LR10 WIDENING	WOODS	3	Jun-24
P23-094-07-2706-RD-VEHICLE TRACKING PLAN-SHEET 6_INTERSECTION LOCAL ROAD LR11 TO COLLECTOR CR01	WOODS	2	Jun-24
P23-094-07-2707-RD-VEHICLE TRACKING PLAN-SHEET 7_INTERSECTION LOCAL ROAD LR10 TO COLLECTOR CR01	WOODS	2	Jun-24
P23-094-07-2708-RD-VEHICLE TRACKING PLAN-SHEET 8_INTERSECTION LOCAL ROAD LR03 TO COLLECTOR CR01	WOODS	2	Jun-24
P23-094-07-2709-RD-VEHICLE TRACKING PLAN-SHEET 9_INTERSECTION LOCAL ROAD LR03 TO COLLECTOR CR03	WOODS	2	Jun-24
P23-094-07-2710-RD-VEHICLE TRACKING PLAN-SHEET 10_INTERSECTION LOCAL ROAD LR12 TO LOCAL ROAD LR03	WOODS	2	Jun-24

P23-094-07-2711-RD-VEHICLE TRACKING PLAN-SHEET 11_INTERSECTION COLLECTOR ROAD 03 TO LOCAL ROAD 07	WOODS	3	Jun-24
P23-094-07-2712-RD-VEHICLE TRACKING PLAN-SHEET 12_INTERSECTION LOCAL ROAD LR01 TO LOCAL ROAD LR08	WOODS	2	Jun-24
P23-094-07-2800-RD-BUS ROUTE PLAN	WOODS	3	Jun-24
P23-094-07-2850-RD-TYPICAL VEHICLE CROSSING_LOCAL ROAD TYPE A DETAILS	WOODS	3	Jun-24
P23-094-07-2851-RD-TYPICAL VEHICLE CROSSING_LOCAL ROAD TYPE B DETAILS	WOODS	3	Jun-24
P23-094-07-2852-RD-TYPICAL VEHICLE CROSSING_COLLECTOR ROAD TYPE B DETAILS	WOODS	3	Jun-24
P23-094-07-2853-RD-TYPICAL VEHICLE CROSSING_JOAL ACCESS TO COLLECTOR ROAD DETAILS	WOODS	3	Jun-24
P23-094-07-3000-DR- STORMWATER DRAINAGE LAYOUT - OVERALL PLAN	WOODS	3	Jun-24
P23-094-07-3001-DR- STORMWATER DRAINAGE LAYOUT - SHEET 1	WOODS	3	Jun-24
P23-094-07-3002-DR- STORMWATER DRAINAGE LAYOUT - SHEET 2	WOODS	3	Jun-24
P23-094-07-3003-DR- STORMWATER DRAINAGE LAYOUT - SHEET 3	WOODS	3	Jun-24
P23-094-07-3004-DR- STORMWATER DRAINAGE LAYOUT - SHEET 4	WOODS	3	Jun-24
P23-094-07-3005-DR- STORMWATER DRAINAGE LAYOUT - SHEET 5	WOODS	3	Jun-24

P23-094-07-3020-DR-STORMWATER CATCHMENT PLAN	WOODS	3	Jun-24
P23-094-07-3120-DR-ECOLOGY AREA CATCHMENT PLAN (PRE-DEVELOPMENT)	WOODS	2	Jun-24
P23-094-07-3130-DR-ECOLOGY AREA CATCHMENT PLAN (POST-DEVELOPMENT)	WOODS	2	Jun-24
P23-094-07-3300-DR-STORMWATER OVERLAND FLOW PATH - OVERALL PLAN	WOODS	3	Jun-24
P23-094-07-3310-DR-OVERLAND FLOW PATH SECTION DETAILS_SHARED PATH - SHEET 1	WOODS	3	Jun-24
P23-094-07-3311-DR-OVERLAND FLOW PATH SECTION DETAILS_SHARED PATH - SHEET 2	WOODS	3	Jun-24
P23-094-07-3312-DR-OVERLAND FLOW PATH SECTION DETAILS_SHARED PATH - SHEET 3	WOODS	3	Jun-24
P23-094-07-3313-DR-OVERLAND FLOW PATH SECTION DETAILS_SHARED PATH - SHEET 4	WOODS	3	Jun-24
P23-094-07-3314-DR-OVERLAND FLOW PATH SECTION DETAILS_SHARED PATH - SHEET 5	WOODS	3	Jun-24
P23-094-07-3315-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD - SHEET 6	WOODS	3	Jun-24
P23-094-07-3316-DR-OVERLAND FLOW PATH SECTION DETAILS_COLLECTOR ROAD - SHEET 7	WOODS	3	Jun-24
P23-094-07-3317-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 02 - SHEET 8	WOODS	2	Jun-24
P23-094-07-3318-DR-OVERLAND FLOW PATH SECTION	WOODS	2	Jun-24

DETAILS_LOCAL ROAD 03 - SHEET 9			
P23-094-07-3319-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 03 - SHEET 10	WOODS	2	Jun-24
P23-094-07-3320-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 10 - SHEET 11	WOODS	2	Jun-24
P23-094-07-3321-DR-OVERLAND FLOW PATH SECTION DETAILS_COLLECTOR ROAD 03 - SHEET 12	WOODS	2	Jun-24
P23-094-07-3322-DR-OVERLAND FLOW PATH SECTION DETAILS_COLLECTOR ROAD 01 - SHEET 13	WOODS	2	Jun-24
P23-094-07-3323-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 03 - SHEET 14	WOODS	2	Jun-24
P23-094-07-3324-DR-OVERLAND FLOW PATH SECTION DETAILS_COLLECTOR ROAD 01 - SHEET 15	WOODS	2	Jun-24
P23-094-07-3325-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD - SHEET 16	WOODS	2	Jun-24
P23-094-07-3326-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 10 - SHEET 17	WOODS	2	Jun-24
P23-094-07-3327-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 05 - SHEET 18	WOODS	2	Jun-24
P23-094-07-3328-DR-OVERLAND FLOW PATH SECTION DETAILS_LOCAL ROAD 06 - SHEET 19	WOODS	2	Jun-24
P23-094-07-3329-DR-OVERLAND FLOW PATH SECTION	WOODS	2	Jun-24

DETAILS_LOCAL ROAD 02 -
SHEET 20

P23-094-07-3330-DR-OVERLAND
FLOW PATH SECTION

DETAILS_COLLECTOR ROAD 03 -
SHEET 21

WOODS 2 Jun-24

P23-094-07-3331-DR-OVERLAND
FLOW PATH SECTION

DETAILS_ROAD DRAINAGE
SAFETY CHECK

WOODS 2 Jun-24

P23-094-07-3500-DR-
WATERCOURSE RECHARGE
PLAN_PRE-DEVELOPMENT
CATCHMENT

WOODS 3 Jun-24

P23-094-07-3510-DR-
WATERCOURSE RECHARGE
PLAN_POST-DEVELOPMENT
CATCHMENT

WOODS 3 Jun-24

P23-094-07-3701-DR-TYPICAL
BUBBLE UP CHAMBER WITH
SCRUFFY DOME AND RIPRAP
DETAILS

WOODS 1 Sep-23

P23-094-07-3800-DR-DRAINAGE
BASIN LAYOUT PLAN

WOODS 3 Jun-24

P23-094-07-3801-DR-DRAINAGE
BASIN LAYOUT PLAN - BASIN 1

WOODS 3 Jun-24

P23-094-07-3802-DR-DRAINAGE
BASIN LAYOUT PLAN - BASIN 2

WOODS 3 Jun-24

P23-094-07-3810-DR-DRAINAGE
BASIN LAYOUT - TEMPORARY
BASIN PLAN

WOODS 2 May-24

P23-094-07-3811-DR-DRAINAGE
BASIN LAYOUT - TEMPORARY
BASIN SECTIONS

WOODS 2 Apr-24

P23-094-07-3900-DR DRAINAGE
BASIN CATCHMENT PLAN

WOODS 2 Apr-24

P23-094-07-4000-DR-
WASTEWATER RETICULATION
PLAN

WOODS 3 Jun-24

P23-094-07-4001-DR-
WASTEWATER RETICULATION
PLAN - SHEET 1

WOODS 3 Jun-24

P23-094-07-4002-DR- WASTEWATER RETICULATION PLAN - SHEET 2	WOODS	3	Jun-24
P23-094-07-4003-DR- WASTEWATER RETICULATION PLAN - SHEET 3	WOODS	3	Jun-24
P23-094-07-4004-DR- WASTEWATER RETICULATION PLAN - SHEET 4	WOODS	3	Jun-24
P23-094-07-4600-DR WASTEWATER OVERALL CATCHMENT PLAN	WOODS	3	Jun-24
P23-094-07-5000-WR-WATER RETICULATION OVERALL PLAN	WOODS	3	Jun-24
P23-094-07-5001-WR-WATER RETICULATION LAYOUT PLAN - SHEET 1	WOODS	3	Jun-24
P23-094-07-5002-WR-WATER RETICULATION LAYOUT PLAN - SHEET 2	WOODS	3	Jun-24
P23-094-07-5003-WR-WATER RETICULATION LAYOUT PLAN - SHEET 3	WOODS	3	Jun-24
P23-094-07-5004-WR-WATER RETICULATION LAYOUT PLAN - SHEET 4	WOODS	3	Jun-24
P16-269-01-SD-2850-TYPICAL PRIVATE DRIVEWAY DESIGN DETAILS	WOODS	1	4/06/2024
MILLDALE RESIDENTIAL SUBDIVISION - STAGE 7 MILLDALE AUCKLAND - RESOURCE CONSENT LANDSCAPE PROPOSAL JUNE 2024	LASF	C	11/06/2024
001-LANDSCAPE PLAN STG 7 - STREET TREES	LASF	C	11/06/2024
002-LANDSCAPE PLAN STG 7 - STREET TREES	LASF	C	11/06/2024
003-LANDSCAPE PLAN STG 7 - EARTH BATTER	LASF	C	11/06/2024
004-LANDSCAPE PLAN STG 7 - SW BASINS	LASF	C	11/06/2024

005-LANDSCAPE PLAN STG 7 -
SCHEDULE 1

LASF

C 11/06/2024

006-LANDSCAPE PLAN STG 7 -
SCHEDULE 2

LASF

C 11/06/2024

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 7A

Creation of vacant residential Lots 1-34, 37- 46, 48-49 superlots 5000, 5001 and 5005; COALs 3000 and 3001; Lot 8000 (road to vest) and 8001; and Lot 7500

(accessway to vest).

Stage 7B

Creation of vacant residential Lots 107-117, 126-162; superlots 5002-5004; COALs 3003 and 3004; Lot 8002 (road to vest); Lot 7501 (accessway to vest); and Lots 6000 and 6001 Local Purpose (Drainage) Reserves.

Stage 7C

Creation of vacant residential Lots 35-36; 50-55, 70-87, 94-106, 118-120 163-171; Lots 8003 and 8004 (roads to vest); Lot 7000 (Land in Lieu of Reserve); and Lot 7502 (accessway to vest).

Stage 7D

Creation of vacant residential Lots 47, 56-62, 212-214, 227-233, 236-241, 245-257, 261-267 and Lot 8005 (road to vest).

These conditions apply to each relevant stage

Survey Plan

4. The consent holder must submit a survey plan for each stage in accordance with the approved resource consent subdivision plan as follows:

Plan title and reference	Author	Rev	Dated
Survey Scheme Plan - Overall P23-094-07-0010-SU	Woods	3	June 2024
Survey Scheme Plan – Sheet 1 P23-094-07-0011-SU	Woods	3	June 2024
Survey Scheme Plan – Sheet 2 P23-094-07-0012-SU	Woods	3	June 2024

Amalgamation Condition

5. Pursuant to Section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for the COAL (Lot 3000) being held by Lots 5000 and 5001 must be shown on the survey plan.
6. Pursuant to Section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for the COAL (Lot 3001) being held by Lots 14 and 15 must be shown on the survey plan.
7. Pursuant to Section 220(1)(b)(ii) and (iii) of the RMA, the appropriate amalgamation condition for the COAL (Lot 3003) being held by Lot 5002 must be shown on the survey plan.
8. Pursuant to Section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for the COAL (Lot 3004) being held by Lots 5003 and 5004 must be shown on the survey plan.
9. That 9000 hereon, LOT 9003 DP 586655 and LOT 9004 DP 586543 Hereon Be Held In The Same Record Of Title.

Land covenants

10. Areas identified in green on the Survey scheme plans referenced in condition 4 are to be subject to land covenants for vegetation protection, vegetation maintenance and the

protection of the mechanically stabilised earth batter slope.

Land to Vest in Council

11. All of the proposed roads shown as Lots 8000, 8001, 8002, 8003, 8004 & 8005 on the approved plan "*Scheme Plan prepared by Woods, Drawing No: P23-094-07-0010-SU, Rev 3, dated: Jun 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 Lot 7500, 7501 & 7502 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:

The document must be prepared by Council's Solicitor at the applicant's cost.

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.

13. The proposed Lot 7000 must be shown as Land in Lieu of Reserve on the submitted scheme plan. This must vest free of easements and encumbrances and with no utility devices, transformers or structures on any of its road frontages or berms. The vesting of Lot 7000 is contingent upon the applicant entering into a sale and purchase agreement for Lot 7000 by the time the survey plan application is submitted for approval under S223. If no such agreement exists at the time of the survey plan application under S223, the land will be considered as a balance lot.
14. The proposed Local Purpose (Drainage) Reserves shown as Lot 6000 and 6001 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 lighting and stormwater outfall structures) 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.

Advice note:

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

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.

15. 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 SUB60425349 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

16. The consent holder must construct retaining walls and place & compact material in accordance with the recommendations of the "Geotech Investigation Report prepared by CMW, ref: AKL2022-0138AB Rev 3, dated: 25 June 2023" to ensure the site is stable and suitable for development. The consent holder must provide a Geotechnical Completion Report from a suitably qualified engineering professional to confirm that all Lots are stable and suitable for development when applying for a certificate under section 224(c) of the RMA.

Advice Note: *Retaining Walls are subject to Building Consent application.*

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-205325, dated: 15 July 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.*

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-205325, dated: 15 July 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:

- *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 detention basins, treatment and/or attenuation devices (and including the stormwater detention tanks within the COAL's) must be designed and constructed in accordance with the “*Infrastructure Report prepared by: Woods, ref: P23-094, Version: 1, dated: 12 April 2024*” and Auckland Council Standards.

Overland Flow

23. The consent holder must construct the overland flow paths as shown on “*Overland Flow Path Section Details Sheet 1, prepared by: Woods, dwg no: P23-094-07-3310-DR, Rev 3, dated: JUN 2024*” to and including “*Overland Flow Path Section Details Sheet 21, prepared by: Woods, dwg no: P23-094-07-3330-DR, Rev 2, dated: JUN 2024*” (there are x21 (twenty-one) sheets) in accordance with the recommendations of the “*Infrastructure Report prepared by: Woods, ref: P23-094, Version: 1, dated: April 2024*” to ensure continuity of overland flow is maintained and contained through designed channels, and that the stability of the sites and neighbouring properties is protected. The following evidence must be provided when applying for a certificate under section 224(c) of the RMA:

The consent holder must provide an as-built plan, long section, and cross-sections, prepared by a Licensed Cadastral Surveyor and/ or suitably qualified engineering professional to demonstrate that the completed overland flow path meets the design requirements.

Public Road Construction

Public Roads

24. 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.*

Interim Turning Heads

25. Interim turning heads must be provided at the indicative locations in the drawing P23-094-07-2000-RD, titled, 'Milldale -Stage 7 ROAD LAYOUT - OVERALL PLAN, dated April 2024, revision 2, authored by Woods unless an adjacent subdivision is approved west of Stage 7, in which case the roads will be extended. 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 for each relevant stage.

Pavement Design

26. 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**

27. The consent holder must design and construct a vehicle accessway on Lots 3000, 3001, 3003 & 3004 in accordance with the approved plans noted in Condition 1.

The landscaping within each of the vehicle accessways must be designed at the Engineering Plan Approval stage, and must be consistent with the landscape design for vehicle accessways within Milldale.

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

28. The consent holder must provide a new vehicle crossing to serve Lots 3000, 3001, 3003 & 3004. 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 Lots 3000, 3001, 3003 & 3004

29. 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's 3000, 3001, 3003 & 3004;
- 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

30. 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 (Lots 8000, 8001, 8002, 8003, 8004, 8005, 7500, 7501 & 7502)

31. The consent holder must submit a detailed streetscape landscaping plan(s) for rain gardens, street trees, and accessways for road lots 8000-8005, and Accessway lots 7500-7502 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 11/06/2024.

- 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) Provide for the required planting of rain gardens but must not include street garden beds and amenity planting.
- g) Include planting methodology.
- h) Include all lighting details within the proposed streets and accessways
- 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.

Land in Lieu of reserve (Lot 7000)

32. The consent holder must submit for the approval of the Parks Planning Team Leader detailed engineering and landscaping plans for all hard assets/park furniture/fixtures/planting/grassing to enable reserve development to be undertaken within Lot 7000. The plan(s) and supporting planting methodology, to be submitted for approval, must:
 - a) Be in general accordance with the landscape plans prepared by LASF Landscape Architects, revision C, dated 11/06/2024.
 - b) Be prepared by suitably qualified person/s
 - c) Include a weed management plan detailing weed eradication and control methods for the park, prior to and after planting.
 - d) Identify the existing species to be retained.
 - e) Comply with the [Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape](#).

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 6000 and 6001)

33. 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 6000 and 6001 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 landscape plans prepared by LASF Landscape Architects, revision C, dated 11/06/2024.
- 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 landscape works in Drainage Reserves (Lots 6000 and 6001) and Land in Lieu of Reserve (Lot 7000)

34. Prior to the issue of section 224(c) certification, all hard and soft landscape works within the drainage reserves Lots 6000 and 6001 and Land in Lieu of Reserve (Lot 7000) 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 32 and 33** 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.

Implementation of streetscape and accessway landscape works (Lots 8000, 8001, 8002, 8003, 8004, 8005, 7500, 7501 & 7502)

- 35. Prior to issue of section 224(c) certification, all street and accessway landscaping for road Lots 8000-8005, and accessway Lots 7500 – 7502 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.

Weed control for Drainage Reserves (Lots 6000 and 6001) and Land in Lieu of Reserve (Lot 7000)

- 36. The consent holder must submit a Weed Control Programme for the Drainage Reserves (Lots 6000 and 6001) and Land in Lieu of Reserve (Lot 7000) 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.

Maintenance – Streetscape and Accessways (Lots 8000, 8001, 8002, 8003, 8004, 8005, 7500, 7501 & 7502)

- 37. 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 7500 - 7502. 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.
- 38. 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.
- 39. 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 6000 and 6001) and Land in Lieu of Reserve (Lot 7000)

- 40. 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 6000 and 6001, and Land in Lieu of Reserve (Lot 7000). 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.
- 41. 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.
- 42. 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 three years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

As-built plans

43. 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

44. 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 (Lots 8000, 8001, 8002, 8003, 8004, 8005, 7500, 7501 & 7502)

45. 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 7500-7502. 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 6000 and 6001) and Land in Lieu of Reserve (Lot 7000) Landscaping

46. 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 6000 and 6001) and Land in Lieu of Reserve (Lot 7000). 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.

Urban Design requirements

Fencing/Retaining Walls

47. 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.

Landscaping plans for COAL's 3000, 3001, 3003 & 3004

48. Prior the construction of COAL's 3000, 3001, 3003 & 3004 (other than preparatory earthworks), design details of all landscaping planting including locations, heights, and materials, shall be submitted to Council for written certification. The purpose of this condition is to provide appropriate visual amenity of the users of the shared accessway. The finalised design details certified by Council shall be established to the satisfaction of Council.

CONSENT NOTICES

Building Restrictions

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 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 No: P23-094-07-0010-SU, Rev 2, dated: Apr 2024" shall be subject to the requirements of the "Geotechnical Investigation Report prepared by: CMW, ref: AKL2022-0138AB Rev 3, dated: 25 June 2024" and any subsequent reports."

Reserve boundary treatment

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 lots adjacent to reserves Lots 7000, 6000, 6001 and accessways Lots 7500 to 7502,

The consent notice must record that the following condition is to be complied with on a continuing basis:

"Any fencing, hedging or planting along boundaries or within 2 metres of boundaries of the reserves or accessways must be low height (1.2m) and at least 50% visually permeable. Landscape planting may be implemented on either side of the fence and must be maintained to ensure 50% visual permeability. The council is exempt from sharing costs."

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 all Lots. 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."

Blanket consents

Vehicle crossings within 10m of an intersection

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 Lots 20, 21, 22, 38, 39, 40, 43, 44, 45, 58, 59, 60, 94, 120, 137, 138, 148, 149, 165, 166 and 167. 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, 21, 22, 23, 38, 39, 40, 43, 44, 45, 58, 59, 60, 94, 120, 137, 138, 148, 149, 150, 165, 166 and 167 within 10m of an intersection triggered by Rule E27.6.4.1(3)(a)."

Vehicle crossing widths up to 4.8m

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 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

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 all Lots. The consent notice must record that the following condition is to be complied with on a continuing basis:

"All private driveways 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%."

Split Mixed Housing Suburban zone/ road corridor

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 3-6 and 5001. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Lots 3-6 and 5001 contain split zoning of Residential Mixed Housing Suburban zone/ road corridor. A blanket land use consent approval is provided to exclusively apply Mixed Housing Suburban standards to Lots 3-6 and 5001.

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.”

Split Mixed Housing Urban zone/ road corridor

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 5002. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Lot 5002 contain split zoning of Residential Mixed Housing Urban zone/ road corridor. A blanket land use consent approval is provided to exclusively apply Mixed Housing Urban standards to Lot 5002.

All future development on Lot 5002 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 Mixed Housing Suburban/ Mixed Housing Urban zone

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 86, 87, 97, 98, 110 and 111. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Lots 86, 87, 97, 98, 110 and 111 contain split zoning of Residential - Mixed Housing Urban / Residential Mixed Housing Suburban zone. A blanket land use consent approval is provided to exclusively apply Mixed Housing Urban standards to Lots 86, 87, 97, 98, 110 and 111.

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 Residential: Single House / Mixed Housing Suburban zone

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 236-241. The consent notice must record that the following condition is to be complied with on a continuing basis:

“Lots 236-241 contain split zoning of Residential -Single House / Residential Mixed Housing Suburban zone. A blanket land use consent approval is provided to exclusively apply Mixed Housing Suburban standards to Lots 236-241.

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.”

Protection of planting on Reinforced Earth Batter Slopes across Lots 7-9, 29, 34-36, 70-75, 77-87 and 94-120.

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 Lots 7-9, 29, 34-36, 70-75, 77-87 and 94-120. 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 June 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 7-9, 29, 34-36, 70-75, 77-87 and 94-120 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).*
 - ii. *Not (without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council) cut down, damage, or destroy, or permit the cutting down, damage or destruction of the vegetation within the areas to be protected.*
 - 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*

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. 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:

- i. Proposed roads to show how they can achieve operating 30km/h speed limit;
- ii. Pedestrian crossing facilities;
- iii. Pedestrian accessways;
- iv. Planting plan for pedestrian accessways, with low maintenance vegetation for slopes steeper than 1 in metres;
- v. Interim turning heads;
- vi. Footpaths all of which have a crossfall gradient of no more than 2%;
- vii. Parking bays;
- viii. Any permanent parking controls;
- ix. Utilities locations

Accessways

- a. Handrails on at least one side of stairs / steps.
- b. Surface is slip resistance.
- c. Refer to building code for the dimensions and requirements of pitch, riser heights,

thread depth, and landings.

d. Landscaping species selection in co-ordination with staircase 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.*

Delegated decision maker:

Name: Carly Hinde

Title: Principal Project Lead, Premium Resource Consents

Signed:



Date: 02/08/2024

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.





BUN60425347
Approved Resource Consent Plan
02/08/2024



MILLDALE

Connecting Lifestyles

MILLDALE STAGE 7

CONSENT DRAWINGS
JUNE 2024



MILLDALE STAGE 7

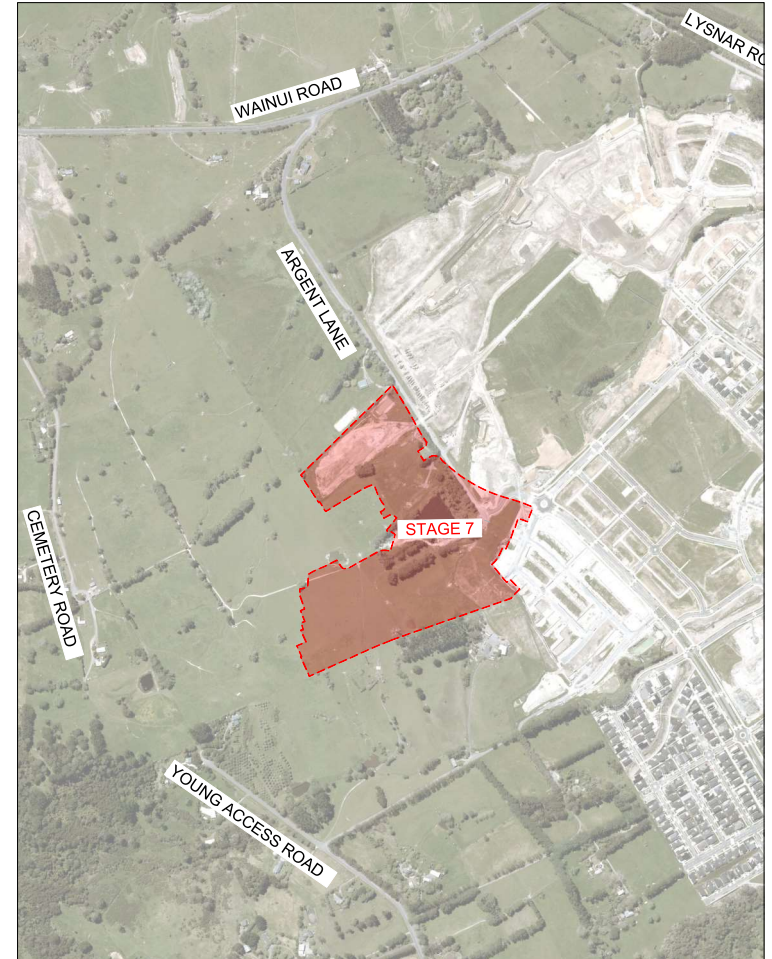
CONSENT DRAWINGS

DRAWINGS INDEX

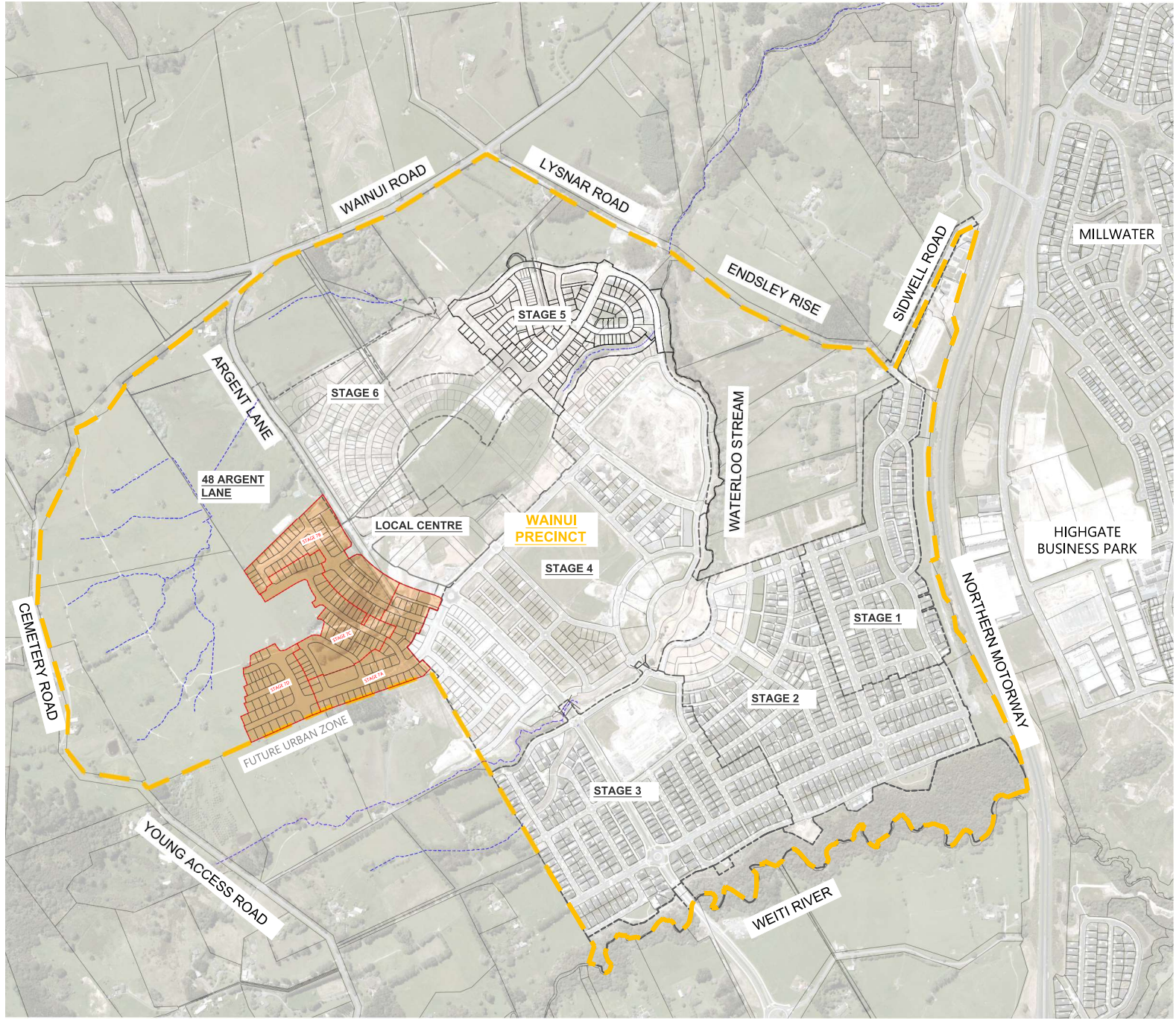
DRAWING NUMBER	REV	DRAWING TITLE
P23-094-07-0001-GE	3	Site Location Plan
P23-094-07-0002-GE	3	Existing Titles Plan
P23-094-07-0003-GE	3	Existing Features Plan
P23-094-07-0004-GE	3	Zoning Plan
P23-094-07-0005-RD	3	Precinct Conformance Plan
P23-094-07-0006-GE	3	Existing Earthworks Consents Plan
P23-094-07-0007-GE	3	Existing Subdivision Consents Plan
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P23-094-07-1200-EW	3	Cut Fill Plan
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P23-094-07-1800-EW	3	Erosion & Sediment Control Plan
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P23-094-07-2000-RD	3	Road Layout - Overall
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P23-094-07-2003-RD	3	Road Layout - Sheet 3
P23-094-07-2004-RD	3	Road Layout - Sheet 4
P23-094-07-2005-RD	3	Road Layout - Sheet 5
P23-094-07-2020-RD	3	Road Typology Plan - Overall
P23-094-07-2021-RD	3	Typical Cross Section - Collector Road
P23-094-07-2022-RD	3	Typical Cross Section - Local Road Type 1
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P23-094-07-2024-RD	3	Typical Cross Section - Joal
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P23-094-07-2060-RD	3	Traffic Calming Typology
P23-094-07-2300-RD	3	Overall Road Gradient Plan
P23-094-07-2400-RD	3	Collector Road CR01 - Plan View & Longsection
P23-094-07-2401-RD	3	Collector Road CR01 - Plan View & Longsection

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P23-094-07-2403-RD	3	Collector Road CR02 - Plan View & Longsection
P23-094-07-2404-RD	3	Collector Road CR03 - Plan View & Longsection
P23-094-07-2405-RD	3	Collector Road CR03 - Plan View & Longsection
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P23-094-07-2407-RD	3	Local Road LR01- Plan View & Longsection
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P23-094-07-2411-RD	2	Local Road LR05- Plan View & Longsection
P23-094-07-2412-RD	3	Local Road LR06- Plan View & Longsection
P23-094-07-2413-RD	3	Local Road LR07- Plan View & Longsection
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DRAWING NUMBER	REV	DRAWING TITLE
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P23-094-07-3510-DR	3	Watercourse Recharge Plan Post-Development Catchment
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P23-094-07-3802-DR	3	Drainage Basin Layout Plan - Basin 2
P23-094-07-3810-DR	2	Drainage Basin Layout - Temporary Basin Plan
P23-094-07-3811-DR	2	Drainage Basin Layout - Temporary Basin Sections
P23-094-07-3900-DR	2	Drainage Basin Catchment Plan
P23-094-07-4000-DR	3	Wastewater Reticulation Plan - Overall
P23-094-07-4001-DR	3	Wastewater Reticulation Plan - Sheet 1
P23-094-07-4002-DR	3	Wastewater Reticulation Plan - Sheet 2
P23-094-07-4003-DR	3	Wastewater Reticulation Plan - Sheet 3
P23-094-07-4004-DR	3	Wastewater Reticulation Plan - Sheet 4
P23-094-07-4600-DR	4	Wastewater Catchment Plan
P23-094-07-5000-WR	3	Water Reticulation Plan - Overall
P23-094-07-5001-WR	3	Water Reticulation Plan - Sheet 1
P23-094-07-5002-WR	3	Water Reticulation Plan - Sheet 2
P23-094-07-5003-WR	3	Water Reticulation Plan - Sheet 3
P23-094-07-5004-WR	3	Water Reticulation Plan - Sheet 4



LOCATION PLAN - NTS



LEGEND:

- WAINUI PRECINCT BOUNDARY ———
- STAGE 7 BOUNDARY ———
- WATERCOURSE (SUBJECT TO ECOLOGY ASSESSMENT) - - - -

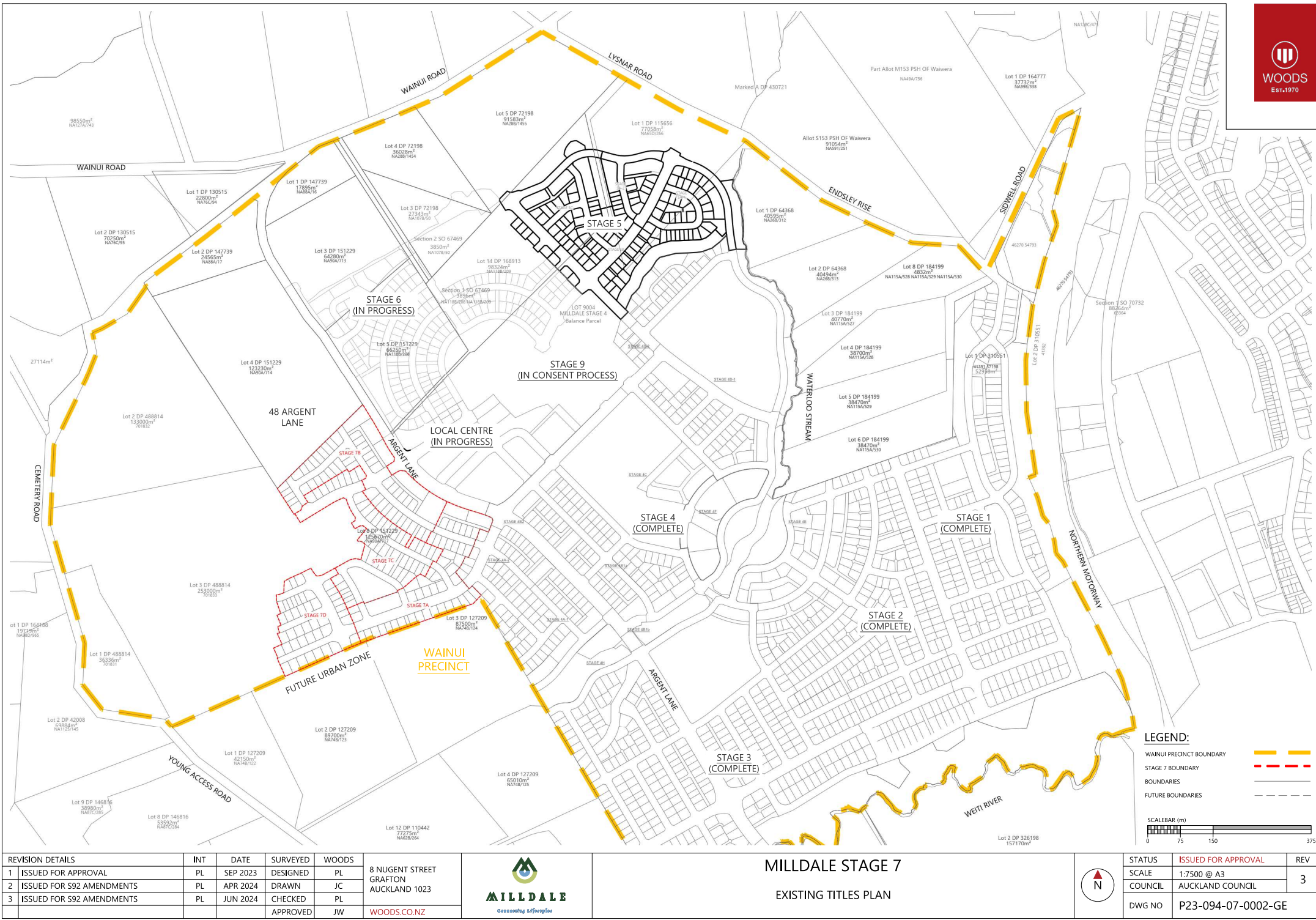


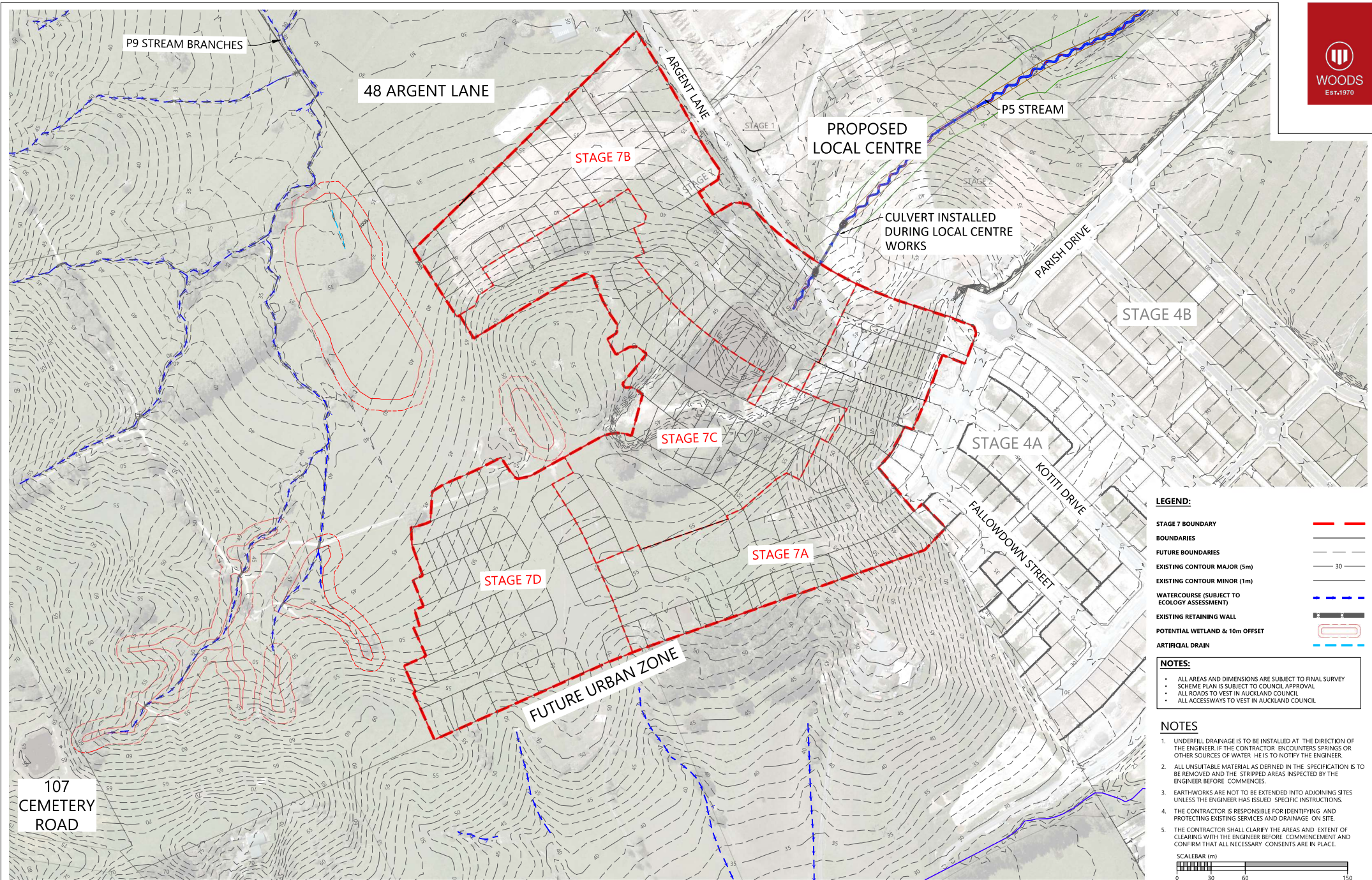
REVISION DETAILS		INT	DATE	SURVEYED	WOODS	
1	ISSUED FOR APPROVAL	PL	SEP 2023	DESIGNED	PL	8 NUGENT STREET GRAFTON AUCKLAND 1023
2	ISSUED FOR S92 AMENDMENTS	PL	APR 2024	DRAWN	JC	
3	ISSUED FOR S92 AMENDMENTS	PL	JUN 2024	CHECKED	PL	
				APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 7
SITE LOCATION PLAN

STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:10000 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-094-07-0001-GE	





REVISION DETAILS		INT	DATE	SURVEYED	WOODS	8 NUGENT STREET GRAFTON AUCKLAND 1023 WOODS.CO.NZ
1	ISSUED FOR APPROVAL	PL	SEP 2023	DESIGNED	PL	
2	ISSUED FOR S92 AMENDMENTS	PL	APR 2024	DRAWN	JC	
3	ISSUED FOR S92 AMENDMENTS	PL	JUN 2024	CHECKED	PL	
				APPROVED	JW	

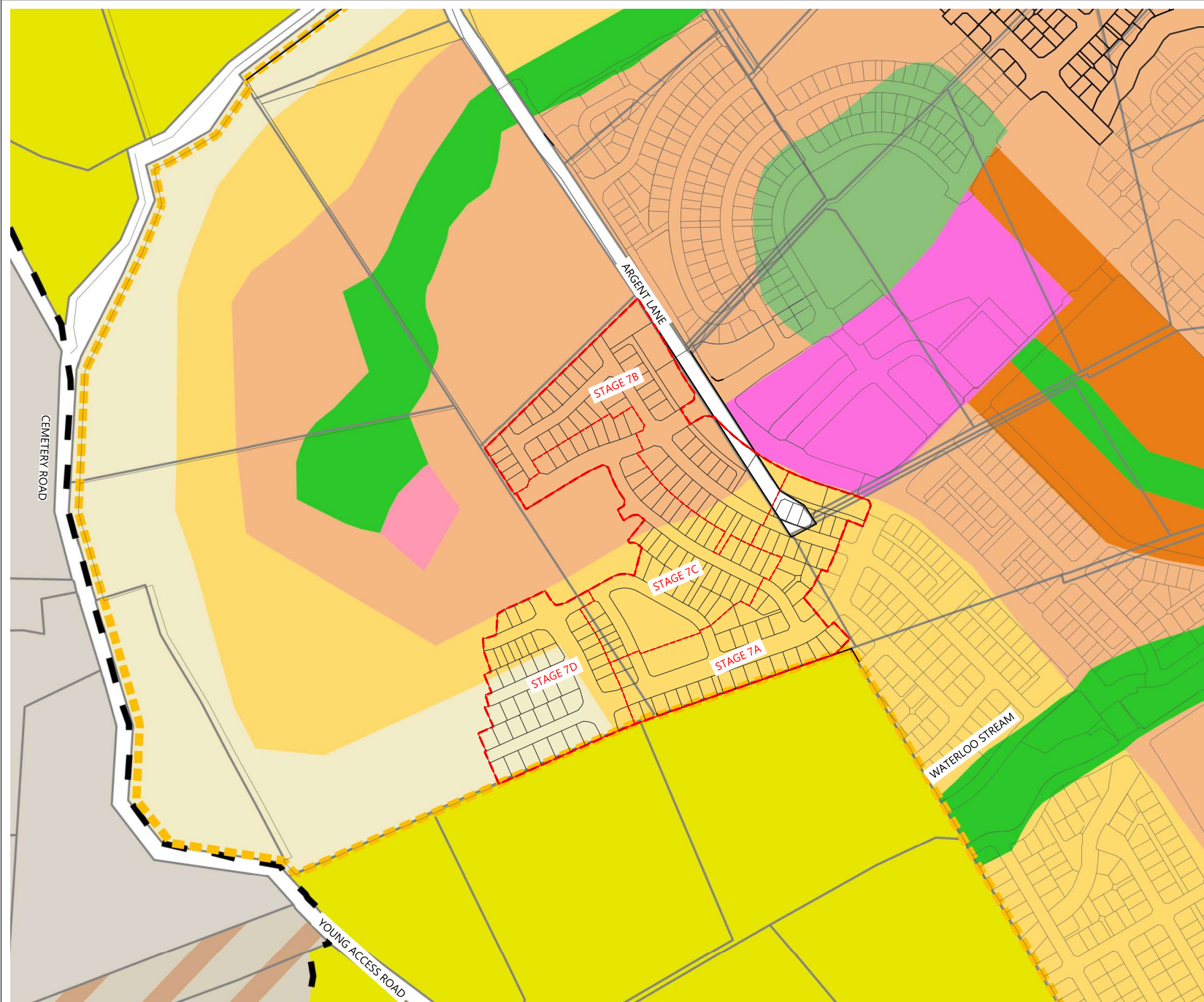


MILLDALE STAGE 7

EXISTING FEATURE PLAN



STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:3000 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-094-07-0003-GE	



LEGEND:

- WAINUI PRECINCT BOUNDARY
STAGE 7 BOUNDARY
BOUNDARIES
FUTURE 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		INT	DATE	SURVEYED	WOODS	
1	ISSUED FOR APPROVAL	PL	SEP 2023	DESIGNED	PL	8 NUGENT STREET GRAFTON AUCKLAND 1023 WOODS.CO.NZ
2	ISSUED FOR S92 AMENDMENTS	PL	APR 2024	DRAWN	JC	
3	ISSUED FOR S92 AMENDMENTS	PL	JUN 2024	CHECKED	PL	
				APPROVED	JW	

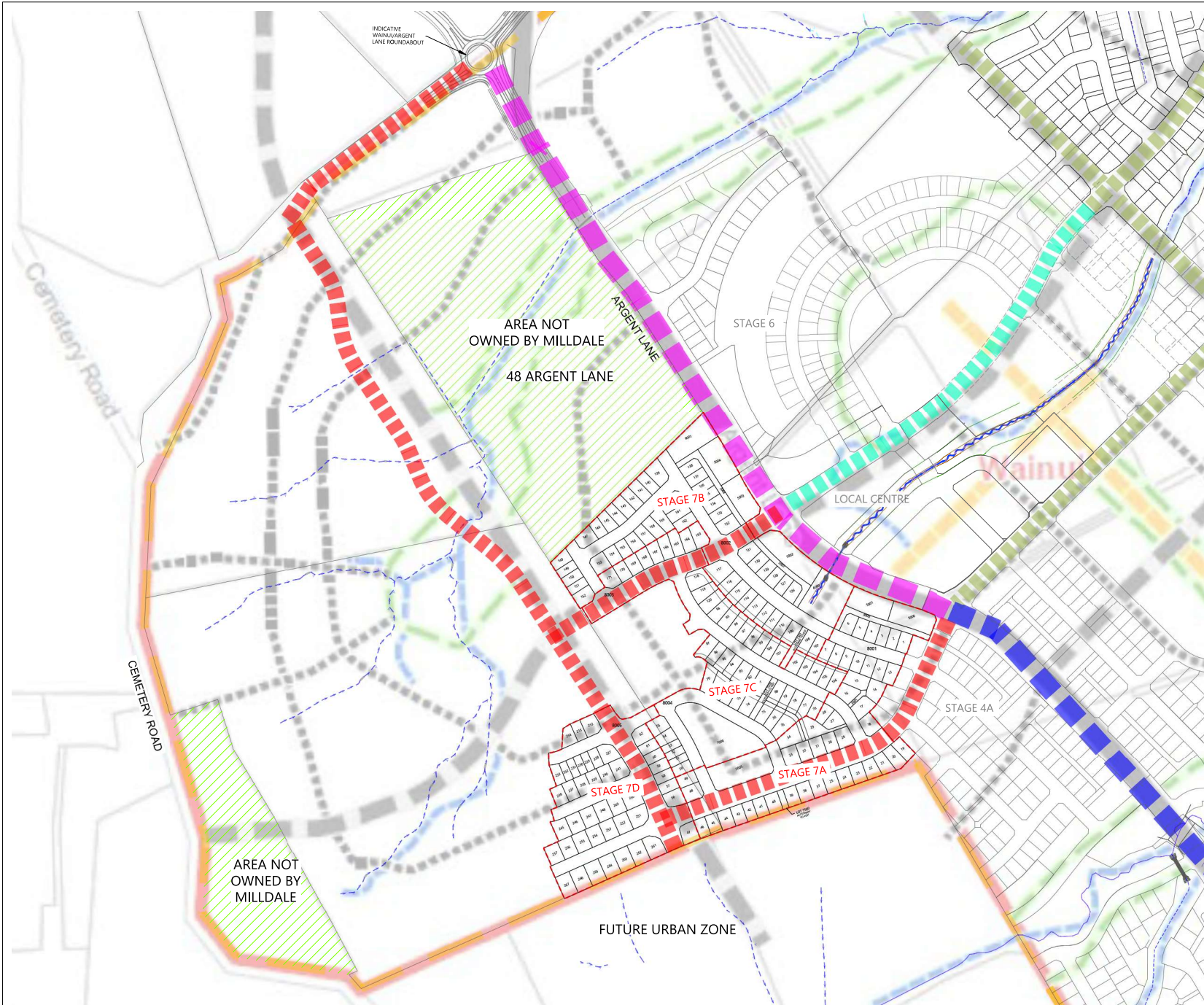


MILLDALE STAGE 7

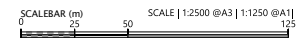
ZONING PLAN

STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:5000 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-094-07-0004-GE	





- LEGEND:**
- WAINUI PRECINCT BOUNDARY
 - STAGE 7 BOUNDARY
 - BOUNDARIES
 - FUTURE BOUNDARIES
 - EXISTING STREAM
 - REALIGNED STREAM
 - COMPLETED ARGENT LANE (30m wide)
 - PROPOSED ARGENT LANE (30m wide)
 - COMPLETED COLLECTOR ROAD ALIGNMENT (24m wide)
 - P2 PROPOSED COLLECTOR ROAD ALIGNMENT (24m wide)
 - P1 PROPOSED COLLECTOR ROAD ALIGNMENT (24m wide)
 - AREA NOT OWNED BY MILLDALE
 - Possible Neighbourhood Parks
 - Indicative District Arterial
 - Indicative Collector Road
 - Indicative Key Local Road
 - Indicative Key Pedestrian Links
 - Indicative Reserve Edge Road
 - Indicative Streams
 - Precinct boundary
 - Parcel boundaries



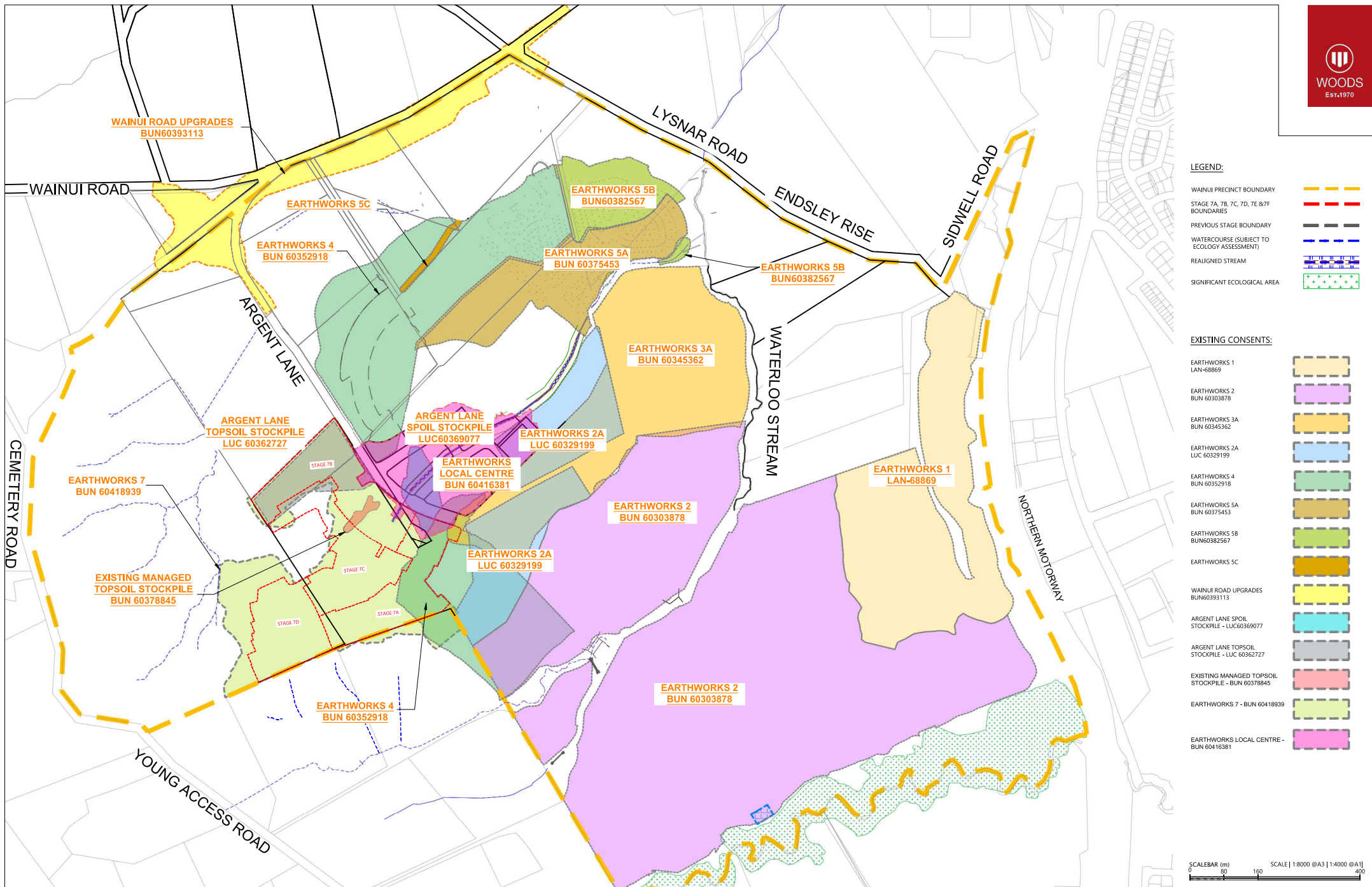
REVISION DETAILS		INT	DATE	SURVEYED	WOODS	
1	ISSUED FOR APPROVAL	PL	SEP 2023	DESIGNED	PL	8 NUGENT STREET GRAFTON AUCKLAND 1023
2	ISSUED FOR S92 AMENDMENTS	PL	APR 2024	DRAWN	JC	
3	ISSUED FOR S92 AMENDMENTS	PL	JUN 2024	CHECKED	PL	
				APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 7
PRECINCT CONFORMANCE PLAN



STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:2500 (A3) or 1:1250 (A1)	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-094-07-0005-RD	



LEGEND:

- WAINUI PRECINCT BOUNDARY
STAGE 7A, 7B, 7C, 7D, 7E & 7F BOUNDARIES
PREVIOUS STAGE BOUNDARY
WATERCOURSE (SUBJECT TO ECOLOGY ASSESSMENT)
REALIGNED STREAM
SIGNIFICANT ECOLOGICAL AREA

EXISTING CONSENTS:

- EARTHWORKS 1
LAN-68869
EARTHWORKS 2
BUN 60303878
EARTHWORKS 3A
BUN 60345362
EARTHWORKS 2A
LUC 60329199
EARTHWORKS 4
BUN 60352918
EARTHWORKS 5A
BUN 60375453
EARTHWORKS 5B
BUN 60382567
EARTHWORKS 5C
WAINUI ROAD UPGRADES
BUN 60393113
ARGENT LANE SPOIL STOCKPILE - LUC 60369077
ARGENT LANE TOPSOIL STOCKPILE - LUC 60362727
EXISTING MANAGED TOPSOIL STOCKPILE - BUN 60378845
EARTHWORKS 7 - BUN 60418939
EARTHWORKS LOCAL CENTRE - BUN 60416381

SCALEBAR (m)
0 80 160 400
SCALE | 1:8000 @ A3 | 1:4000 @ A1 |

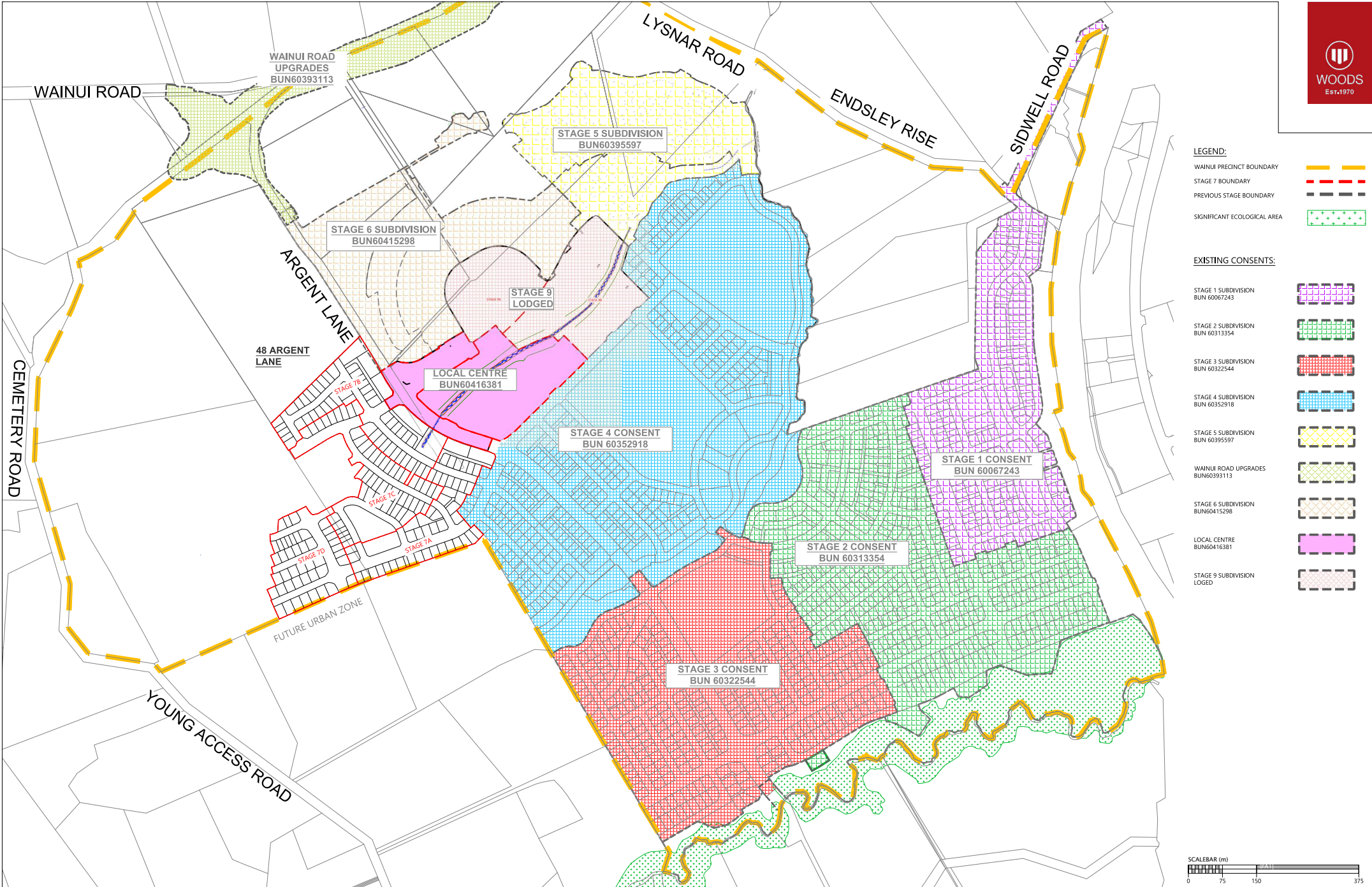
REVISION DETAILS	INT	DATE	SURVEYED	WOODS	
1 ISSUED FOR APPROVAL	PL	SEP 2023	DESIGNED	PL	8 NUGENT STREET GRAFTON AUCKLAND 1023
2 ISSUED FOR S92 AMENDMENTS	PL	APR 2024	DRAWN	JC	
3 ISSUED FOR S92 AMENDMENTS	PL	JUN 2024	CHECKED	PL	
			APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 7
EXISTING EARTHWORKS CONSENTS PLAN



STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:8000 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-094-07-0006-GE	



- LEGEND:**
- WAINUI PRECINCT BOUNDARY
 - STAGE 7 BOUNDARY
 - PREVIOUS STAGE BOUNDARY
 - SIGNIFICANT ECOLOGICAL AREA
- EXISTING CONSENTS:**
- STAGE 1 SUBDIVISION BUN 60067243
 - STAGE 2 SUBDIVISION BUN 60313354
 - STAGE 3 SUBDIVISION BUN 60322544
 - STAGE 4 SUBDIVISION BUN 60352918
 - STAGE 5 SUBDIVISION BUN 60395597
 - WAINUI ROAD UPGRADES BUN60393113
 - STAGE 6 SUBDIVISION BUN60415298
 - LOCAL CENTRE BUN60416381
 - STAGE 9 SUBDIVISION LODGED

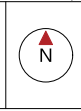


REVISION DETAILS		INT	DATE	SURVEYED	WOODS	
1	ISSUED FOR APPROVAL	PL	SEP 2023	DESIGNED	PL	8 NUGENT STREET GRAFTON AUCKLAND 1023 WOODS.CO.NZ
2	ISSUED FOR S92 AMENDMENTS	PL	APR 2024	DRAWN	JC	
3	ISSUED FOR S92 AMENDMENTS	PL	JUN 2024	CHECKED	PL	
				APPROVED	JW	



MILLDALE STAGE 7

EXISTING SUBDIVISION CONSENTS PLAN



STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:7500 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-094-07-0007-GE	

SHEET 0012

48 ARGENT LANE

Lot 4 DP 151229
12.323ha
NA90A/714

Lot 9000

Lot 1 DP 488814
3.6336ha
701831

Lot 1 DP 127209
4.215ha
NA74B/122

STAGE 6

LOCAL CENTRE

STAGE B2

STAGE 4A-2

STAGE 7A

STAGE 7B

STAGE 7C

STAGE 7D

STAGE 7E

STAGE 7F

STAGE 7G

STAGE 7H

STAGE 7I

STAGE 7J

STAGE 7K

STAGE 7L

STAGE 7M

STAGE 7N

STAGE 7O

STAGE 7P

STAGE 7Q

STAGE 7R

STAGE 7S

STAGE 7T

STAGE 7U

STAGE 7V

STAGE 7W

STAGE 7X

STAGE 7Y

STAGE 7Z

STAGE 7AA

STAGE 7AB

STAGE 7AC

STAGE 7AD

STAGE 7AE

STAGE 7AF

STAGE 7AG

STAGE 7AH

STAGE 7AI

STAGE 7AJ

STAGE 7AK

STAGE 7AL

STAGE 7AM

STAGE 7AN

STAGE 7AO

STAGE 7AP

STAGE 7AQ

STAGE 7AR

STAGE 7AS

STAGE 7AT

STAGE 7AU

STAGE 7AV

STAGE 7AW

STAGE 7AX

STAGE 7AY

STAGE 7AZ

STAGE 7BA

STAGE 7BB

STAGE 7BC

STAGE 7BD

STAGE 7BE

STAGE 7BF

STAGE 7BG

STAGE 7BH

STAGE 7BI

STAGE 7BJ

STAGE 7BK

STAGE 7BL

STAGE 7BM

STAGE 7BN

STAGE 7BO

STAGE 7BP

STAGE 7BQ

STAGE 7BR

STAGE 7BS

STAGE 7BT

STAGE 7BU

STAGE 7BV

STAGE 7BW

STAGE 7BX

STAGE 7BY

STAGE 7BZ

STAGE 7CA

STAGE 7CB

STAGE 7CC

STAGE 7CD

STAGE 7CE

STAGE 7CF

STAGE 7CG

STAGE 7CH

STAGE 7CI

STAGE 7CJ

STAGE 7CK

STAGE 7CL

STAGE 7CM

STAGE 7CN

STAGE 7CO

STAGE 7CP

STAGE 7CQ

STAGE 7CR

STAGE 7CS

STAGE 7CT

STAGE 7CU

STAGE 7CV

STAGE 7CW

STAGE 7CX

STAGE 7CY

STAGE 7CZ

STAGE 7DA

STAGE 7DB

STAGE 7DC

STAGE 7DD

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STAGE 7DF

STAGE 7DG

STAGE 7DH

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STAGE 7DJ

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STAGE 7DP

STAGE 7DQ

STAGE 7DR

STAGE 7DS

STAGE 7DT

STAGE 7DU

STAGE 7DV

STAGE 7DW

STAGE 7DX

STAGE 7DY

STAGE 7DZ

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STAGE 7EB

STAGE 7EC

STAGE 7ED

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STAGE 7EG

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STAGE 7HQ

STAGE 7HR

STAGE 7HS

STAGE 7HT

STAGE 7HU

STAGE 7HV

STAGE 7HW

STAGE 7HX

STAGE 7HY

STAGE 7HZ

STAGE 7IA

STAGE 7IB

STAGE 7IC

STAGE 7ID

STAGE 7IE

STAGE 7IF

STAGE 7IG

STAGE 7IH

STAGE 7II

STAGE 7IJ

STAGE 7IK

STAGE 7IL

STAGE 7IM

STAGE 7IN

STAGE 7IO

STAGE 7IP

STAGE 7IQ

STAGE 7IR

STAGE 7IS

STAGE 7IT

STAGE 7IU

STAGE 7IV

STAGE 7IW

STAGE 7IX

STAGE 7IY

STAGE 7IZ

STAGE 7JA

STAGE 7JB

STAGE 7JC

STAGE 7JD

STAGE 7JE

STAGE 7JF

STAGE 7JG

STAGE 7JH

STAGE 7JI

STAGE 7JJ

STAGE 7JK

STAGE 7JL

STAGE 7JM

STAGE 7JN

STAGE 7JO

STAGE 7JP

STAGE 7JQ

STAGE 7JR

STAGE 7JS

STAGE 7JT

STAGE 7JU

STAGE 7JV

STAGE 7JW

STAGE 7JX

STAGE 7JY

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STAGE 7KF

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STAGE 7KI

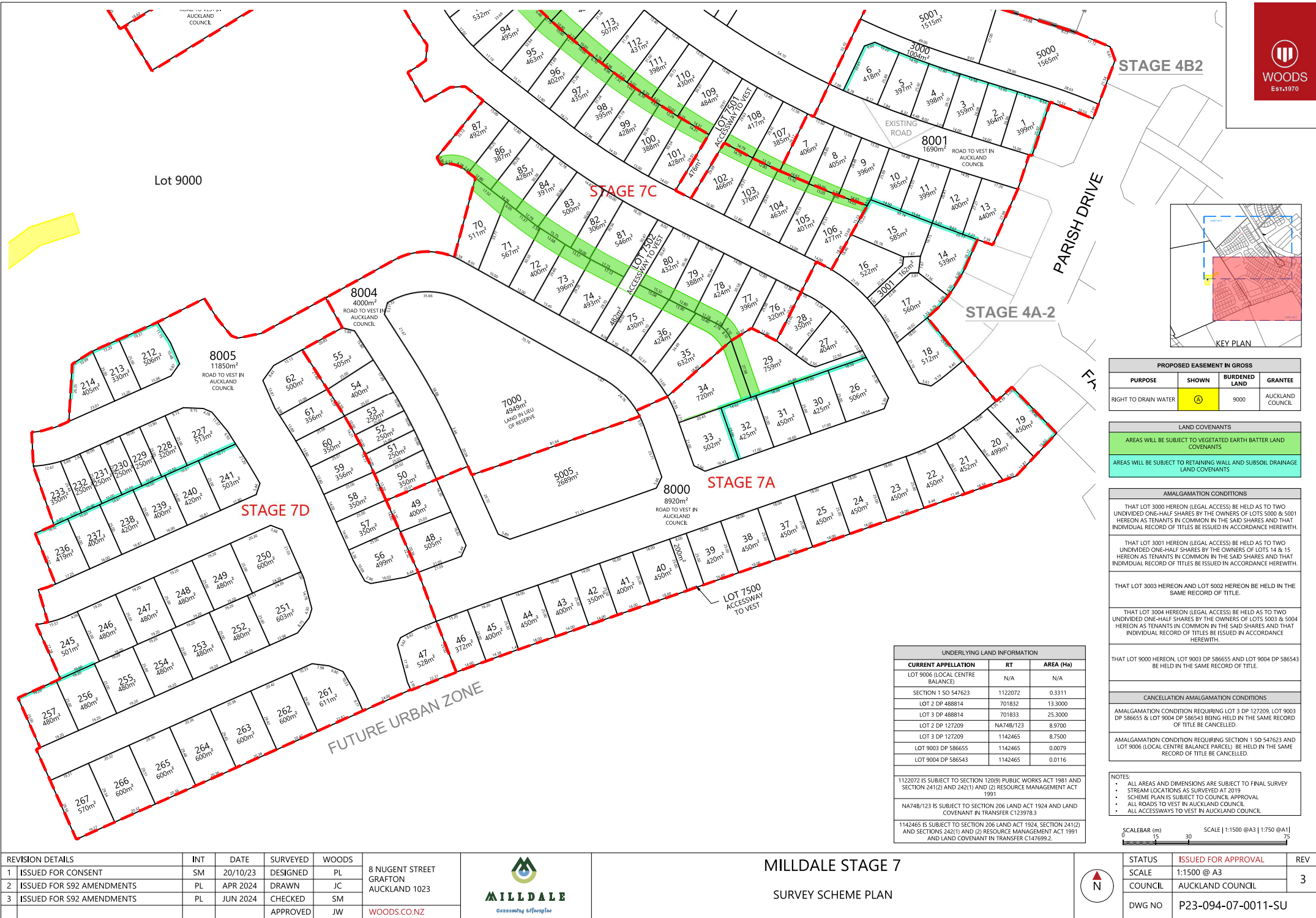
STAGE 7KJ

STAGE 7KK

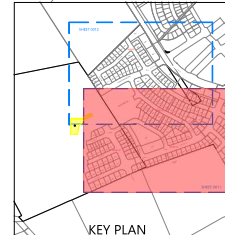
STAGE 7KL

STAGE 7KM

STAGE 7KN



STAGE 4B2



PROPOSED EASEMENT IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO DRAIN WATER		9000	AUCKLAND COUNCIL

LAND COVENANTS	
AREAS WILL BE SUBJECT TO VEGETATED EARTH BATTER LAND COVENANTS	
AREAS WILL BE SUBJECT TO RETAINING WALL AND SUBSOIL DRAINAGE LAND COVENANTS	

AMALGAMATION CONDITIONS	
THAT LOT 3000 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 5000 & 5001 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE HEREWITH.	
THAT LOT 3001 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 14 & 15 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE HEREWITH.	
THAT LOT 3003 HEREON AND LOT 5002 HEREON BE HELD IN THE SAME RECORD OF TITLE.	
THAT LOT 3004 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 5003 & 5004 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE HEREWITH.	
THAT LOT 9000 HEREON, LOT 9003 DP 586655 AND LOT 9004 DP 586543 BE HELD IN THE SAME RECORD OF TITLE.	

CANCELLATION AMALGAMATION CONDITIONS	
AMALGAMATION CONDITION REQUIRING LOT 3 DP 127209, LOT 9003 DP 586655 & LOT 9004 DP 586543 BEING HELD IN THE SAME RECORD OF TITLE BE CANCELLED.	
AMALGAMATION CONDITION REQUIRING SECTION 1 SO 547623 AND LOT 9006 (LOCAL CENTRE BALANCE PARCEL) BE HELD IN THE SAME RECORD OF TITLE BE CANCELLED.	

- NOTES:
- ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
 - STREAM LOCATIONS AS SURVEYED AT 2019
 - SCHEME PLAN IS SUBJECT TO COUNCIL APPROVAL
 - ALL ROADS TO VEST IN AUCKLAND COUNCIL
 - ALL ACCESSWAYS TO VEST IN AUCKLAND COUNCIL

SCALEBAR (m) SCALE [1:1500 @ A3 | 1:750 @ A1]

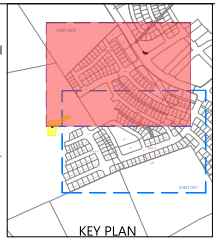
UNDERLYING LAND INFORMATION		
CURRENT APPELLATION	RT	AREA (Ha)
LOT 9006 (LOCAL CENTRE BALANCE)	N/A	N/A
SECTION 1 SO 547623	1122072	0.3311
LOT 2 DP 488814	701832	13.3000
LOT 3 DP 488814	701833	25.3000
LOT 2 DP 127209	NA748/123	8.9700
LOT 3 DP 127209	1142465	8.7500
LOT 9003 DP 586655	1142465	0.0079
LOT 9004 DP 586543	1142465	0.0116
1122072 IS SUBJECT TO SECTION 120(9) PUBLIC WORKS ACT 1981 AND SECTION 241(2) AND 242(1) AND (2) RESOURCE MANAGEMENT ACT 1991		
NA748/123 IS SUBJECT TO SECTION 206 LAND ACT 1924 AND LAND COVENANT IN TRANSFER C123978.3		
1142465 IS SUBJECT TO SECTION 206 LAND ACT 1924, SECTION 241(2) AND SECTIONS 242(1) AND (2) RESOURCE MANAGEMENT ACT 1991 AND LAND COVENANT IN TRANSFER C147699.2		

REVISION DETAILS		INT	DATE	SURVEYED	WOODS	
1	ISSUED FOR CONSENT	SM	20/10/23	DESIGNED	PL	8 NUGENT STREET GRAFTON AUCKLAND 1023
2	ISSUED FOR S92 AMENDMENTS	PL	APR 2024	DRAWN	JC	
3	ISSUED FOR S92 AMENDMENTS	PL	JUN 2024	CHECKED	SM	
				APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 7
SURVEY SCHEME PLAN

STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:1500 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-094-07-0011-SU	



PROPOSED EASEMENT IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO DRAIN WATER		9000	AUCKLAND COUNCIL

LAND COVENANTS
AREAS WILL BE SUBJECT TO VEGETATED EARTH BATTER LAND COVENANTS
AREAS WILL BE SUBJECT TO RETAINING WALL AND SUBSOIL DRAINAGE LAND COVENANTS

AMALGAMATION CONDITIONS
THAT LOT 3000 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 5000 & 5001 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE HERewith.
THAT LOT 3001 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 14 & 15 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE HERewith.
THAT LOT 3003 HEREON AND LOT 5002 HEREON BE HELD IN THE SAME RECORD OF TITLE.
THAT LOT 3004 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 5003 & 5004 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE HERewith.
THAT LOT 9000 HEREON, LOT 9003 DP 586655 AND LOT 9004 DP 586543 BE HELD IN THE SAME RECORD OF TITLE.

CANCELLATION AMALGAMATION CONDITIONS
AMALGAMATION CONDITION REQUIRING LOT 3 DP 127209, LOT 9003 DP 586655 & LOT 9004 DP 586543 BEING HELD IN THE SAME RECORD OF TITLE BE CANCELLED.
AMALGAMATION CONDITION REQUIRING SECTION 1 SO 547623 AND LOT 9006 (LOCAL CENTRE BALANCE PARCEL) BE HELD IN THE SAME RECORD OF TITLE BE CANCELLED.

- NOTES:
- ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
 - STREAM LOCATIONS AS SURVEYED AT 2019
 - SCHEME PLAN IS SUBJECT TO COUNCIL APPROVAL
 - ALL ROADS TO VEST IN AUCKLAND COUNCIL
 - ALL ACCESSWAYS TO VEST IN AUCKLAND COUNCIL

UNDERLYING LAND INFORMATION		
CURRENT APPELLATION	RT	AREA (Ha)
LOT 9006 (LOCAL CENTRE BALANCE)	N/A	N/A
SECTION 1 SO 547623	1122072	0.3311
LOT 2 DP 488814	701832	13.3000
LOT 3 DP 488814	701833	25.3000
LOT 2 DP 127209	NA748/123	8.9700
LOT 3 DP 127209	1142465	8.7500
LOT 9003 DP 586655	1142465	0.0079
LOT 9004 DP 586543	1142465	0.0116

1122072 IS SUBJECT TO SECTION 120(9) PUBLIC WORKS ACT 1981 AND SECTION 241(2) AND 242(1) AND (2) RESOURCE MANAGEMENT ACT 1991

NA748/123 IS SUBJECT TO SECTION 206 LAND ACT 1924 AND LAND COVENANT IN TRANSFER C123978.3

1142465 IS SUBJECT TO SECTION 206 LAND ACT 1924, SECTION 241(2) AND SECTIONS 242(1) AND (2) RESOURCE MANAGEMENT ACT 1991 AND LAND COVENANT IN TRANSFER C147699.2



REVISION DETAILS					INT	DATE	SURVEYED	WOODS	8 NUGENT STREET GRAFTON AUCKLAND 1023
1	ISSUED FOR CONSENT	SM	20/10/23	DESIGNED	PL				
2	ISSUED FOR S92 AMENDMENTS	PL	APR 2024	DRAWN	JC				
3	ISSUED FOR S92 AMENDMENTS	PL	JUN 2024	CHECKED	SM				
				APPROVED	JW				WOODS.CO.NZ



MILLDALE STAGE 7

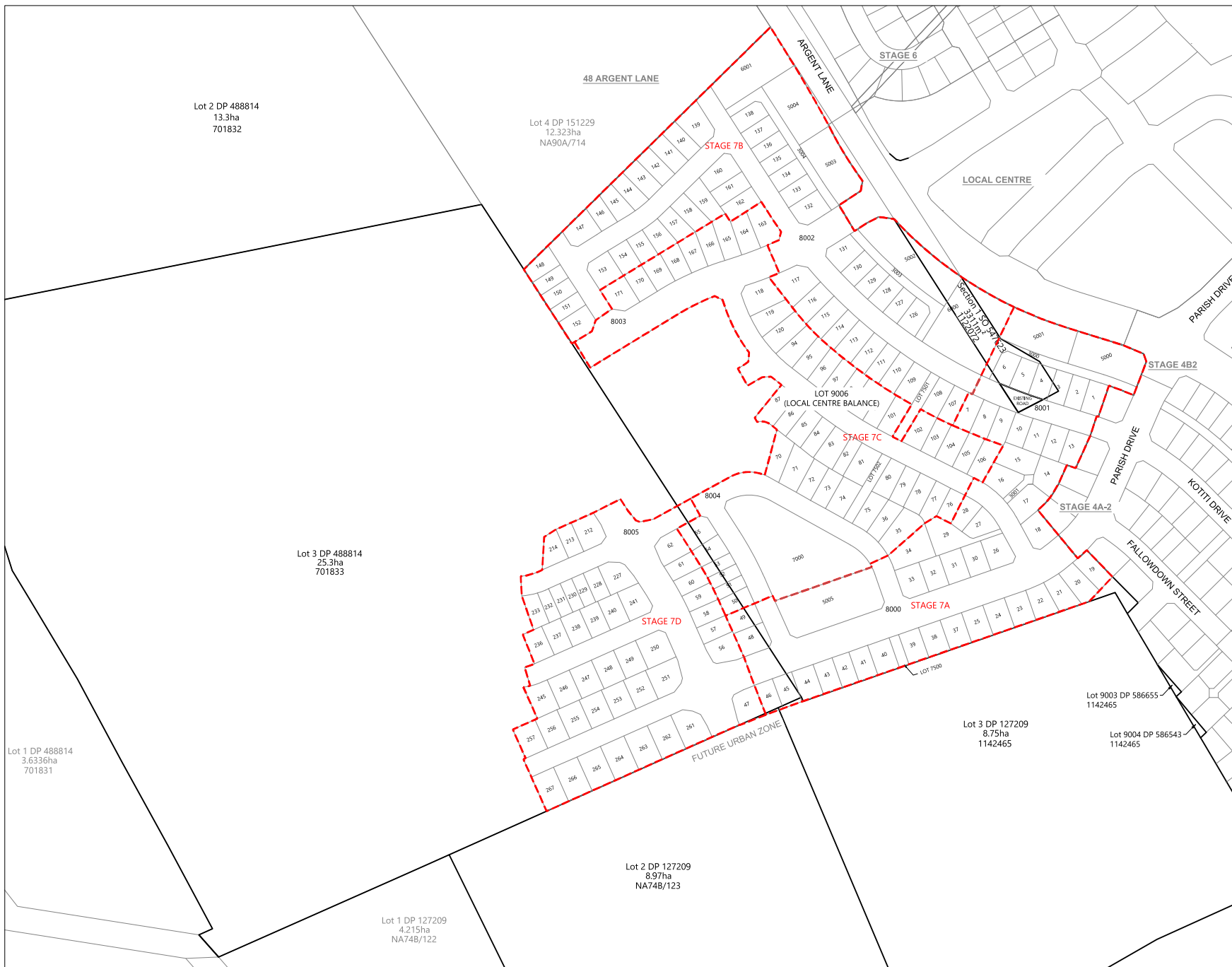
SURVEY SCHEME PLAN



STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:1500 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-094-07-0012-SU	

Plot Date: 10/04/24 am, 11 June 2024, PHUONG.L

File: C:\1020\NUGENT\DATA\WP-PEL-APP-01\P23-094 - MOD. STAGE 7.213560.DRAWINGS\02 ENG\P23-094-07-0012-SU-SURVEY SCHEME PLAN.DWG



AMALGAMATION CONDITIONS
THAT LOT 3000 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 5000 & 5001 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE HERewith.

THAT LOT 3001 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 14 & 15 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE HERewith.

THAT LOT 3003 HEREON AND LOT 5002 HEREON BE HELD IN THE SAME RECORD OF TITLE.

THAT LOT 3004 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 5003 & 5004 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE HERewith.

THAT LOT 9000 HEREON, LOT 9003 DP 586655 AND LOT 9004 DP 586543 BE HELD IN THE SAME RECORD OF TITLE.
--

CANCELLATION AMALGAMATION CONDITIONS
AMALGAMATION CONDITION REQUIRING LOT 3 DP 127209, LOT 9003 DP 586655 & LOT 9004 DP 586543 BEING HELD IN THE SAME RECORD OF TITLE BE CANCELLED.
AMALGAMATION CONDITION REQUIRING SECTION 1 SO 547623 AND LOT 9006 (LOCAL CENTRE BALANCE PARCEL) BE HELD IN THE SAME RECORD OF TITLE BE CANCELLED.

NOTES:
• ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
• STREAM LOCATIONS AS SURVEYED AT 2019
• SCHEME PLAN IS SUBJECT TO COUNCIL APPROVAL
• ALL ROADS TO VEST IN AUCKLAND COUNCIL
• ALL ACCESSWAYS TO VEST IN AUCKLAND COUNCIL

UNDERLYING LAND INFORMATION		
CURRENT APPELLATION	RT	AREA (Ha)
LOT 9006 (LOCAL CENTRE BALANCE)	N/A	N/A
SECTION 1 SO 547623	1122072	0.3311
LOT 2 DP 488814	701832	13.3000
LOT 3 DP 488814	701833	25.3000
LOT 2 DP 127209	NA74B/123	8.9700
LOT 3 DP 127209	1142465	8.7500
LOT 9003 DP 586655	1142465	0.0079
LOT 9004 DP 586543	1142465	0.0116

1122072 IS SUBJECT TO SECTION 120(9) PUBLIC WORKS ACT 1981 AND SECTION 241(2) AND 242(1) AND (2) RESOURCE MANAGEMENT ACT 1991
NA74B/123 IS SUBJECT TO SECTION 206 LAND ACT 1924 AND LAND COVENANT IN TRANSFER C123978.3
1142465 IS SUBJECT TO SECTION 206 LAND ACT 1924, SECTION 241(2) AND SECTIONS 242(1) AND (2) RESOURCE MANAGEMENT ACT 1991 AND LAND COVENANT IN TRANSFER C147699.2

SCALE BAR (m)	SCALE 1:3000 @ A3 1:1500 @ A1
0 30 60 90 120 150	

REVISION DETAILS		INT	DATE	SURVEYED	WOODS	8 NUGENT STREET GRAFTON AUCKLAND 1023 WOODS.CO.NZ
1	ISSUED FOR S92 AMENDMENTS	SM	APR 2024	DESIGNED	PL	
2	ISSUED FOR S92 AMENDMENTS	PL	JUN 2024	DRAWN	JC	
				CHECKED	SM	
				APPROVED	JW	



MILLDALE STAGE 7

UNDERLYING PARCEL INFORMATION



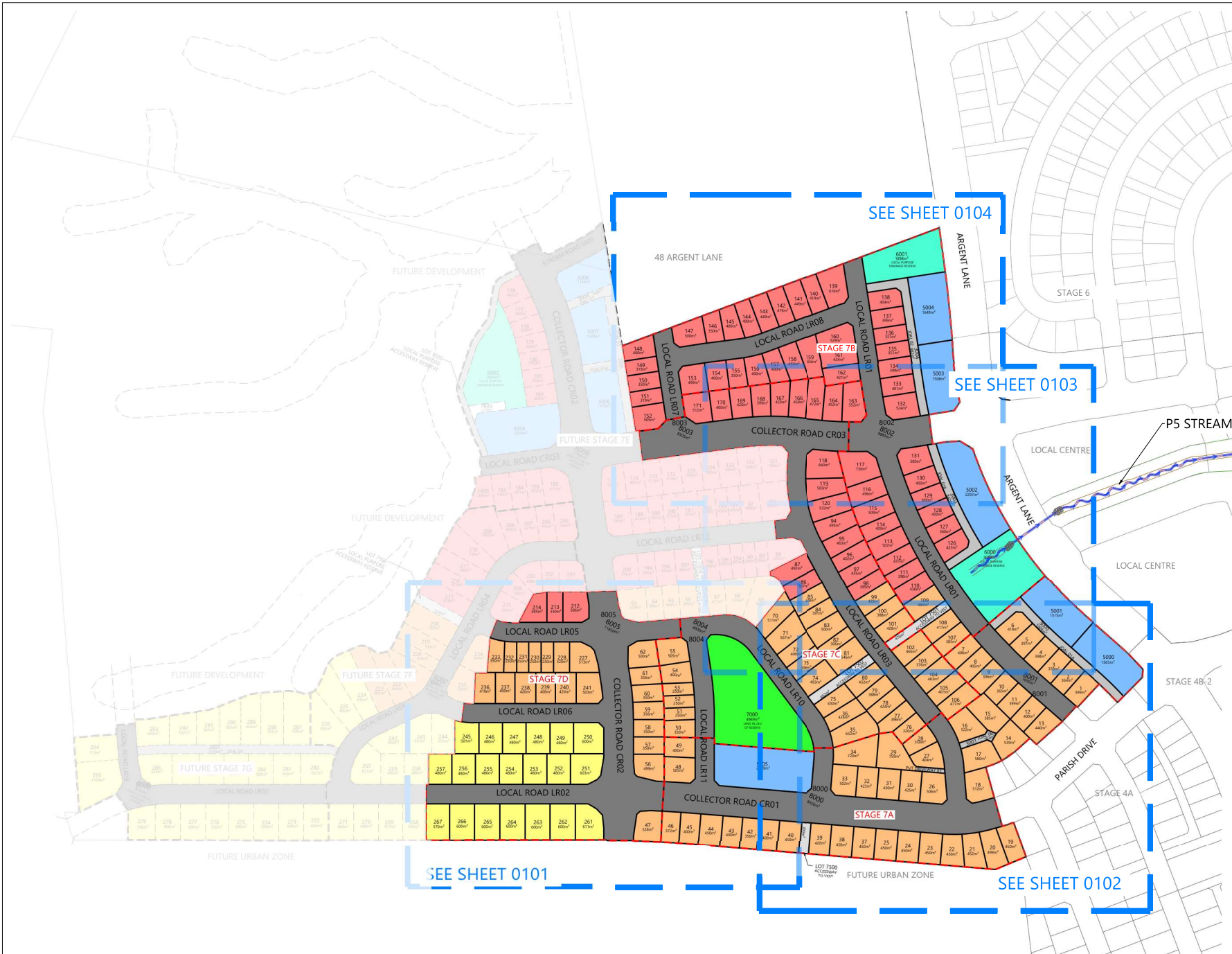
STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:3000 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-094-07-0015-SU	

LEGEND

- STAGE 7 EXTENT ---
- BOUNDARIES ---
- FUTURE BOUNDARIES ---
- FUTURE ROAD ---
- PREVIOUS STAGES LOT BOUNDARIES ---
- PROPOSED CARRIAGEWAY ---
- PROPOSED JOAL ---
- PROPOSED ACCESSWAY ---
- PROPOSED PARK ---
- STANDALONE-SINGLE HOUSE ZONE ---
- STANDALONE-MIXED HOUSING SUBURBAN ---
- STANDALONE-MIXED HOUSING URBAN ---
- SUPERLOTS ---
- PROPOSED DRAINAGE RESERVE ---

MILLDALE STAGE 7 LOT YIELD					
	7A	7B	7C	7D	STAGE 7 TOTAL
STANDALONE LOTS	46	48	51	44	189
SUPERLOTS	3	3	0	0	6
SUPERLOT DWELLINGS*	26	26	0	0	52
TOTAL DWELLINGS**	72	74	51	44	241
* SUPERLOT YIELD BASED ON ESTIMATED 50 DWELLINGS PER HECTARE.					
** TOTAL DWELLINGS = STANDALONE LOTS + SUPERLOT DWELLINGS					

SCALEBAR (m) SCALE | 1:3000 @A3 | 1:1500 @A1 |



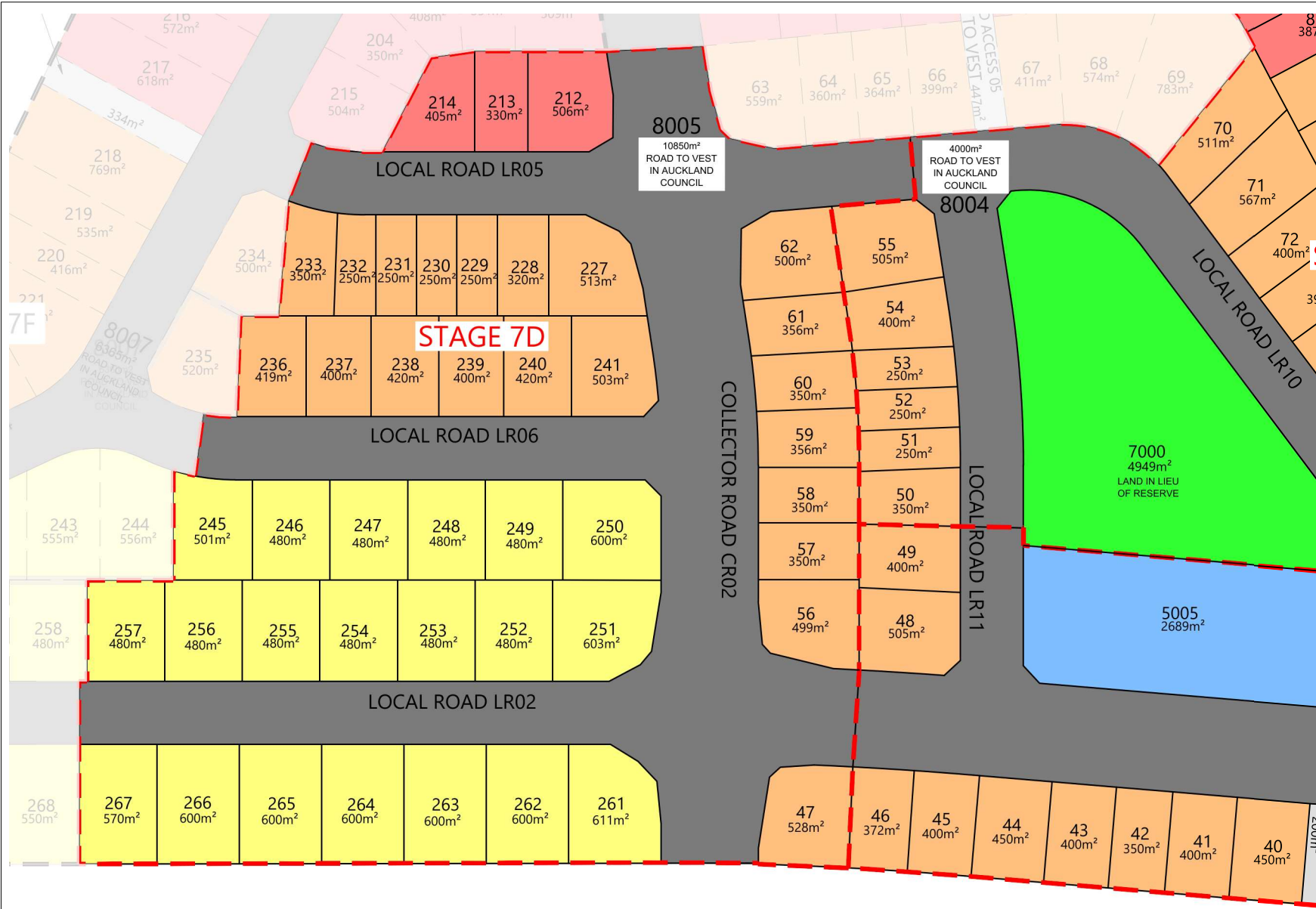
REVISION DETAILS	INT	DATE	SURVEYED	WOODS	
1 ISSUED FOR APPROVAL	PL	SEP 2023	DESIGNED	PL	8 NUGENT STREET GRAFTON AUCKLAND 1023
2 S92 AMENDMENT - REVISED SCHEME	PL	APR 2024	DRAWN	JC	
3 ISSUED FOR S92 AMENDMENTS	PL	JUN 2024	CHECKED	PL	
			APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 7 DEVELOPMENT PLAN - OVERALL



STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:3000 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-094-07-0100-GE	

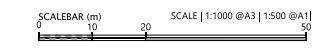


LEGEND

- STAGE 7 EXTENT
- BOUNDARIES
- FUTURE BOUNDARIES
- FUTURE ROAD
- PREVIOUS STAGES LOT BOUNDARIES
- PROPOSED CARRIAGEWAY
- PROPOSED JOAL
- PROPOSED ACCESSWAY
- PROPOSED PARK
- STANDALONE-SINGLE HOUSE ZONE
- STANDALONE-MIXED HOUSING SUBURBAN
- STANDALONE-MIXED HOUSING URBAN
- SUPERLOTS
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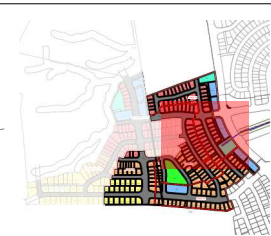
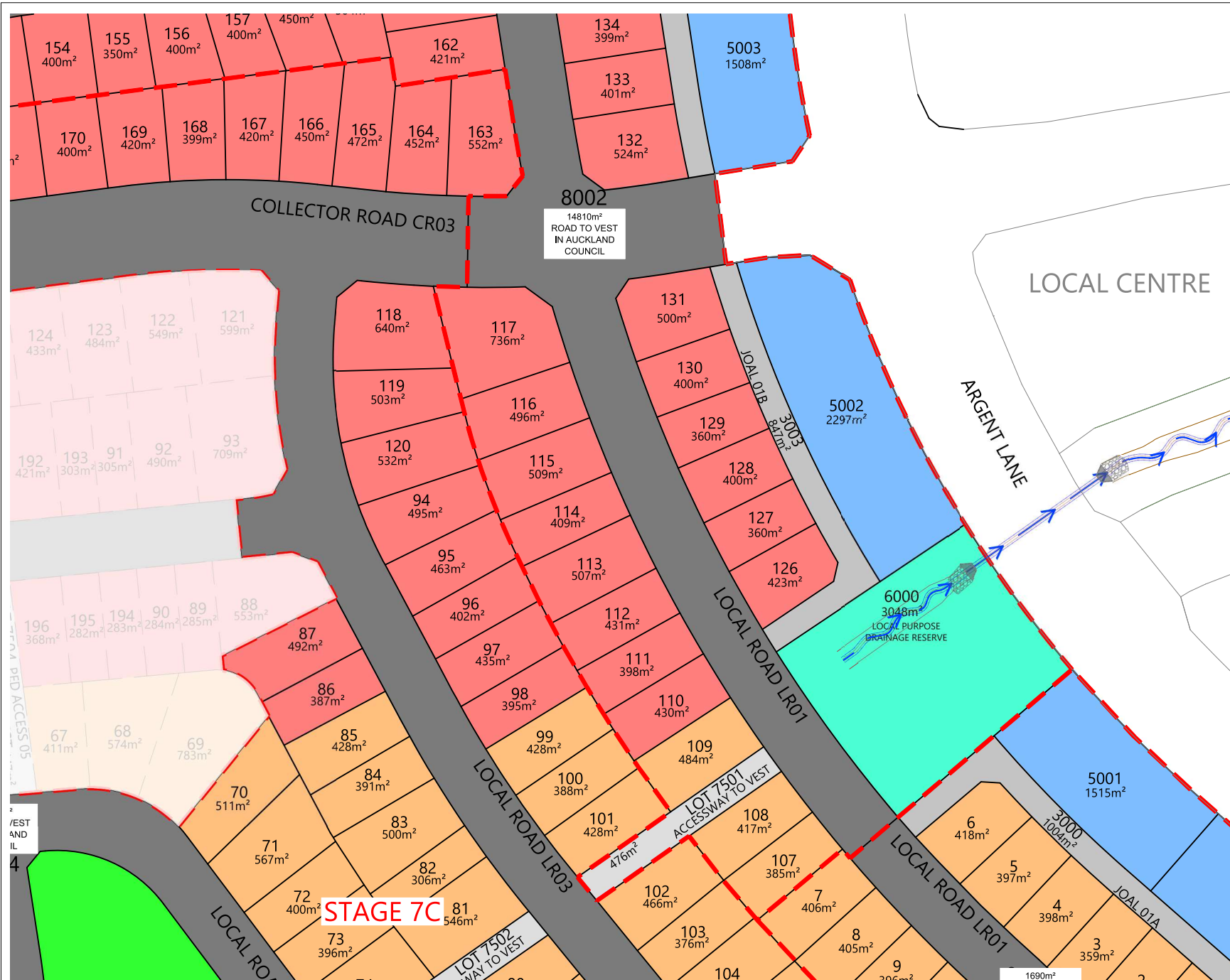


REVISION DETAILS		INT	DATE	SURVEYED	WOODS	
1	ISSUED FOR APPROVAL	PL	SEP 2023	DESIGNED	PL	8 NUGENT STREET GRAFTON AUCKLAND 1023
2	S92 AMENDMENT - REVISED SCHEME	PL	MAR 2024	DRAWN	JC	
3	ISSUED FOR S92 AMENDMENTS	PL	JUN 2024	CHECKED	PL	
				APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 7
DEVELOPMENT PLAN - SHEET 1

STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:1000 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-094-07-0101-GE	

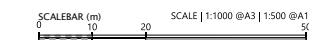


LEGEND

- STAGE 7 EXTENT
- BOUNDARIES
- FUTURE BOUNDARIES
- FUTURE ROAD
- PREVIOUS STAGES LOT BOUNDARIES
- PROPOSED CARRIAGEWAY
- PROPOSED JOAL
- PROPOSED ACCESSWAY
- PROPOSED PARK
- STANDALONE-SINGLE HOUSE ZONE
- STANDALONE-MIXED HOUSING SUBURBAN
- STANDALONE-MIXED HOUSING URBAN
- SUPERLOTS
- PROPOSED DRAINAGE RESERVE

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2 S92 AMENDMENT - REVISED SCHEME	PL	APR 2024	DRAWN	JC	
3 ISSUED FOR S92 AMENDMENTS	PL	JUN 2024	CHECKED	PL	
			APPROVED	JW	WOODS.CO.NZ



MILLDALE STAGE 7
DEVELOPMENT PLAN - SHEET 3

STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:1000 @ A3	3
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P23-094-07-0103-GE	



KEY PLAN

LEGEND

- STAGE 7 EXTENT
BOUNDARIES
FUTURE BOUNDARIES
FUTURE ROAD
PREVIOUS STAGES LOT BOUNDARIES
PROPOSED CARRIAGEWAY
PROPOSED JOAL
PROPOSED ACCESSWAY
PROPOSED PARK
STANDALONE-SINGLE HOUSE ZONE
STANDALONE-MIXED HOUSING SUBURBAN
STANDALONE-MIXED HOUSING URBAN
SUPERLOTS
PROPOSED DRAINAGE RESERVE

MILLDALE STAGE 7 LOT YIELD					
	7A	7B	7C	7D	STAGE 7 TOTAL
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* SUPERLOT YIELD BASED ON ESTIMATED 50 DWELLINGS PER HECTARE
** TOTAL DWELLINGS = STANDALONE LOTS + SUPERLOT DWELLINGS

SCALE BAR (m) SCALE | 1:1000 @A3 | 1:500 @A1 | 1:250 @A2

48 ARGENT LANE

ARGENT LANE

STAGE 7B

LOCAL ROAD LR0

LOCAL ROAD LR08

LOCAL ROAD LR01

COLLECTOR ROAD CR03

8003

8505m²
ROAD TO VEST
IN AUCKLAND
COUNCIL

8002

14810m²
ROAD TO VEST
IN AUCKLAND
COUNCIL

GE 7E

JOAL 03

3005

1037m²

75

32m²

174

467m²

173

412m²

172

474m²

125

502m²

124

433m²

123

484m²

122

549m²

121

599m²

91

92

93

709m²

118

640m²

119

503m²

117

736m²

116

496m²

120

131

500m²

130

400m²

129

360m²

5002

2297m²

5004

1649m²

5003

1508m²

6001

1898m²
LOCAL PURPOSE
DRAINAGE RESERVE

138

404m²

137

399m²

136

351m²

135

351m²

134

399m²

133

401m²

132

524m²

160

529m²

161

424m²

162

421m²

158

450m²

159

504m²

157

400m²

156

400m²

155

350m²

154

400m²

153

499m²

171

512m²

170

400m²

169

420m²

168

399m²

167

420m²

166

450m²

165

472m²

164

452m²

163

552m²

148

400m²

149

319m²

150

350m²

151

319m²

152

505m²

147

500m²

146

350m²

145

400m²

144

400m²

143

449m²

142

419m²

141

449m²

140

419m²

139

616m²

138

404m²

137

399m²

136

351m²

135

351m²

134

399m²

133

401m²

132

524m²

160

529m²

161

424m²

162

421m²

158

450m²

159

504m²

157

400m²

156

400m²

155

350m²

154

400m²

153

499m²

171

512m²

170

400m²

169

420m²

168

399m²

167

420m²

166

450m²

165

472m²

164

452m²

163

552m²

148

400m²

149

319m²

150

350m²

151

319m²

152

505m²

147

500m²

146

350m²

145

400m²

144

400m²

143

449m²

142

419m²

141

449m²

140

419m²

139

616m²

138

404m²

137

399m²

136

351m²

135

351m²

134

399m²

133

401m²

132

524m²

160

529m²

161

424m²

162

421m²

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450m²

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504m²

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400m²

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350m²

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167

420m²

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450m²

165

472m²

164

452m²

163

552m²

148

400m²

149

319m²

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350m²

151

319m²

152

505m²

147

500m²

146

350m²

145

400m²

144

400m²

143

449m²

142

419m²

141

449m²

140

419m²

139

616m²

138

404m²

137

399m²

136

351m²

135

351m²