

Decision on an application to vary conditions of a resource consent under section 127 of the Resource Management Act 1991



Discretionary activity under section 127(3) for a subdivision consent

Application numbers: SUB60067244-B
Applicant: Fulton Hogan Land Development Limited
C/O Tim James, Woods and Partners Ltd.
Site address: Old Pine Valley Road, Pine Valley
Legal description: Lot 1 DP 310551, Sec 1 SO 308837, and Sec 5 – 6 SO 70732

Proposal:

Consent is sought to vary conditions 1 and 76 of subdivision consent SUB60067244 (and as varied by SUB60067244-A) to reflect the changes to the application details including the insertion of a new consent notice condition (new sub-condition 76(h)) to permit new buildings and development on Lots 1-129 in accordance with the Wainui Precinct Chapter - Rule Activity Table I544.4.1 (A2) of the Auckland Unitary Plan 2018.

The discretionary activity under s127 of the Resource Management Act 1991 (RMA) is for changes to conditions of consent SUB60067244 and as varied by SUB60067244-A involving the following amendments (with strikethrough for deletion, underline for insertions):

Subdivision consent (s11) – SUB60067244-B

In accordance with the changes sought to the proposal, amendments to the approved conditions of subdivision consent are required. The proposed amendments read as follows with deleted text ~~struck through~~ and added text in underline

Changes to General condition 1

1 - The subdivision and land use activities shall 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 BUN60067243 (SUB60067244, LUC60067247 & LUS60069857) and as varied by s127 applications SUB60067244-A and SUB60067244-B.

The following information has been provided:

- Application Form, and Assessment of Effects (AEE) prepared by Rachelle Hui of Woods & Partners Consultants Ltd, job no. P16-270, dated 12 December 2016 and Addendum AEE for Additional Reasons for Consent [streamworks] – Fulton Hogan Land Development Limited – Wainui East (Stage 1) Subdivision and dated 5 April 2017.

- Letter dated 17 March 2017 from Rachelle Hui – written response against each question raised as part of the s.92 request letter from Council. The activity details are reflected in the plans listed below.
- Email dated 20 March 2017 from Rachelle Hui to Junitta Fretton relating to further information of the culvert (flooding velocity) under Sidwell Road.
- Email dated 23 March from Rachelle Hui to Junitta Fretton relating to specific screen planting on the road berm where required to be provided at the front of 36 Sidwell Road, as part of vegetation removal for the upgrading works at Sidwell Road.
- Application Form, and Assessment of Effects (AEE) prepared by Kevin He of Woods (Woods & Partners Consultants Ltd), titled Milldale - Subdivision Stage 1 Variation, referenced as P16-270 and dated 23 March 2016.
- Section 92 response: titled 'Milldale - Subdivision Stage 1A Variation Response to section 92 Letter, dated 27 April 2018', email received from Josh Kennedy (Woods) to Jonathon Clarke (Auckland Council) on 27 April 2018.
- Application form and email sent to processing planner Junitta Fretton from Joshua Kennedy of Woods dated 13 September 2018.
- Assessment of Environmental Effects [AEE] titled 'Milldale Stages 1 and 2 Blanket Land use consent' prepared by Joshua Kennedy of Woods and dated 4/09/2018.

Changes to condition 76 by inserting a new sub-condition 76(h)

76 - The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notices pursuant to s.221 of the Act...

h. Resource consent has been granted for the construction of new buildings and development on Lots 1-129 under Rule I544.4.1 (A2) in the Wainui Precinct Chapter of the Auckland Unitary Plan 2018. Therefore any building and development on these lots does not require an additional resource consent noting that:

Note 1: Rule I544.4.1 (A2) above relates to the provision of bulk infrastructure (wastewater, water, transport services) and the provision of pedestrian links and open space that is generally similar to that shown on I544.10.1 Wainui: Precinct Plan 1. The bulk infrastructure to service the subject lots and the layout of the roads including pedestrian links and open space has been assessed as part of the approved subdivision consent.

Note 2: Buildings and development within Lots 1-129 will need to comply with overlay, zone and Auckland-wide provisions under the Auckland Unitary Plan unless approved by a resource consent.

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have sufficient information to consider the matters required by the RMA and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B, 127, 106 and Part 2 of the RMA, the application for variation to conditions of a resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The proposal is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects.
2. In accordance with an assessment under s104(1)(a)-(ab) and s127(3) of the RMA the actual and potential effects from the variation will be acceptable as:
 - a. The change in conditions will not generate any effects over and above what was originally consented.
 - b. The application to vary the consent enables new buildings and development on individual Lots 1-129 in accordance with Rule I544.4.1 (A2) in the Wainui Precinct Chapter of the Auckland Unitary Plan 2018. The Wainui Precinct applies to a master planned community designed to offer a variety of residential activities and housing typologies to be established around open space areas, neighbourhood centres and reserves. The key considerations addressed through the Wainui Precinct are the servicing of the development, including water, wastewater and integration with the wider transport network and details on how servicing will be staged.

It was assessed as part of the original subdivision that adequate water, wastewater and road infrastructure as well as open space will be available to service the subdivision and anticipated development on Lots 1-129. Considering that the density and the design of infrastructure and open space provisions remains unchanged, the proposal to vary consent conditions will not affect the availability of infrastructure and open spaces to service the subdivision and the anticipated developments on Lots 1-129.

It is noted that 'Superlots 2001-2012' are not included as part of the proposal particularly in terms of enabling new buildings and development in accordance with Rule I544.4.1 (A2) in the Wainui Precinct Chapter of the Auckland Unitary Plan 2018. This is because the density and development on these lots are unknown at this stage. Therefore future land use consents will be required under Rule I544.4.1 (A2) of the Wainui Precinct Chapter to assess the adequacy of infrastructure to service the future development within these superlots.

It is further noted that the overlay, zone and Auckland-wide standards (e.g. coverage, yard setback, extent of land disturbance etc.) will continue to apply to Lots 1-129. Therefore it is anticipated for Lots 1-129 to be designed and developed in accordance with the relevant overlay, zone and Auckland-wide standards and therefore the anticipated residential character anticipated within Lots 1-129.

Due to the reasons above, the proposed changes to consent conditions will have adverse effects on the environment that will be less than minor and acceptable.

- c. In terms of positive effects and as assessed above, appropriate infrastructure will be available to service the subdivision and future development on Lots 1-129 and the proposed variation will facilitate building and development on individual sites in

accordance with the Wainui Precinct Chapter without the need for individual land use consent application by third party developers each time a residential site is developed.

The proposal enables the applicant to safeguard against potential difficulties that may arise for future building developers of individual lots, by ensuring a separate resource consent process is not required on each lot for buildings and development designed in accordance with the Wainui Precinct Plan 1. In addition, the proposal ensures that building and development within Stage 1 will not be subject to unnecessary delays that will likely occur through the requirement to undertake separate resource consent processes for the development of each site. Overall, there is a housing shortage in Auckland and the proposal will create greater efficiency, ensuring that dwellings are completed and enter the Auckland housing market sooner.

- d. 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.
3. In accordance with an assessment under s104(1)(b) and s127(3) of the RMA the variation is consistent with the relevant statutory documents. In particular the objectives and policies of Chapter I544. Wainui Precinct - Objective - I544.2 (1) and Policies – I544.3 (1-4). The objectives and policies of the Wainui Precinct require reticulated wastewater and water supply to be available to service any subdivision or development; require subdivision to be staged and designed to align with the provision and upgrading of open space and infrastructure including transport, water, wastewater and stormwater and; require provision of roads, pedestrian links and open space generally similar to the Wainui Precinct Plan 1 shown under I544.101.1.

The underlying Stage 1 subdivision provided roading networks, pedestrian links, and open space to be in general accordance with the Wainui Precinct plan 1. Further, as demonstrated in all infrastructure and roading drawings for the approved subdivision, each site will be serviced by a reticulated stormwater and wastewater network. Therefore infrastructure provisions are readily available and can be provided in a timely and co-ordinated manner to service the future residential dwellings within Lots 1-129 (located within Stage 1 of the Wainui Precinct). Furthermore, proposed on-site stormwater management within public roads and within private residential lots is in accordance with the Stormwater Management Plan and the Network Discharge Consent for the precinct.

Due to the reasons above, the proposed changes to consent conditions will not be contrary to the objectives and policies of the Wainui Precinct chapter of the Auckland Unitary Plan (Operative in Part) and any other relevant statutory documents.

4. In accordance with an assessment under s104(1)(c) of the RMA no other matters are considered relevant.
5. In terms of s106 of the RMA the proposal to vary consent conditions is not considered to give rise to a significant risk from natural hazards, and sufficient provision will continue and has been made for legal and physical access to the proposed lots. Accordingly, council is able to grant this consent subject to the conditions below.

6. This variation achieves the sustainable management purpose of the RMA in Part 2 because it will enable the efficient use of land for residential purposes. The application overall is considered to meet the relevant provisions of Part 2 of the RMA as the proposal achieves the purpose of the RMA being sustainable management of natural and physical resources, whilst resulting in an acceptable level of effects on the environment.
7. Overall the proposal is considered within the scope of the underlying resource consent. The proposal to vary conditions 1 and 76 is considered to have no further effects over and above what has already been consented to.

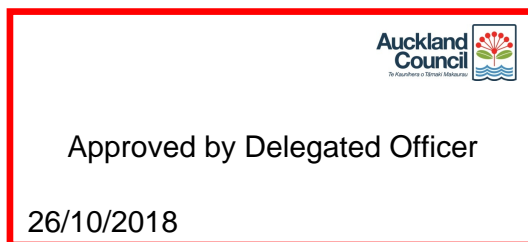
Advice notes

1. *A copy of the consolidated set of conditions of consent as amended is included as attachment 1 to this section 127 decision.*

Delegated decision maker:

Name: Steve Seager
Title: Team Leader, Resource Consents
Signed:

Date:



Attachment 1: Consolidated conditions of consent as amended

Conditions

Under section 108 of the RMA, these consents are subject to the following conditions:

General Conditions applicable to all consents (SUB60067244 and as varied by SUB60067244A & SUB60067244B, LUC60067247 & LUS60069857)

1. The subdivision and land use activities shall 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 BUN60067243 (SUB60067244, LUC60067247 & LUS60069857) and as varied by s127 applications SUB60067244-A and SUB60067244-B.

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Report title and reference	Author	Rev	Dated
Infrastructure Report, job no. P16-270	Wood & Partners Consultants Ltd	1.0	November 2016
Transportation Assessment, ref: 13041.016	Traffic Design Group Limited		12 December 2016

Stormwater Report – Stage 1, job no. P16-270	Wood & Partners Consultants Ltd	V1	1 December 2016
Wainui Precinct, Stage 1 – Effects of Road Traffic Noise	Styles Group		7 December 2016
Archaeological report	Clough Associates Ltd		8 September 2016
Aboricultural memo	Andrew Barrell Consultant Arborist		21 November 2016
Stage 1 Development – Ecological Assessment of Effects	Wood & Partners Consultants Ltd		November 2016
Argent Lane Special Housing Area – Ground contamination assessment, job no. 30868.001	Tonkin and Taylor Ltd		22 June 2016 and 19 August 2016
Qualifying Development QD1 – Enabling Works Geotechnical Investigation Report, job no. 30868	Tonkin and Taylor Ltd	1	September 2016
Stage 1 Development Design Statement Report, job no. P16-270	Wood & Partners Consultants Ltd	V1	November 2016

Plan title and reference	Author	Rev	Dated
Subdivision and Scheme Plans			
Site Location Plan, job no. P16-270, drawing no. P16-270-01-001-GE	Wood & Partners Consultants Ltd	1	December 2016
Existing Titles Plan, job no. P16-270, drawing no. P16-270-01-002-GE	Wood & Partners Consultants Ltd	1	December 2016
Existing Features Plan, job no. P16-270, drawing no. P16-270-01-003-GE	Wood & Partners Consultants Ltd	1	December 2016
Zoning Plan, job no. P16-270, drawing no. P16-270-01-004-GE	Wood & Partners Consultants Ltd	1	December 2016
Existing Consents Plan, job no. P16-270, drawing no. P16-270-01-005-GE	Wood & Partners Consultants Ltd	1	December 2016
Development Plan, job no. P16-270, drawing no. P16-270-01-010-DP	Wood & Partners Consultants Ltd	1	December 2016
Scheme Plan – Overall, job no. P16-270, drawing no. P16-270-01-011-SC	Woods Ltd	3	March 2018
Scheme Plan – Sheet 012, job no. P16-270, drawing no. P16-270-01-012-SC	Wood & Partners Consultants Ltd	1	December 2016
Scheme Plan – Sheet 013, job no.	Woods Ltd	4	March 2018

Plan title and reference	Author	Rev	Dated
P16-270, drawing no. P16-270-01-013-SC			
Scheme Plan – Sheet 014, job no. P16-270, drawing no. P16-270-01-014-SC	Wood & Partners Consultants Ltd	2	December 2016
Scheme Plan – Sheet 015, job no. P16-270, drawing no. P16-270-01-015-SC	Wood & Partners Consultants Ltd	1	December 2016
Scheme Plan – Sheet 016, job no. P16-270, drawing no. P16-270-01-016-SC	Wood & Partners Consultants Ltd	1	December 2016
Scheme Plan – Sheet 017, job no. P16-270, drawing no. P16-270-01-017-SC	Wood & Partners Consultants Ltd	1	December 2016
Clearing Plan, job no. P16-270, drawing no. P16-270-01-050-GE	Wood & Partners Consultants Ltd	2	December 2016
Earthworks, Contours and Retaining Walls			
Pre-Development Contour Plan, job no. P16-270, drawing no. P16-270-01-100-EW	Wood & Partners Consultants Ltd	1	December 2016
Post-Development Contour Plan - Overall, job no. P16-270, drawing no. P16-270-01-101-EW	Wood & Partners Consultants Ltd	2	December 2016
Post-Development Contour Plan – Sheet 102, job no. P16-270, drawing no. P16-270-01-102-EW	Wood & Partners Consultants Ltd	2	December 2016
Post-Development Contour Plan – Sheet 104, job no. P16-270, drawing no. P16-270-01-104-EW	Wood & Partners Consultants Ltd	2	December 2016
Post-Development Contour Plan – Sheet 105, job no. P16-270, drawing no. P16-270-01-105-EW	Wood & Partners Consultants Ltd	2	December 2016
Post-Development Contour Plan – Sheet 106, job no. P16-270, drawing no. P16-270-01-106-EW	Wood & Partners Consultants Ltd	2	December 2016
Post-Development Contour Plan – Sheet 107, job no. P16-270, drawing no. P16-270-01-107-EW	Wood & Partners Consultants Ltd	2	December 2016
Earthworks Extents Plan - Overall, job no. P16-270, drawing no. P16-270-01-110-EW	Wood & Partners Consultants Ltd	2	December 2016
Earthworks Extents Plan – Sidwell Road Upgrade, job no. P16-270, drawing no. P16-270-01-111-EW	Wood & Partners Consultants Ltd	2	December 2016
Landform Section Plan – Sections 1 & 2, job no. P16-270, drawing no. P16-270-01-115-EW	Wood & Partners Consultants Ltd	1	December 2016

Plan title and reference	Author	Rev	Dated
Landform Section Plan – Sections 3 & 4, job no. P16-270, drawing no. P16-270-01-116-EW	Wood & Partners Consultants Ltd	1	December 2016
Landform Section Plan – Sections 5 & 6, job no. P16-270, drawing no. P16-270-01-117-EW	Wood & Partners Consultants Ltd	1	December 2016
Landform Section Plan – Sections 7 & 8, job no. P16-270, drawing no. P16-270-01-118-EW	Wood & Partners Consultants Ltd	1	December 2016
Erosion and Sediment Control Plan, job no. P16-270, drawing no. P16-270-01-120-EW	Wood & Partners Consultants Ltd	1	December 2016
Retaining Walls Overall Plan, job no. P16-270, drawing no. P16-270-01-150-EW	Wood & Partners Consultants Ltd	2	November 2016
Retaining Walls 01 Plan & Longsection, job no. P16-270, drawing no. P16-270-01-151-EW	Wood & Partners Consultants Ltd	2	November 2016
Retaining Walls 02 Plan & Longsection, job no. P16-270, drawing no. P16-270-01-152-EW	Wood & Partners Consultants Ltd	2	November 2016
Retaining Walls 03 Plan & Longsection, job no. P16-270, drawing no. P16-270-01-153-EW	Wood & Partners Consultants Ltd	2	November 2016
Retaining Walls 04 Plan & Longsection, job no. P16-270, drawing no. P16-270-01-154-EW	Wood & Partners Consultants Ltd	2	November 2016
Retaining Walls 05 Plan & Longsection, job no. P16-270, drawing no. P16-270-01-155-EW	Wood & Partners Consultants Ltd	2	November 2016
Retaining Walls 06 Plan & Longsection, job no. P16-270, drawing no. P16-270-01-156-EW	Wood & Partners Consultants Ltd	2	November 2016
Retaining Walls 07 Plan & Longsection, job no. P16-270, drawing no. P16-270-01-157-EW	Wood & Partners Consultants Ltd	2	November 2016
Retaining Walls 08 Plan & Longsection, job no. P16-270, drawing no. P16-270-01-158-EW	Wood & Partners Consultants Ltd	2	November 2016
Retaining Walls 09 Plan & Longsection, job no. P16-270, drawing no. P16-270-01-159-EW	Wood & Partners Consultants Ltd	2	November 2016
Roading Plans			
Typical Road Cross Sections Collector Roads (Sidwell Road Extension), job no. P16-270 and drawing no. P16-270-01-221-RD	Wood & Partners Consultants Ltd	3	December 2016

Plan title and reference	Author	Rev	Dated
Road Layout Plan – Overall Plan, job no. P16-270 and drawing no. P16-270-01-200-RD	Wood & Partners Consultants Ltd	2	November 2016
Road Layout Plan – Sheet 1, job no. P16-270 and drawing no. P16-270-01-201-RD	Wood & Partners Consultants Ltd	2	November 2016
Road Layout Plan – Sheet 2, job no. P16-270 and drawing no. P16-270-01-202-RD	Wood & Partners Consultants Ltd	2	November 2016
Road Layout Plan – Sheet 3, job no. P16-270 and drawing no. P16-270-01-203-RD	Wood & Partners Consultants Ltd	2	November 2016
Road Layout Plan – Sheet 4, job no. P16-270 and drawing no. P16-270-01-204-RD	Wood & Partners Consultants Ltd	2	November 2016
Road Layout Plan – Sheet 5, job no. P16-270 and drawing no. P16-270-01-205-RD	Wood & Partners Consultants Ltd	1	November 2016
Road Layout Plan – Sheet 6, job no. P16-270 and drawing no. P16-270-01-206-RD	Wood & Partners Consultants Ltd	1	November 2016
Road Layout Plan – Sheet 7, job no. P16-270 and drawing no. P16-270-01-207-RD	Wood & Partners Consultants Ltd	1	November 2016
Road Layout Plan – Sheet 8, job no. P16-270 and drawing no. P16-270-01-208-RD	Wood & Partners Consultants Ltd	1	November 2016
Road Layout Plan – Sheet 9, job no. P16-270 and drawing no. P16-270-01-209-RD	Wood & Partners Consultants Ltd	2	November 2016
Road Layout Plan – Sheet 10, job no. P16-270 and drawing no. P16-270-01-210-RD	Wood & Partners Consultants Ltd	1	November 2016
Road Layout Plan – Sheet 11, job no. P16-270 and drawing no. P16-270-01-211-RD	Wood & Partners Consultants Ltd	1	November 2016
Road Layout Plan – Sheet 12, job no. P16-270 and drawing no. P16-270-01-212-RD	Wood & Partners Consultants Ltd	2	November 2016
Road Layout Plan – Sheet 13, job no. P16-270 and drawing no. P16-270-01-213-RD	Wood & Partners Consultants Ltd	1	November 2016
Road Layout Plan – Sheet 14, job no. P16-270 and drawing no. P16-270-01-214-RD	Wood & Partners Consultants Ltd	1	November 2016
Road Layout Plan – Sheet 15, job no. P16-270 and drawing no. P16-270-01-215-RD	Wood & Partners Consultants Ltd	2	November 2016

Plan title and reference	Author	Rev	Dated
Road Layout Plan – Sheet 16, job no. P16-270 and drawing no. P16-270-01-216-RD	Wood & Partners Consultants Ltd	2	November 2016
Road Typology Plan, job no. P16-270 and drawing no. P16-270-01-220-RD	Wood & Partners Consultants Ltd	1	December 2016
Typical Road Cross Sections Stream Edge Streets, job no. P16-270 and drawing no. P16-270-01-222-RD	Wood & Partners Consultants Ltd	2	December 2016
Typical Road Cross Sections Suburban Streets, job no. P16-270 and drawing no. P16-270-01-223-RD	Wood & Partners Consultants Ltd	2	December 2016
Typical Road Cross Sections Suburban Streets, job no. P16-270 and drawing no. P16-270-01-224-RD	Wood & Partners Consultants Ltd	2	December 2016
Typical Road Cross Sections JOALS and Accessways, job no. P16-270 and drawing no. P16-270-01-225-RD	Wood & Partners Consultants Ltd	1	December 2016
Sidwell Road Longitudinal Section – Sheet 1 of 4, job no. P16-270 and drawing no. P16-270-01-240-RD	Wood & Partners Consultants Ltd	1	December 2016
Sidwell Road Longitudinal Section – Sheet 2 of 4, job no. P16-270 and drawing no. P16-270-01-241-RD	Wood & Partners Consultants Ltd	1	December 2016
Sidwell Road Longitudinal Section – Sheet 3 of 4, job no. P16-270 and drawing no. P16-270-01-242-RD	Wood & Partners Consultants Ltd	1	December 2016
Sidwell Road Longitudinal Section – Sheet 4 of 4, job no. P16-270 and drawing no. P16-270-01-243-RD	Wood & Partners Consultants Ltd	1	December 2016
Road 1 Longitudinal Section – Sheet 1 of 3, job no. P16-270 and drawing no. P16-270-01-244-RD	Wood & Partners Consultants Ltd	1	December 2016
Road 1 Longitudinal Section – Sheet 2 of 3, job no. P16-270 and drawing no. P16-270-01-245-RD	Wood & Partners Consultants Ltd	1	December 2016
Road 1 Longitudinal Section – Sheet 3 of 3, job no. P16-270 and drawing no. P16-270-01-246-RD	Wood & Partners Consultants Ltd	1	December 2016
Road 2 Longitudinal Section – Sheet 1 of 2, job no. P16-270 and drawing no. P16-270-01-247-RD	Wood & Partners Consultants Ltd	1	December 2016
Road 2 Longitudinal Section – Sheet 1 of 2, job no. P16-270 and drawing no. P16-270-01-248-RD	Wood & Partners Consultants Ltd	1	December 2016
Road 3 Longitudinal Section, job no. P16-270 and drawing no. P16-270-01-249-RD	Wood & Partners Consultants Ltd	1	December 2016

Plan title and reference	Author	Rev	Dated
Road 4 Longitudinal Section – Sheet 1 of 2, job no. P16-270 and drawing no. P16-270-01-250-RD	Wood & Partners Consultants Ltd	1	December 2016
Road 5 Longitudinal Section – Sheet 1 of 2, job no. P16-270 and drawing no. P16-270-01-251-RD	Wood & Partners Consultants Ltd	1	December 2016
Road 6 Longitudinal Section – Sheet 1 of 2, job no. P16-270 and drawing no. P16-270-01-252-RD	Wood & Partners Consultants Ltd	1	December 2016
Road 7 Longitudinal Section – Sheet 1 of 2, job no. P16-270 and drawing no. P16-270-01-253-RD	Wood & Partners Consultants Ltd	1	December 2016
Road 8 Longitudinal Section – Sheet 1 of 2, job no. P16-270 and drawing no. P16-270-01-254-RD	Wood & Partners Consultants Ltd	1	December 2016
Road 10 Longitudinal Section – Sheet 1 of 2, job no. P16-270 and drawing no. P16-270-01-255-RD	Wood & Partners Consultants Ltd	1	December 2016
Drainage layout / Culvert Location / Raingarden and Planted Swale Location / Stormwater (SW) Outlet Catchments / SW Catchments and Wastewater Catchment Plans			
Culvert Location Plan, job no. P16-270, drawing no. P16-270-01-320-DR	Wood & Partners Consultants Ltd	2	December 2016
Sidwell Road Culvert Upgrade Plan and Longsection, job no. P16-270, drawing no. P16-270-01-321-DR	Wood & Partners Consultants Ltd	3	December 2016
Culvert 1 Plan and Longsection, job no. P16-270, drawing no. P16-270-01-322-DR	Wood & Partners Consultants Ltd	3	December 2016
Sidwell Road Culvert Upgrade Plan and Longsection, job no. P16-270 and drawing no. P16-270-01-323-DR	Wood & Partners Consultants Ltd	3	December 2016
Drainage Layout Plan - Overall	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 301, job no. P16-270 and drawing no. P16-270-01-301-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 302, job no. P16-270 and drawing no. P16-270-01-302-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 303, job no. P16-270 and drawing no. P16-270-01-303-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 304, job no. P16-270 and drawing no. P16-270-01-304-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 305, job no. P16-270 and drawing no. P16-270-	Wood & Partners Consultants Ltd	2	December

Plan title and reference	Author	Rev	Dated
01-305-DR [Stage 1A]	Consultants Ltd		2016
Drainage Layout Plan – Sheet 306, job no. P16-270 and drawing no. P16-270-01-306-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 307, job no. P16-270 and drawing no. P16-270-01-307-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 308, job no. P16-270 and drawing no. P16-270-01-308-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 309, job no. P16-270 and drawing no. P16-270-01-309-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 310, job no. P16-270 and drawing no. P16-270-01-310-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 311, job no. P16-270 and drawing no. P16-270-01-311-DR [Stages 1A,1B and 1C]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 311, job no. P16-270 and drawing no. P16-270-01-311-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 312, job no. P16-270 and drawing no. P16-270-01-312-DR [Stage 1B]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 313 job no. P16-270 and drawing no. P16-270-01-313-DR [Stage 1B]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 314 job no. P16-270 and drawing no. P16-270-01-314-DR [Stage 1C]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 315 job no. P16-270 and drawing no. P16-270-01-315-DR [Stage 1C]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 316 job no. P16-270 and drawing no. P16-270-01-316-DR [Stage 1C]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 317 job no. P16-270 and drawing no. P16-270-01-317-DR [Stage 1C]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 318 job no. P16-270 and drawing no. P16-270-01-318-DR [Stage 1C]	Wood & Partners Consultants Ltd	2	December 2016
Drainage Layout Plan – Sheet 319 job no. P16-270 and drawing no. P16-270-01-319-DR [Stage 1C]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Overall, job no.	Wood & Partners	2	December

Plan title and reference	Author	Rev	Dated
P16-270 and drawing no. P16-270-01-330-DR	Consultants Ltd		2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 331, job no. P16-270 and drawing no. P16-270-01-331-DR	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 332, job no. P16-270 and drawing no. P16-270-01-332-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 333, job no. P16-270 and drawing no. P16-270-01-333-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 334, job no. P16-270 and drawing no. P16-270-01-334-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 335, job no. P16-270 and drawing no. P16-270-01-335-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 336, job no. P16-270 and drawing no. P16-270-01-336-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 337, job no. P16-270 and drawing no. P16-270-01-337-DR [Stage 1A]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 338, job no. P16-270 and drawing no. P16-270-01-338-DR [Stages 1A and 1B]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 339, job no. P16-270 and drawing no. P16-270-01-339-DR [Stages 1A, 1B and 1C]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 340, job no. P16-270 and drawing no. P16-270-01-340-DR [Stage 1C]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 341, job no. P16-270 and drawing no. P16-270-01-341-DR [Stage 1B]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 342, job no. P16-270 and drawing no. P16-270-	Wood & Partners Consultants Ltd	2	December 2016

Plan title and reference	Author	Rev	Dated
01-342-DR [Stages 1B and 1C]			
Indicative Raingarden and Planted Swale Location Plan – Sheet 343, job no. P16-270 and drawing no. P16-270-01-343-DR [Stage 1C]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 344, job no. P16-270 and drawing no. P16-270-01-344-DR [Stage 1B]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 345, job no. P16-270 and drawing no. P16-270-01-345-DR [Stages 1B and 1C]	Wood & Partners Consultants Ltd	2	December 2016
Indicative Raingarden and Planted Swale Location Plan – Sheet 346, job no. P16-270 and drawing no. P16-270-01-346-DR [Stage 1C]	Wood & Partners Consultants Ltd	2	December 2016
Stormwater Outlet Catchments Plan, job no. P16-270 and drawing no. P16-270-01-380-DR	Wood & Partners Consultants Ltd	1	December 2016
Stormwater Outlet Catchments – Overall Plan, job no. P16-270 and drawing no. P16-270-01-381-DR	Wood & Partners Consultants Ltd	1	December 2016
Stormwater Outlet Catchments – Sheet 382, job no. P16-270 and drawing no. P16-270-01-382-DR	Wood & Partners Consultants Ltd	1	December 2016
Stormwater Outlet Catchments – Sheet 383, job no. P16-270 and drawing no. P16-270-01-383-DR	Wood & Partners Consultants Ltd	1	December 2016
Stormwater Outlet Catchments – Sheet 384, job no. P16-270 and drawing no. P16-270-01-384-DR	Wood & Partners Consultants Ltd	1	December 2016
Stormwater Outlet Catchments – Sheet 385, job no. P16-270 and drawing no. P16-270-01-385-DR	Wood & Partners Consultants Ltd	1	December 2016
Stormwater Outlet Catchments – Sheet 386, job no. P16-270 and drawing no. P16-270-01-386-DR	Wood & Partners Consultants Ltd	1	December 2016
Stormwater Outlet Catchments – Sheet 387, job no. P16-270 and drawing no. P16-270-01-387-DR	Wood & Partners Consultants Ltd	1	December 2016
Typical Kerb and Catchpit Interface Details, job no. P16-270 and drawing no. P16-270-01-390-DR	Wood & Partners Consultants Ltd	1	March 2017
Wainui Precinct Wastewater Catchment Plan, job no. P16-270 and drawing no. P16-270-01-450-DR	Wood & Partners Consultants Ltd	2	November 2016

Rain Garden Plans

Plan title and reference	Author	Rev	Dated
Proposed Rain Garden Plan, job no. P16-270 and drawing no. P16-270-01-830-SD	Wood & Partners Consultants Ltd	2	December 2016
Typical Rain Garden Long Section Details, job no. P16-270 and drawing no. P16-270-01-831-SD	Wood & Partners Consultants Ltd	2	December 2016
Typical Rain Garden Cross Section Details, job no. P16-270 and drawing no. P16-270-01-832-SD	Wood & Partners Consultants Ltd	2	December 2016
Typical Rain Garden Cross Section Details, job no. P16-270 and drawing no. P16-270-01-833-SD	Wood & Partners Consultants Ltd	2	December 2016
Typical Rain Garden Long Section Details, job no. P16-270 and drawing no. P16-270-01-834-SD	Wood & Partners Consultants Ltd	1	December 2016
Proposed Planted Swale Plan, job no. P16-270 and drawing no. P16-270-01-835-SD	Wood & Partners Consultants Ltd	2	December 2016
Typical Planted Swale Long Section Details, job no. P16-270 and drawing no. P16-270-01-836-SD	Wood & Partners Consultants Ltd	2	December 2016
Typical Planted Swale Cross Section Details, job no. P16-270 and drawing no. P16-270-01-837-SD	Wood & Partners Consultants Ltd	2	December 2016
Typical Planted Swale Cross Section Details, job no. P16-270 and drawing no. P16-270-01-838-SD	Wood & Partners Consultants Ltd	2	December 2016
Typical Planted Swale Long Section Details, job no. P16-270 and drawing no. P16-270-01-839-SD	Wood & Partners Consultants Ltd	2	December 2016
Culvert Installation Works, job no. P16-270 and drawing no. P16-270-01-SD-840	Wood & Partners Consultants Ltd	1	March 2017
Water Reticulation Plans			
Water Reticulation - Overall Plan, job no. P16-270 and drawing no. P16-270-01-500-WS	Wood & Partners Consultants Ltd	1	December 2016
Water Reticulation Plan – Sheet 501, job no. P16-270 and drawing no. P16-270-01-501-WS	Wood & Partners Consultants Ltd	1	December 2016
Water Reticulation Plan – Sheet 502, job no. P16-270 and drawing no. P16-270-01-502-WS	Wood & Partners Consultants Ltd	1	December 2016
Water Reticulation Plan – Sheet 503, job no. P16-270 and drawing no. P16-270-01-503-WS	Wood & Partners Consultants Ltd	1	December 2016
Water Reticulation Plan – Sheet 504, job no. P16-270 and drawing no. P16-	Wood & Partners	1	December

Plan title and reference	Author	Rev	Dated
270-01-504-WS	Consultants Ltd		2016
Water Reticulation Plan – Sheet 505, job no. P16-270 and drawing no. P16-270-01-505-WS	Wood & Partners Consultants Ltd	1	December 2016
Water Reticulation Plan – Sheet 506, job no. P16-270 and drawing no. P16-270-01-506-WS	Wood & Partners Consultants Ltd	1	December 2016
Water Reticulation Plan – Sheet 507, job no. P16-270 and drawing no. P16-270-01-507-WS	Wood & Partners Consultants Ltd	1	December 2016
Utility Trenching Plans			
Utility Trenching Overall Plan, job no. P16-270 and drawing no. P16-270-01-600-UT	Wood & Partners Consultants Ltd	1	December 2016
Utility Trenching Plan – Sheet 701, job no. P16-270 and drawing no. P16-270-01-601-UT [Stage 1A]	Wood & Partners Consultants Ltd	1	December 2016
Utility Trenching Plan – Sheet 702, job no. P16-270 and drawing no. P16-270-01-602-UT [Stage 1A]	Wood & Partners Consultants Ltd	1	December 2016
Utility Trenching Plan – Sheet 703, job no. P16-270 and drawing no. P16-270-01-603-UT [Stage 1A]	Wood & Partners Consultants Ltd	1	December 2016
Utility Trenching Plan – Sheet 704, job no. P16-270 and drawing no. P16-270-01-604-UT [Stage 1B]	Wood & Partners Consultants Ltd	1	December 2016
Utility Trenching Plan – Sheet 705, job no. P16-270 and drawing no. P16-270-01-605-UT [Stage 1C]	Wood & Partners Consultants Ltd	1	December 2016
Utility Trenching Plan – Sheet 706, job no. P16-270 and drawing no. P16-270-01-606-UT [Stage 1B]	Wood & Partners Consultants Ltd	1	December 2016
Utility Trenching Plan – Sheet 707, job no. P16-270 and drawing no. P16-270-01-607-UT [Stage 1C]	Wood & Partners Consultants Ltd	1	December 2016
Landscaping and Planting Plans			
Argent Lane – Stream Corridor Landscape Sketch Cross_Sections – Sketch Cross Section A – Typical Stream Corridor Planting - Landscape Concept – Cross Sections, proj no. FHWE and drawing no. 003	SJF of LASF	A	22/8/2016
Argent Lane – Stream Corridor Landscape Sketch Cross – Sections – Sketch Cross Section B – Recreation Reserve & Stream Corridor - Landscape Concept – Cross Sections, proj no. FHWE and drawing no. 004	SJF of LASF	A	22/8/2016

Plan title and reference	Author	Rev	Dated
Overall Development Plan (Stage 1), proj no. FHWE and drawing no. 001 / Plan 1 of 10	SF of LASF	A	7/3/2017
Street Tree Planting Plan, proj no. FHWE and drawing no. 002 / Plan 2 of 10	SF of LASF	A	7/3/2017
Street Tree Planting Plan, proj no. FHWE and drawing no. 003 / Plan 3 of 10	SF of LASF	A	7/3/2017
Rain Garden & Bio Swale Planting Plan, proj no. FHWE and drawing no. 004 / Plan 4 of 10	SF of LASF	A	7/3/2017
Stream Corridor Planting Plan Detail 1 Plan, proj no. FHWE and drawing no. 005 / Plan 5 of 10	SF of LASF	A	7/3/2017
Stream Corridor Planting Plan Detail 2 Plan, proj no. FHWE and drawing no. 006 / Plan 6 of 10	SF of LASF	A	7/3/2017
Stream Corridor Planting – Cross Section, proj no. FHWE and drawing no. 007 / Plan 7 of 10	SF of LASF	A	7/3/2017
Stream Corridor Planting – Cross Section, proj no. FHWE and drawing no. 008 / Plan 8 of 10	SF of LASF	A	7/3/2017
Recreation Reserve Concept Plan, proj no. FHWE and drawing no. 009 / Plan 9 of 10	SF of LASF	A	7/3/2017
Boardwalk Plan, proj no. FHWE and drawing no. 010 / Plan 10 of 10	SF of LASF	A	7/3/2017

Stream restoration

Proposed Stream Restoration, job no. P16-270 and drawing no. P16-270-01-901-LS	Wood & Partners Consultants Ltd	1	March 2017
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- The design change to Milldale Stage 1A enabling access to Lots 1-6 via a new JOAL (Lot 3009) as opposed to Road 1, as detailed in the AEE prepared by Kevin He of Woods, shall be undertaken in accordance with the following plans:

Plan title and reference	Author	Rev	Dated
Subdivision Plans			
Scheme Plan – Overall, job no. P16-270, drawing no. P16-270-01-011-SC	Woods Ltd.	3	April 2018
Scheme Plan – Sheet 013, job no. P16-270, drawing no. P16-270-01-013-SC	Woods Ltd.	4	April 2018

Plan title and reference	Author	Rev	Dated
EPA Plans			
Overall Roding Plan, job no. P16-270, drawing no. P16-270-1A-200-RD	Woods Ltd.	5	April 2018
Roding Plan, job no. P16-270, drawing no. P16-270-1A-203-RD	Woods Ltd.	5	April 2018
Roding Plan, job no. P16-270, drawing no. P16-270-1A-204-RD	Woods Ltd.	5	April 2018
Overall Stormwater Layout Plan, job no. P16-270, drawing no. P16-270-1A-300-DR	Woods Ltd.	B	April 2018
Stormwater Plan, job no. P16-270, drawing no. P16-270-1A-304-DR	Woods Ltd.	B	April 2018
Stormwater Plan, job no. P16-270, drawing no. P16-270-1A-305-DR	Woods Ltd.	B	April 2018
Overall Sanitary Sewer Layout Plan, job no. P16-270, drawing no. P16-270-1A-400-DR	Woods Ltd.	A	April 2018
Overall Sanitary Sewer Layout Plan, job no. P16-270, drawing no. P16-270-1A-401-DR	Woods Ltd.	A	April 2018
Sanitary Sewer Layout Plan, job no. P16-270, drawing no. P16-270-1A-408-DR	Woods Ltd.	A	April 2018
Sanitary Sewer Layout Plan, job no. P16-270, drawing no. P16-270-1A-409-DR	Woods Ltd.	A	April 2018
Overall Water Reticulation Plan, job no. P16-270, drawing no. P16-270-1A-601-WR	Woods Ltd.	4	April 2018
Water Reticulation Plan, job no. P16-270, drawing no. P16-270-1A-607-WR	Woods Ltd.	4	April 2018
Water Reticulation Plan, job no. P16-270, drawing no. P16-270-1A-608-WR	Woods Ltd.	4	April 2018
JOAL 5 Rain Garden Detail, job no. P16-270, drawing no. P16-270-1A-834-SD	Woods Ltd.	1	April 2018
Proposed Borehole Locations, job no. P16-270, drawing no. P16-270-1A-1300-MS	Woods Ltd.	2	April 2018
Earthworks Plans			
Overall Contour Plan, job no. P16-270, drawing no. P16-270-01-100-EW	Woods Ltd.	3	April 2018
Design Contours Plan, job no. P16-270, drawing no. P16-270-1A-102-EW	Woods Ltd.	3	April 2018
Design Contours Plan, job no. P16-270, drawing no. P16-270-1A-103-EW	Woods Ltd.	3	April 2018

Plan title and reference	Author	Rev	Dated
Retaining Walls Overall Plan, job no. P16-270, drawing no. P16-270-1A-150-EW	Woods Ltd.	3	April 2018

Advice Note:

In the event that minor amendments to the erosion and / or sediment controls are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the controls may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader Northern Monitoring prior to implementation to confirm that they are within the scope of this consent.

Lapse Date

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to (i.e. a survey plan in respect of the subdivision has been submitted to council under section 223 of the RMA), but shall thereafter lapse if the survey plan is not deposited in accordance with section 224 of the RMA; or
 - b. The council extends the period after which the consent lapses.
3. Resource consent LUC60067244 relating to the blanket land use for development standards shall **lapse** 10 years from the date of issue unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.

Expiry Date

4. Resource consent LUC60067244 relating to earthworks shall expire five years from the date of issue unless it has been surrendered or been cancelled at an earlier date pursuant to the RMA.
5. Consent LUS60069857 for the structures (culverts) shall expire 35 years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

Developer's Representative

6. (developer's representative) Prior to the commencement of engineering design, the Consent Holder shall nominate, in writing, its Developer's Representative in terms of Council's "Standards for Engineering Design and Construction" to be the first point of contact for all engineering matters. Any subsequent change to the nominated Developer's Representative shall be immediately notified in writing to the Consents Engineer.

Insurance Warranties

7. (insurance and warranties for engineering works) Prior to the commencement of engineering design for the works required by these conditions, the Consent Holder and the Developer's Representative shall provide to the Council proof of Professional Indemnity Insurance and Warranties in full satisfaction of section 102 of the "Standards for Engineering Design and Construction".

Engineering, Landscaping, Traffic Management and Health and Safety Plans

8. The engineering works required by this consent shall comply with the Council's "Standards for Engineering Design and Construction" as may be amended from time to time. Engineering Plans, as specified in the "Standards", shall be submitted to the Consents Engineer, and approval thereto received in writing, prior to the commencement of any works on the site.

Any variation or changes to the approved engineering plans shall be submitted for approval as an Amendment and approval received thereto prior to construction of the varied works.

The term 'engineering works' includes, but is not limited to:

- Earthworks,
 - The formation of private ways, access and any other ancillary equipment to be vested in the Council for water supply, drainage or sewage disposal;
 - Any other works required by conditions of this consent.
9. Prior to the commencement of bulk earthworks at the site, a Chemical Treatment Management Plan (CTMP) shall be submitted for the written approval of the Team Leader, Northern Monitoring. The plan shall include as a minimum:
- a. Specific design details of the rainfall activated dosing system for the site Decanting Earth Bunds;
 - 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 CTMP are required, any such amendments should 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 Team Leader, Northern Monitoring prior to implementation to confirm that they are within the scope of this consent.

10. (Traffic Management Plan (TMP)) An approved Traffic Management Plan in accordance with the Code of Practice for Temporary Traffic Management specifically addressing control of construction access to the site and traffic control adjacent to the site, and the protection of the public, shall be submitted to the Consents Engineer. A copy of the Traffic Management Plan, together with the verification letter shall be kept on the site at all times. All measures for the protection of the public and other personnel set out in the verified Plan shall be maintained and complied with at all times until such time as the works are completed. The CTMP shall include an indication of the route trucks will take to get to the site.

Advice Note:

It is the responsibility of the consent holder to seek approval for the Construction Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and www.submitaca.co.nz

11. (Health and Safety Plan) An approved Health and Safety Plan to the requirements of the Health and Safety in Employment Act 1992, specifically addressing control of works on and adjacent to public land, and the protection of the public, shall be submitted to the Consents Engineer prior to the commencement of any works on the site (refer s.109.1 of the “Standards for Engineering Design and Construction”). A copy of the Health and Safety Plan shall be kept on the site at all times. All measures for the protection of the public and other personnel set out in the Plan shall be maintained and complied with at all times until such time as the works are completed.
12. At the stage of Engineering Plan Approval (EPA) stage, the applicant shall submit detailed engineering plans and calculations showing the location, depth, width and velocity of overland flow paths (OLFPs) through and within the site.
 - a. Calculation and designs shall show compliance with Council's Code of Practice (CoP). Where there is a deviation from this standard, it shall be noted with justification provided for this deviation.
 - b. Where these OLFPs pass adjacent or through private residential Lots, consent notices (and easements if necessary) shall be placed on the private titles requiring minimum floor levels based on the flood depth plus freeboard requirements of the AUP and CoP.
 - c. A registered surveyor or chartered engineer shall provide an As-built survey plan of the overland flow paths and required minimum finished floor levels (FFLs) for all private Lots within or adjacent to an OLFP.

These minimum FFLs shall be entered onto the titles to ensure they are complied with.

13. At Engineering Plan Approval stage, a comprehensive set of final calculations, designs and specifications shall be submitted to Council for the management of stormwater that are in general accordance with the Stormwater Report prepared by Woods Limited, 'V2' dated 10 March 2017.

Stormwater management devices proposed to mitigate the impervious surfaces associated with the road reserve(s) shall be designed and sized to meet the following requirements to mitigate runoff from all impervious area prior to discharge to streams:

Detention (temporary storage) of 24mm for runoff from the 95th percentile 24 hour rainfall event (including the retention volume from 5mm of runoff depth).

The design of these devices shall be such that they generally follow the proposed layout as shown in the Stormwater Report prepared by Woods Limited, 'V2' dated 10 March 2017, to achieve the following requirements:

- a. Combine both retention and detention requirements in a single device;
- b. Be set offline from the primary SW reticulation network;
- c. Inflow and outflow arrangements are to be discussed and agreed with both Council and Auckland Transport prior to submitting for EPA;

- d. Mulch or bark specification shall take into account the issue of floating mulch blocking outlets. This may require a higher density and specific weight of mulch;
 - e. Outfalls designed to minimise erosion.
14. At Engineering Plan Approval stage, the below final design details will required to be approved by Auckland Transport:
- Stream edge street stormwater management is to be worked through further with Auckland Transport. Agreement on use of swale or raingardens to be confirmed.
 - The number overall of rain garden devices should be minimised by consolidating devices where possible.
 - Further consideration must be given to rain garden outlets and extension of stormwater line may be required. Small diameter uPVC pipes will not be accepted.
 - Stormwater lines (or other utilities) passing underneath rain gardens should be avoided.
 - Concrete check dams within rain gardens are not supported. These will need to be changed to untreated hardwood.

Advice Note:

Unless otherwise approved by Council, 'No Stopping At All Times' lines are to be placed on at least one side of the road where the carriageway width is less than 6.5m wide unless otherwise agreed with Auckland Transport.

15. (Vehicle runoff protection) Unless otherwise approved by Council, the consent holder shall submit design details of the vehicle culvert crossings and consent any vehicle runoff protection on Sidwell Road, Road 3 and Road 4 in accordance with ATCOP and related traffic safety standards.
16. The consent holder shall submit a detailed streetscape and landscaping plans including pavement plans for rain gardens, street trees, riparian reserves (6001 – 6003) and recreational reserve (4001) for approval by the Parks Planning Team Leader. In particular the plans shall:
- a. Be prepared by a suitably qualified landscape architect.
 - b. Be in general accordance with the Civil Plans prepared by Woods dated Dec 2016 2016, to the satisfaction of Parks Planning Team Leader.
 - 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 species are able to maintain appropriate separation distances from paths, roads, street lights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
 - e. Include planting methodology.

- f. The approved landscape plan the streetscape shall be implemented within the recognised planting season May to September, and be carried out by a suitably qualified landscape contractor.
- g. Rain gardens should contain at least 3 different species.
- h. Rain gardens shall not contain street trees.

Pre-construction meeting

17. (pre-construction meeting) The Developer's Representative shall give the Consents Field Supervisor named in the engineering plan approval at least 5 working days' notice of the on-site pre-construction site meeting (refer section 103.15 of the "Standards for Engineering Design and Construction"). Construction work shall not commence on the site until such meeting has been held and all necessary documentation presented.

Advice Note:

Attention is drawn to the requirements of section 103.15.3 "Standards for Engineering Design and Construction" for the following documentation to be presented at the preconstruction meeting:

- *Approved engineering plans and copy of approval letter;*
- *Health and Safety Plan;*
- *Approved TMP*
- *Approved Streetscape and Landscaping Plans*
- *The Signed Corridor Access Request;*
- *The relevant Resource or Subdivision Consent (and all conditions attached thereto);*
- *Signed copies of all Consents to Enter for Construction for works on land (including Council land) not owned by the consent holder.*
- *Timeframes for key stages of the works authorised under this consent.*
- *Resource consent conditions.*
- *Approved Erosion and Sediment Control Plan.*
- *Approved Chemical Treatment Management Plan.*
- *Culvert Installation Works Plans*

Also refer to other documentation listed above to be presented as part of the pre-construction meeting.

The consent holder shall hold a pre-start meeting that:

- *is located on the subject site.*
- *includes Auckland Council officer[s].*
- *includes representation from the contractors who will undertake the works.*

To arrange the pre-start meeting, please contact Kerry Flynn, Team Leader - Northern Monitoring to arrange this meeting on monitoring@aucklandcouncil.govt.nz, or 09 301 0101. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided two days prior to the meeting.

Noise / Hours of Operation

18. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and earthworks activities on the subject sites shall be restricted to between the following hours:

Monday to Friday: 7:30am – 6:00pm;

Saturday: 8:00am – 1:00pm;

Sundays or Public Holidays: no works

19. All construction and earthworks activities on the subject sites shall at all times comply with the construction noise standards under Table E25.6.27.1 of the Auckland Unitary Plan: Operative in Part – ‘Construction noise levels in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone’.

Time of week	Time Period	Maximum noise level (dBA)	
		L _{eq}	L _{max}
Weekdays	6:30am - 7:30am	60	75
	7:30am - 6:00pm	75	90
	6:00am - 8:00pm	70	85
	8:00pm - 6:30am	45	75
Saturdays	6:30am - 7:30am	45	75
	7:30am - 6:00pm	75	90
	6:00am - 8:00pm	45	75
	8:00pm - 6:30am	45	75

Parking and Loading

20. All construction machinery or similar shall be stored or parked on site at all times not surrounding streets.
21. All storage of materials and loading and unloading of equipment associated with the site works shall take place within the site boundaries.

Specific Earthworks Conditions (LUC6006727)

22. Prior to earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader – Northern Monitoring, to certify that the erosion and sediment controls have been constructed in accordance with the approved erosion and sediment control plans.

Certified controls shall include the decanting earth bunds, silt fence and diversion channels/bunds. The certification for these measures shall be supplied immediately upon completion of construction of those measures. Information supplied if applicable shall include:

- Contributing catchment area,
- Volume of the structure (measured to the crest of the primary spillway),
- Shape of structure (dimensions of structure),
- Position of inlets/outlets, and

e. Stabilisation of the structure.

23. Decanting earth bund shown on plan (P16-270-01-120-EW) shall be treated in accordance with the approved Chemical Treatment Management Plan as required by the condition above. Any amendments to the CTMP shall be submitted in writing to the Team Leader - Northern Monitoring, for written certification prior to implementation.
24. The site shall be progressively stabilised against erosion as soon as practicable as earthworks are finished over various areas of the site. Site stabilisation shall mean when the site is covered by a permanent erosion proof ground cover such as aggregate or vegetative cover which has obtained a density of more than 80 percent of a normal pasture sward.
25. There shall be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall 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. Please contact the Team Leader – Northern Monitoring for more details. Alternatively, please refer to Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (Guideline Document 2016/005)

26. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of resource consent or by the Approved Erosion and Sediment Control Plan and certified including CTMP referred to in the conditions above shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.

27. The construction of permanent earth bunds, retaining walls, building platforms and the placement & compaction of fill material shall be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with the Geotech Report prepared by Tonkin & Taylor ref: 30868.v1 and dated: September 2016.
28. Certification from a suitably qualified engineering professional responsible for supervising the works shall be provided to the Team Leader, Compliance Monitoring Orewa confirming that the works have been completed in accordance with the Geotech Report prepared by Tonkin & Taylor ref: 30868.v1, dated: September 2016, within ten (10) working days following completion. Written certification shall be in the form of a geotechnical completion report, producer statement or any other form acceptable to Council.
29. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified.
30. Upon abandonment or completion of the earthworks on the subject site, all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Team Leader – Northern Monitoring.

Advice Note:

Stabilisation measures may include:

- *the use of mulching;*
- *top-soiling, grassing and mulching of otherwise bare areas of earth; or,*
- *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. Please contact the Team Leader – Northern Monitoring monitoring@aucklandcouncil.govt.nz or 09 301 0101 for more details. Alternatively, please refer to Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (Guideline Document 2016/005)

31. There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Team Leader, Compliance Monitoring Orewa 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.

Advice Note:

In order to prevent damage occurring during the earthwork activity, the consent holder should consider placing protective plates over footpaths, kerbs, and drains. Where necessary, prior to works commencing, photographing or video recording of roads, paths and drains may be appropriate.

If you would like further details or suggestions on how to protect public assets during the earthwork phase, please contact the Team Leader, Compliance Monitoring Orewa.

32. (dust and odour) There shall be no dust and odour beyond the subject site as a result of the earthworks activity that in the opinion of the Team Leader – Northern Monitoring, Auckland 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 if they are not worked for more than 1 month;
 - Suspension of all operations if necessitated by the prevailing conditions.
33. (distance from boundary) All retaining structures, including excavation, footings and drainage material behind the structure shall be constructed no closer than 100mm from the boundaries of the site.
34. (structural discontinuity) Where retaining structures cross multiple property boundaries, the wall shall be structurally discontinued at each boundary crossing.
35. (drainage) The sub-surface drainage at the rear of all retaining structures shall discharge to a stormwater drainage system.
36. (safety barrier) Any portion of a retaining structure exceeding a height of 1 metre shall have a safety fence erected on top of it to protect people from falling.
37. (design loading) The design and construction of the retaining structure within a distance equal to its own retained height from the boundary shall provide for any surcharge load resulting from a driveway and vehicle loads, in the closest possible position on the adjoining land. This design criterion shall apply whether or not such a driveway will eventuate.
- Note: This provision ensures that a retaining wall on a boundary is designed to a structural strength so as not to adversely affect the development potential of the adjoining property. For residential situations the vehicle load is expected to be not less than 5 Kpa.
38. (as built record plans) As Built record plans to requirements of the Council's "Standards for Engineering Design and Construction" shall be submitted to the Consents Engineer, and approval thereof received in writing, prior to the issue of s224c.
39. (earthworks certification) On completion of earthworks, an Earthworks Completion Report and a Certificate in the form of Appendix J of the "Standards for Engineering Design and Construction" signed by the Chartered Professional Engineer who designed and supervised the works shall be provided to the Consents Engineer. The Geotechnical Completion Report shall include specific foundation requirements for the Lots.
40. (inspection and testing) All engineering works required by this consent shall be subject to inspection and testing pursuant to s.103.19 of the "Standards for Engineering Design and

Construction". The Developer's Representative shall make applications for the inspection and testing in writing in the form of Appendix "E" of the "Standards".

Specific Streamworks Conditions (LUS60069857)

41. **No streamworks** on the site shall be undertaken **between 30 April and 1 December in any year**, without the prior written approval of the Team Leader – Southern Monitoring. Also, to protect downstream fish (inanga) spawning habitat, no streamworks shall be undertaken, nor will any written approval be provided, during the spawning season (1 September to 1 December).

Advice note:

Any request for winter works outside these periods will require information addressing the level of risk, contingency methods to manage the risk, including demonstrating the selected contractor has established experience and record of compliance with resource consent conditions. Any request for 'winter works' (excluding any period to protect fish spawning habitat), should include:

- a. Description of scope of works proposed for the outside 30 April to 1 October period*
 - b. Measures to prevent sediment discharge from the specific works, especially during periods of heavy rainfall*
 - c. Details of area(s) that already stabilised*
 - d. Amended stream management plan and / or erosion sediment control plan detailing stabilisation to date and time / line staging boundaries with proposed progression of stabilisation / re-vegetation (and integration between any stream management plan and erosion sediment control measures);*
 - e. Contact details of contractor who will undertake stabilisation of site (including dates expected on site);*
 - f. Contingencies proposed if contractor above becomes unavailable*
 - g. Details of site responsibilities, specifically for erosion and sediment controls and stabilisation processes over period*
42. The consent holder shall complete construction of the streamworks activity (involving any disturbance, deposition, and associated diversion of water under this consent) to the stage of finalised re-vegetation and stabilisation of stream beds within 10 construction working days from the start of the activity, unless otherwise approved by the Team Leader Northern Monitoring.
43. Stream mitigation works as outlined within the 'Argent Lane Residential Subdivision Wainui East Landscape Plan', drawing 005 & 006, revision A, prepared by LASF Ltd and dated 7 March 2017, as referred to in condition 1, shall be implemented within the next planting season (between May and August) of streamworks commencing and maintained thereafter.
44. Weed and plant management measures required by the 'Argent Lane Residential Subdivision Wainui East Landscape Plan', drawing 005 & 006, revision A, prepared by LASF Ltd and dated 7 March 2017, as referred to in condition 1, shall be implemented for a period of no less than 2 years or until canopy closure within the mitigation site.

45. A suitably qualified freshwater ecologist shall conduct fish monitoring, fish trap and transfer programme and provide the Team Leader, Northern Monitoring with a statement to ensure no fish are present within the stream before streamworks occur.

Fish monitoring shall include but not be limited to:

- a. *Placement of a fish exclusion barrier at the downstream extent of the streamwork site so upstream migration back into the streamworks site is not possible.*
 - b. *The freshwater ecologist shall be present on site during dewatering or diversions to transfer any fish present.*
 - c. *Transportation methodology*
 - d. *Location of the site the fish will be relocated at*
 - e. *The statement shall include monitoring methodology used, location where the fish were released and dates monitoring was undertaken.*
46. The culvert installations shall be set below the invert level of the existing stream bed to ensure fish passage through the stream channel, in accordance with design guidelines in Auckland Council's TR2009/84 Fish passage in the Auckland region - a synthesis of current research. Fish passage through the stream channel shall be maintained throughout the duration of this consent once the works have been completed.
47. Within 30 days after the installation of the culvert structures has been completed, the consent holder shall provide, to the satisfaction of the Team Leader - Northern Monitoring, certified (signed) as-built plans.

Advice note:

The consent holder shall engage at their own expense a suitably qualified professional engineer to prepare and certify these plans.

48. Streamworks shall be carried out only during periods when all flows, up to the 24 hour 20 year return period storm event, can be diverted around the area of works and a two day weather forecast predicts no rainfall for the site location. During periods of flow greater than the capacity of the diversion, up to the 100 year flood event, a stabilised flow path shall be provided to ensure no scour or erosion occurs and so that flows can pass safely around or through the area of works with minimum nuisance and damage and with no sediment generation or discharge.
49. No machinery shall enter the wetted cross section of the bed of the stream at any time. All machinery associated with the streamworks activity shall be operated (including maintenance, lubrication and refuelling) in a way, which ensures no hazardous substances such as fuel, oil or similar contaminants are discharged. In the event that any discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader –Northern Monitoring.

Advice note:

Refuelling, lubrication and maintenance activities associated with any machinery should be carried out away from any water body with appropriate methods in place so if any spillage does occur that it will be contained and does not enter the water

body. If a construction management plan is required under any land use consent, you are advised to include any maintenance / servicing areas as part of that construction management plan.

50. Any sediment or material excavated from the bed of the stream shall be stockpiled outside the 100 year flood plain area, with appropriate erosion and sediment control measures in accordance with Auckland Council Guidance Document 05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region (GD05), to the satisfaction of Team Leader – Northern Monitoring.

Advice note:

If there are any sediment and erosion control plans or measures within the floodplain or beyond, you are advised to integrate any requirement for stockpiling areas for stream bed spoil with the design of sediment and control measures to avoid any sediment discharge to the stream.

51. Before any stream flows are re-diverted into the stream channel, the reconstructed stream bed and banks shall be stabilised against erosion using best practice methods to the satisfaction of the Team Leader - Northern Monitoring.

Advice note:

Best practice measures may include:

- a. the use of mulching*
- b. top-soiling, grassing and mulching of otherwise bare areas of earth*
- c. aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*
- d. geotextile or cocofibre*

52. Written confirmation in the form of a stream restoration and mitigation report, shall be provided to the Team Leader - Northern Monitoring, within **30 days** of the stream mitigation work being implemented and completed, confirming that the stream mitigation works have been completed in accordance with the 'Argent Lane Residential Subdivision Wainui East Landscape Plan', drawing 005 & 006, revision A, prepared by LASF Ltd and dated 7 March 2017, stated in condition 1.

Specific Subdivision conditions (SUB60067244)

Note: The subdivision will be undertaken in three sub-stages (Stages 1A, 1B and 1C) and the relevant consent conditions associated with each stage shall be completed prior to the issue of s.224C certification.

53. (new road names) The Consent Holder shall suggest to the Council a name for the new roads and Joint Owned Access Lots serving more than five lots shown on the Scheme Plan after consulting the local iwi for comment, together with clearance from Addresses@linz.govt.nz so that duplication of the name in any other part of the Auckland region is avoided. The Council Surveyor should be consulted in the first instance in regard to the appropriateness of the name and road type.

54. When a name has been resolved with Local Board approval, the Consent Holder shall erect nameplates, in accordance with the Council's "Standards for Engineering Design and Construction".

Survey Plan Approval (s223) Conditions

55. Before the Council will approve the survey plan pursuant to s.223 of the Act, the consent holder shall:
- a. (Jointly Owned Access Lots (JOAL)) The JOAL (shown shares) labelled '3001 – 3009' shall be endorsed on the survey plan.
 - b. (pedestrian access) The pedestrian access labelled as Lots 5001 - 5005 shall be vested as Access way or Local Purpose Reserve (Access way) as appropriate in Auckland Council.
 - c. (recreational reserve) The recreational reserve labelled as Lot 4001 shall be vested in Auckland Council only if an unconditional agreement for the sale and purchase of that lot exists prior to the consent holder's request for the survey plan to be approved under section 223 RMA. If there is no such agreement at that time, Lot 4001 will remain as a balance lot held by the consent holder.
 - d. (riparian reserve) The riparian reserve labelled as Lots 6001-6003 shall be vested in Auckland Council, as Local Purpose (Riparian) Reserve.
 - e. (road) The roads labelled as 'Lots 8001, 8002, 8003 & 8004' shall be vested in Auckland Council.
 - f. (cancellation of existing easements) Provide a document to council of easements to be cancelled and supporting documentation.
 - g. (overland flow paths) Where relevant, land covenants will be required where overland flow paths pass through private Lots to protect these areas from future development including altering ground levels.
 - h. (easements) Show right of way easements in gross 'U' and 'V' in a memorandum of easements attached to the cadastral survey dataset as a supporting document.

Section 224(c) Compliance Conditions

Before the Council will issue a certificate pursuant to section 224(c) of the Act, the consent holder shall satisfy the following conditions at their full cost:

56. Where relevant to each sub-stage, conditions 6 to 21, 53 and 54 must be satisfied as part of the subdivision works.

Services reticulation

57. (Stormwater reticulation) Construct a new public stormwater system to the requirements of the Council's "Standards for Engineering Design and Construction" to serve all Lots within the development to become part of the public services of the District.
58. (wastewater reticulation) The existing public wastewater system which lies within or is contiguous to the land in the development shall be extended to the requirements of the Council's "Standards for Engineering Design and Construction" to serve all Lots within the development to become part of the public services of the District.

59. (Water Supply reticulation) The existing public water supply system which lies within or is contiguous to the land in the development shall be extended to the requirements of the Council's "Standards for Engineering Design and Construction" to serve all Lots within the development to become part of the public services of the District.
60. (provide for electric power) Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an electric supply has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such means of supply available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the supply.
61. (provide for telephone) Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of telephone services has been made available by underground means to all saleable lots created and that all the network supplier's requirements for making such services available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the service.
62. The proposed stormwater management devices shall be designed and constructed in accordance with the approved Engineering Plans and be fully operational.

Accurate as-built plans for the stormwater management devices and a Producer Statement PS4 certifying that the stormwater management devices have been constructed in accordance with the approved Engineering Plan shall be provided to the satisfaction of Council's Team Leader – Compliance.

63. The consent holder shall prepare an Operation and Maintenance Manual for all stormwater devices, setting out the principles for the general operation and maintenance for the stormwater system, outlet channel and the associated management devices. The Operation and Maintenance Manual shall be submitted to the satisfaction of Council's Team Leader - Compliance. The Operation and Maintenance plan is to include, but not be limited to:
- a. a detailed technical data sheet;
 - b. all the requirements as defined within the approved Engineering Plans;
 - c. all the requirements as defined within the associated Network Discharge Consent or subsequent variations;
 - d. details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices;
 - e. a programme for regular maintenance and inspection of the stormwater system;
 - f. a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices;
 - g. a programme for post storm maintenance;
 - h. a programme for inspection and maintenance of outfall erosion;
 - i. general inspection checklists for all aspects of the stormwater system, including visual check of roadside catchpits, wetlands and outfalls;
 - j. a programme for inspection and maintenance of vegetation associated with the stormwater devices.

Roads

64. (Roads construction) The proposed new public roads, Lot 8001-8004, shall be constructed to the standards comprised in the Council's "Standards for Engineering Design and Construction". And to the satisfaction of Auckland Transport. Treatment devices shall be designed in accordance with the Stormwater Report prepared by: Woods, ref: P16-270, dated: 10-03-2017.
65. (Traffic signs and markings) All traffic signs and markings shall be made legally enforceable.

Advice Note:

The consent holder is advised that all regulatory controls, such as no stopping restrictions, cycle lanes, bus stops, give way or stop controls, must be officially resolved by AT's Traffic Control Committee (TCC). In the case of new subdivisions, resolutions for internal controls may not necessarily require public consultation but any controls in existing road reserves may require consultation

66. (Sidwell Road upgrades) The existing Sidwell Road shall be reconstructed / upgraded to the standards comprised in the Council's "Standards for Engineering Design and Construction", and to the satisfaction of Auckland Transport.
67. (provide for road/amenity lighting) All streets and public access ways shall be lit to the requirements of the Council's "Standards for Engineering Design and Construction". The type of light fittings shall be acceptable to the electricity network supplier responsible for the area and shall have approval of the Council prior to installation.
68. (construction of Jointly Owned Access Lots(JOAL)) The private JOAL's over parts of Lots '3001 – 3009' and the vehicle crossing thereto shall be constructed to a residential concrete standard to the Council's "Standard for Engineering Design and Construction".

Parks and landscaping requirements

69. The consent holder at its sole cost and in accordance with relevant Auckland Council Code of Practice or Specification and to the satisfaction of the Parks Planning Team Leader, shall implement the landscaping and development of rain gardens, street trees, pedestrian access, riparian and recreational reserves in accordance with the approved plans and to the following specifications to the satisfaction of the Parks Planning Team Leader as follows:
- Good quality topsoil, free of stones and clay lumps, shall be retained from the site for use on the street. All grassed and planted areas shall be developed and completed with a minimum topsoil depth of 100mm and 400mm respectively;
 - If the subsoil below the required depth (300mm) is hard and compacted, it shall be ripped;
 - All areas of the street that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
 - The street shall be cleared of any construction material, rubbish and surplus soil, and shall be maintained in a neat and tidy condition.
 - Should site factors preclude compliance with any of these conditions, the Parks Planner 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.
 - Grassing shall 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 shall inform Parks Planner Team Leader immediately

Advice note:

Any lots proposed to be vested as open space are subject to minor changes in lots sizes in order to meet requirements of Auckland Council. Any proposed increase in lot size is should be able to be considered within the scope of a section 223 application.

70. The consent holder shall provide a Maintenance Plan for the approval of the Parks Planning Team Leader, for all planting and landscaping to be established within the street trees, pedestrian access, riparian and recreational reserves.

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.
71. The consent holder shall undertake maintenance, in accordance with the approved Maintenance Plan for a two year period. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period shall be remedied by the consent holder at their expense.
72. If any damage/theft to the planting occurs during the maintenance period, the consent holder shall replace damaged/stolen plants with the same species and height, and shall be maintained for a period of two years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.
73. Prior to the lodgement of the section 224(c) certificate and in accordance with section 108(2)(b) of the RMA, an unconditional, on demand 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 councils 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.
74. 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 issues of a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and shall be agreed in consultation with the Parks Planning Team Leader.
75. Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Parks Consents Planning Team Leader as built plans for landscape works (hard and soft) within the streets in CAD and pdf form including the following details;
- a. Asset names.

- b. All finished hard and soft landscape asset locations and type, and any planted areas must be shown to scale with the square metres of planting, species and number of plants.
- c. All underground services, irrigation and drainage.
- d. All paint colours, graffiti coatings, pavers and concrete types with names of products to be included on the assets schedule.

Consent Notices

76. The following conditions of the consent shall be complied with in perpetuity and shall be registered on the relevant Titles by way of Consent Notices pursuant to s.221 of the Act.

- a. Habitable rooms on Lots 10 – 15 shall be constructed to meet the minimum noise level of 40dB LAeq (24hour) and shall take into account the methodologies outlined within report from Styles Group, titled “Wainui Precinct, Stage 1 – Effects of Road Traffic Noise” and dated 7 December 2016.
- b. In accordance with approved resource consent (referenced BUN60067243), the provisions of the Mixed Housing Suburban zones (Auckland Unitary Plan: Operative in Part) shall apply to Lots 6, 73, 81 & 2012.
- c. (Height in relation to boundary measurement on retaining walls) Lots 8 – 24, 32, 38 – 42, 89 – 98, 109 – 118, and Lot 2005, where retaining wall is located between residential lots, the measurement point for the height in relation to boundary development control shall be undertaken from the top of authorised retaining wall and not from the approved ground level at the time of subdivision.
- d. (building restrictions) Any buildings erected on Lots 1-129 & 2001-2012 identified on the Development Plan prepared by Woods, ref: P16-270-01-010-DP, dated: Dec 2016, shall be subject to the requirements of the Geotech Completion Report. Copies of the said plan and report(s) will be held at the offices of the Council, Centreway Road, Orewa.
- e. (building restrictions - stormwater control) All stormwater from buildings and paved areas on Lot 1-129 & 2001-2012 shall be collected and disposed of in accordance with the Stormwater Report prepared by: Woods, ref: P16-270, dated: 10-03-2017. The collection and disposal system shall be installed in conjunction with the erection of any buildings and shall thereafter be maintained to the specified capacity and standard in perpetuity.
- f. Where required, the owners or their successor in title of Lots.... Shall protect the areas of overland flow paths from future development including altering ground levels etc..
- g. (Stormwater Treatment Devices) The owners or their successors in title of Lots 1-129 & 2001-2012 shall install and maintain a stormwater management device(s) in accordance with the Stormwater Report prepared by: Woods, ref: P16-270, dated: 10-03-2017, and to meet the following requirements:
 - (1) Retention of 5mm of runoff depth, plus,
 - (2) Detention (temporary storage) of 19mm for runoff from the 95th percentile 24 hour rainfall event.

The owners of Lots 1-129 & 2001-2012 shall maintain these stormwater management devices on an on-going basis.

- h. Resource consent has been granted for the construction of new buildings and development on Lots 1-129 under Rule I544.4.1 (A2) in the Wainui Precinct Chapter of the Auckland Unitary Plan 2018. Therefore any building and development on these lots does not require an additional resource consent noting that:

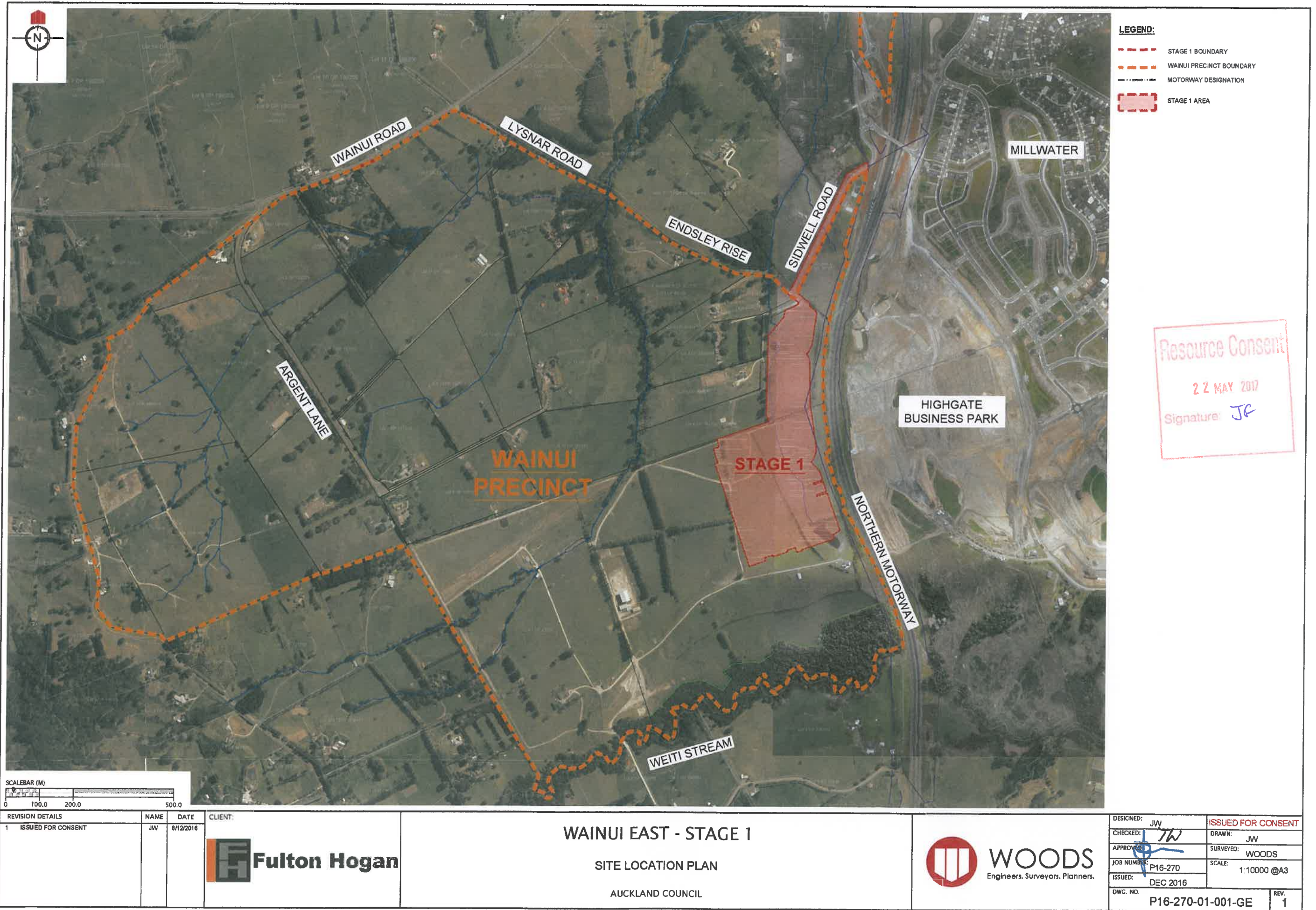
Note 1: Rule I544.4.1 (A2) above relates to the provision of bulk infrastructure (wastewater, water, transport services) and the provision of pedestrian links and open space that is generally similar to that shown on I544.10.1 Wainui: Precinct Plan 1. The bulk infrastructure to service the subject lots and the layout of the roads including pedestrian links and open space has been assessed as part of the approved subdivision consent.

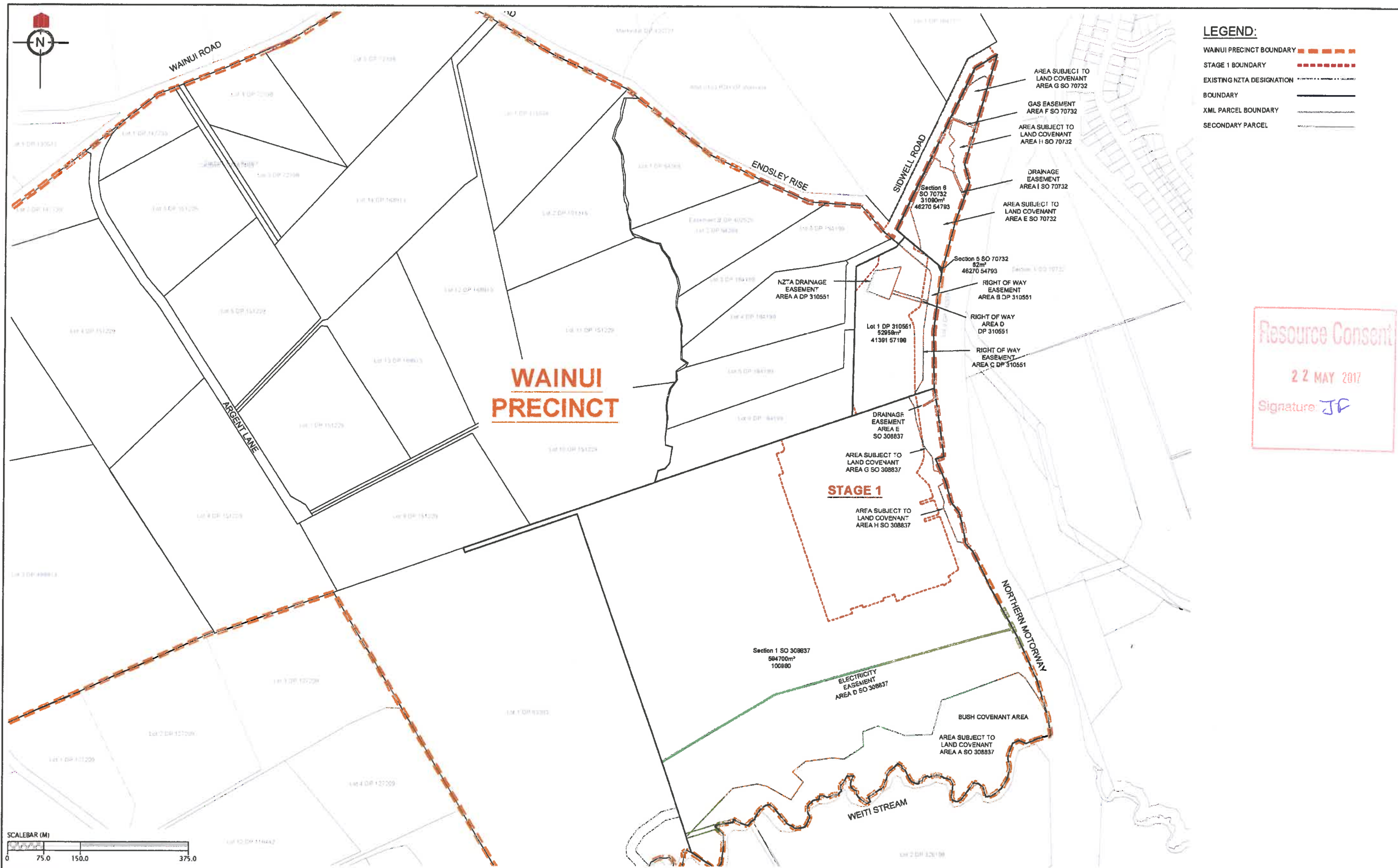
Note 2: Buildings and development within Lots 1-129 will need to comply with overlay, zone and Auckland-wide provisions under the Auckland Unitary Plan unless approved by a resource consent.

1. ADVICE NOTES:

1. *Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.*
2. *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.*
3. *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 RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.*
4. *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.*
5. *These consents do not remove the need to comply with all other applicable statutes (including the Building Act 2004, the Property Law Act 2007 and the Heritage New Zealand Pouhere Taonga Act 2014), regulations, relevant bylaws, and rules of law. This consent does not constitute building consent approval.*
6. *A copy of these consents should be held on site at all times during the establishment and construction phase of the activity. The consent holder is requested to notify the Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Resource Consents Compliance Administrator, Orewa Service Centre and include the following details:*
 - *name and telephone number of the project manager and the site owner;*
 - *site address to which the consent relates;*
 - *activity to which the consent relates; and*
 - *expected duration of works.*




7. *The granting of these resource consents does not in any way allow the applicant to enter and construct drainage within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the applicant, and is a private agreement that does not involve the Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above will need to be in place to the satisfaction of the Council.*
8. *In the event of archaeological site evidence (e.g. shells, middens, hangi or ovens, pit depressions, defensive ditches, artifactual material or human bones) being uncovered during construction, the consent holder shall ensure that operations shall cease in the vicinity of the discovery and that the archaeologist, Auckland Council, is contacted so that the appropriate action can be taken before any work may recommence there.*
9. *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.*
10. *The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Under section 2 of the HNZPTA, an archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. All archaeological sites are protected under the provisions of the HNZPTA. It is an offence under this Act to destroy, damage or modify any archaeological site, whether or not the site is entered on the Heritage New Zealand (HNZ) register of historic places, historic areas, wahi tapu and wahi tapu areas. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource, demolition or building consent has been granted, or the activity is permitted in a regional or district plan. It is the responsibility of the applicant (consent holder) to consult with the HNZ about the requirements of the HNZPTA and to obtain the necessary authorities under the HNZPTA should these become necessary as a result of any activity associated with the proposed development. For information contact the HNZ Regional Archaeologist – Bev Parslow (09) 307 9923.*
11. *Compliance with the consent conditions will be monitored by the Council in accordance with section 35(d) of the RMA. This will typically include site visits to verify compliance/non-compliance and documentation (site notes and photographs) of the activity established under the resource consents. In order to recover actual and reasonable costs of inspections and assessments in excess of those covered by the base fee paid, costs shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the resource consents have been met, will the Council issue a letter on request of the consent holder.*
12. *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.*





- LEGEND:**
- WAINUI PRECINCT BOUNDARY - Dashed orange line
 - STAGE 1 BOUNDARY - Dashed red line
 - EXISTING NZTA DESIGNATION - Dashed black line
 - BOUNDARY - Solid black line
 - XML PARCEL BOUNDARY - Dotted black line
 - SECONDARY PARCEL - Thin solid black line

Resource Consent
22 MAY 2017
Signature: JF

REVISION DETAILS		NAME	DATE	CLIENT:
1 ISSUED FOR CONSENT		JW	8/12/2016	
				<div>Fulton Hogan</div>
WAINUI EAST - STAGE 1				
EXISTING TITLES PLAN				
AUCKLAND COUNCIL				
				<div>WOODS Engineers. Surveyors. Planners.</div>
DESIGNED: JW		ISSUED FOR CONSENT		
CHECKED: JW		DRAWN: JW		
APPROVED: 		SURVEYED: WOODS		
JOB NUMBER: P16-270		SCALE: 1:7500 @A3		
ISSUED: DEC 2016				
DWG. NO. P16-270-01-002-GE		REV. 1		

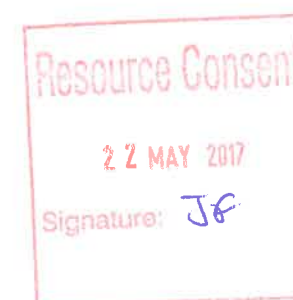


LEGEND:

WAINUI PRECINCT BOUNDARY	--- --
STAGE 1 BOUNDARY	--- --
EXISTING NZTA DESIGNATION	---
BOUNDARY	---
XML PARCEL BOUNDARY	---
SECONDARY PARCEL	---

NOTES:

1. EXISTING FEATURES SUBJECT TO QUALIFYING DEVELOPMENT - ENABLING WORKS. LAN-68869.
2. EXISTING PONDS TO BE REMOVED WITH WORKS UNDER LAN-68869.
3. EXISTING NZTA DRAINAGE TO BE COLLECTED AND CONVEYED VIA NEW PUBLIC STORMWATER RETICULATION TO STREAM OUTLETS UNDER LAN-68869.



WAINUI EAST - STAGE 1

EXISTING FEATURES PLAN

AUCKLAND COUNCIL

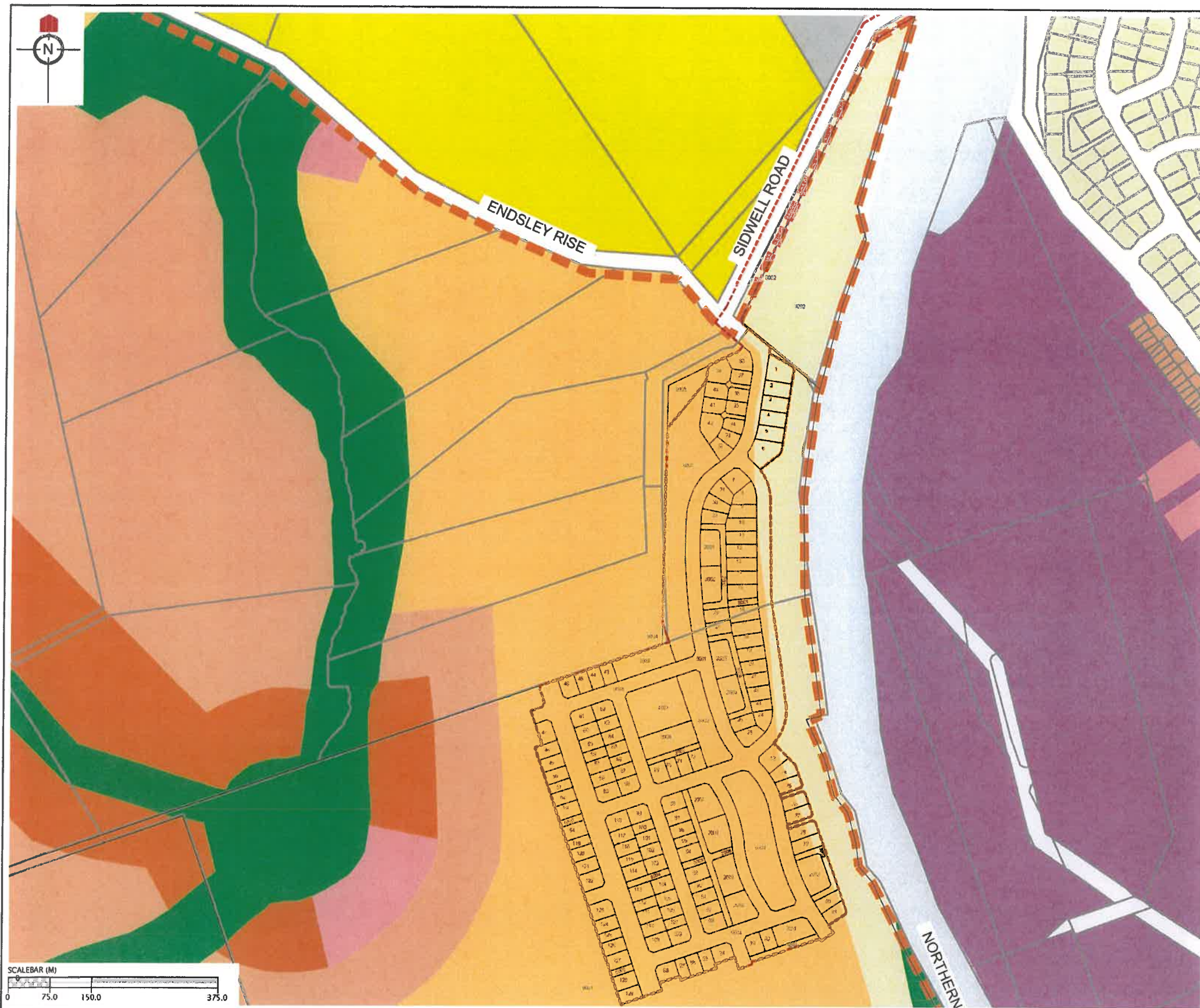


WOODS
Engineers, Surveyors, Planners.

DESIGNED: JW	ISSUED FOR CONSENT
CHECKED: JW	DRAWN: JW
APPROVED: JW	SURVEYED: WOODS
JOB NUMBER: P16-270	SCALE: 1:7500 @A3
ISSUED: DEC 2016	
DWG. NO. P16-270-01-003-GE	REV. 1

REVISION DETAILS	NAME	DATE
1 ISSUED FOR CONSENT	JW	8/12/2016





LEGEND:

WAINUI PRECINCT BOUNDARY
STAGE 1 BOUNDARY
EXISTING NZTA DESIGNATION
BOUNDARY
XML PARCEL BOUNDARY
SECONDARY PARCEL

ZONES:

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

Resource Consent
22 MAY 2017
Signature: *JF*

SCALEBAR (M)
0 75.0 150.0 375.0

REVISION DETAILS	NAME	DATE
1 ISSUED FOR CONSENT	JW	8/12/2016



WAINUI EAST - STAGE 1

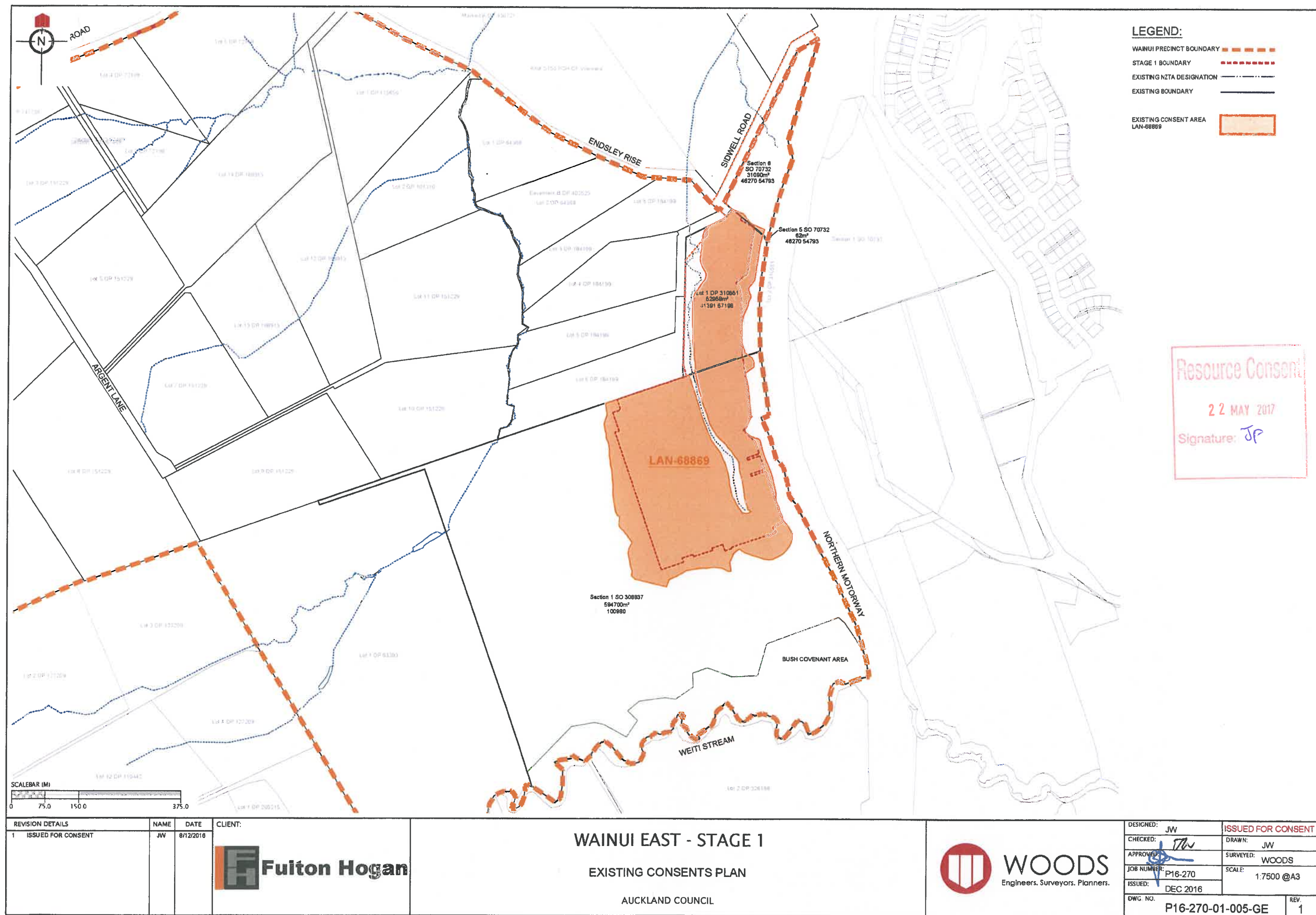
ZONING PLAN

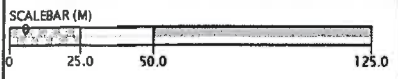
AUCKLAND COUNCIL




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DESIGNED: JW	ISSUED FOR CONSENT
CHECKED: <i>JW</i>	DRAWN: JW
APPROVED: <i>JW</i>	SURVEYED: WOODS
JOB NUMBER: P16-270	SCALE: 1:5000 @A3
ISSUED: DEC 2016	
DWG. NO. P16-270-01-004-GE	REV. 1







REVISION DETAILS	NAME	DATE	CLIENT:
1 ISSUED FOR CONSENT	JW	5/12/2016	 Fulton Hogan

WAINUI EAST - STAGE 1
DEVELOPMENT PLAN
AUCKLAND COUNCIL

Resource Consent
22 MAY 2017
Signature: 



DESIGNED: JW	ISSUED FOR CONSENT
CHECKED: 	DRAWN: JW
APPROVED: 	SURVEYED: WOODS
JOB NUMBER: P16-270	SCALE: 1:2500 @A3
ISSUED: DEC 2016	
DWG. NO. P16-270-01-010-DP	REV. 1

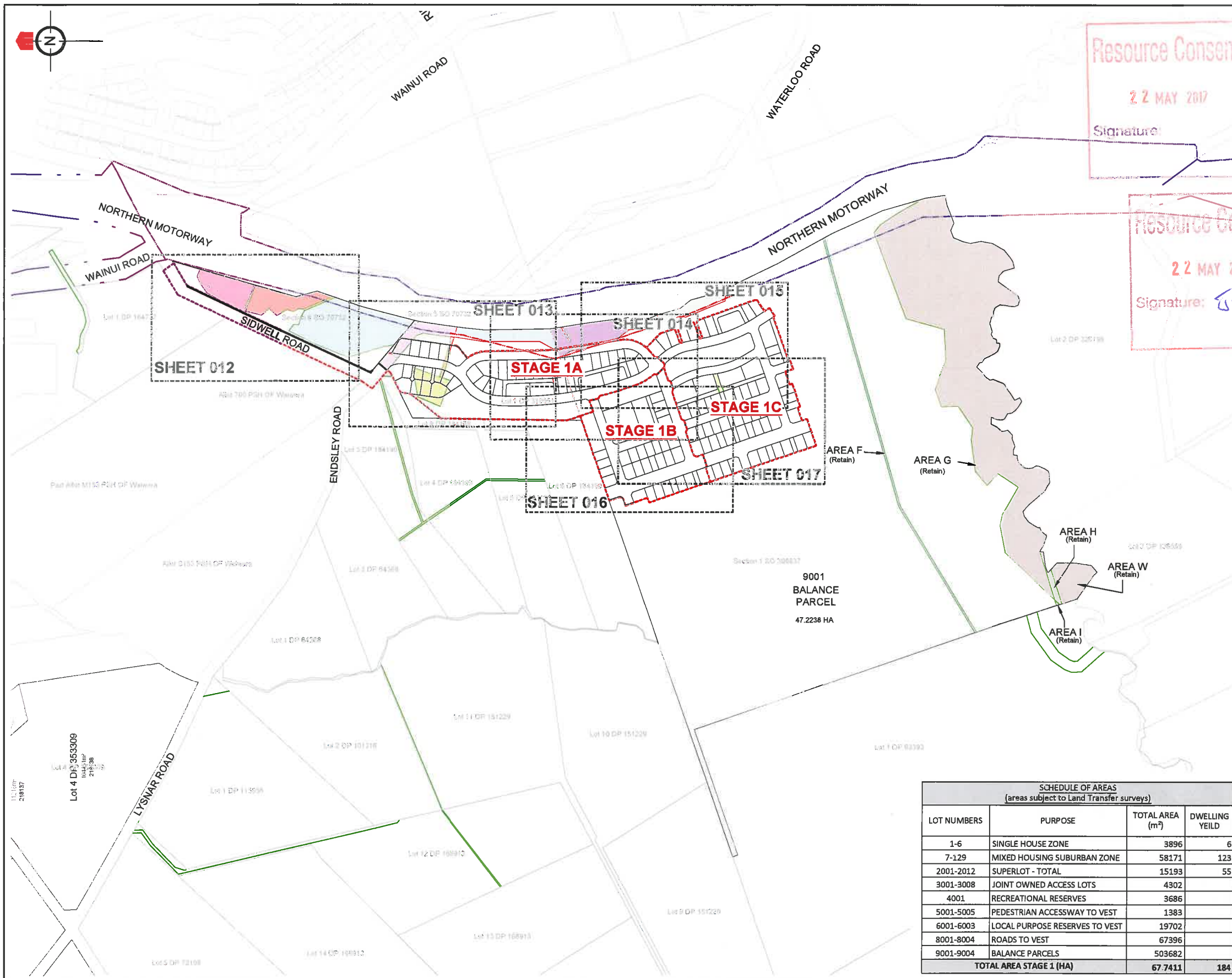
SCHEDULE OF AREAS (areas subject to Land Transfer surveys)			
LOT NUMBERS	PURPOSE	TOTAL AREA (m ²)	DWELLING YIELD
1-6	SINGLE HOUSE ZONE	4108	6
7-129	MIXED HOUSING SUBURBAN ZONE	58204	123
2001-2012	SUPERLOT - TOTAL	15193	55
3001-3008	JOINT OWNED ACCESS LOTS	4302	
4001	RECREATIONAL RESERVES	3686	
5001-5005	PEDESTRIAN ACCESSWAY TO VEST	1382	
6001-6003	LOCAL PURPOSE RESERVES TO VEST	19702	
8001-8004	ROADS TO VEST	67396	
9001-9004	BALANCE PARCELS	503438	
TOTAL AREA STAGE 1 (HA)		67.7411	184

LEGEND

- SUB STAGE BOUNDARIES
- PROPOSED BOUNDARIES
- INDICATIVE FUTURE BOUNDARIES
- STATE HIGHWAY 1 DESIGNATION
- STANDALONE - SINGLE HOUSE ZONE
- STANDALONE - MIXED HOUSING SUBURBAN
- SUPERLOTS - MIXED HOUSING SUBURBAN
- RECREATION RESERVE
- LOCAL PURPOSE RESERVE
- JOAL
- PROPOSED CARRIAGEWAY
- FOOTPATH
- BERM

NOTES:

1. FINAL LAYOUT SUBJECT TO CONSENT PROCESS, DETAILED DESIGN AND LAND TRANSFER SURVEYS.



Resource Consent
22 MAY 2017
Signature: [Signature]

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22 MAY 2017
Signature: [Signature]

AMALGAMATION CONDITIONS

THAT LOT 3001 HEREON (LEGAL ACCESS) BE HELD AS TWO UNDIVIDED 1/2 SHARES BY THE OWNERS OF LOTS 39 AND 40 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3002 HEREON (LEGAL ACCESS) BE HELD AS TWO UNDIVIDED 1/2 SHARES BY THE OWNERS OF LOTS 41 AND 42 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3003 HEREON (LEGAL ACCESS) BE HELD AS TWO UNDIVIDED 4/8 SHARES BY THE OWNERS OF LOTS 2001 AND 2002 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3004 HEREON (LEGAL ACCESS) BE HELD AS TWO UNDIVIDED 4/8 SHARES BY THE OWNERS OF LOTS 2003 AND 2004 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3005 HEREON (LEGAL ACCESS) BE HELD AS SEVEN UNDIVIDED 1/7 SHARES BY THE OWNERS OF LOT 2006 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3006 HEREON (LEGAL ACCESS) BE HELD AS THREE UNDIVIDED 4/17 SHARES BY THE OWNERS OF LOTS 2007, 2008 & 2010, AND ONE UNDIVIDED 5/17 SHARES BY THE OWNER OF LOT 2009 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3007 HEREON (LEGAL ACCESS) BE HELD AS TWO UNDIVIDED 1/8 SHARES BY THE OWNERS OF LOTS 82 & 83 AND ONE UNDIVIDED 4/8 SHARES BY THE OWNERS OF LOT 2011 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

THAT LOT 3008 HEREON (LEGAL ACCESS) BE HELD AS ONE UNDIVIDED 5/8 SHARES BY THE OWNERS OF LOT 2012 AND THREE UNDIVIDED 1/8 SHARES BY THE OWNER OF 9001 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL COMPUTER REGISTERS BE ISSUED IN ACCORDANCE THEREWITH.

EXISTING LAND COVENANTS TO BE RETAINED

AREA A, B, C, D, E, (E1 6406707.1) G & W (E15807028.5) ARE SUBJECT TO EXISTING LAND COVENANTS

EXISTING PART LAND COVENANTS TO BE REMOVED

AREA J, K, P, Q & R HAVE EXISTING LAND COVENANTS THAT ARE TO BE REMOVED

SCHEDULE OF EXISTING AREAS		
APPELLATION	CFR	AREA(Ha)
LOT 1 DEPOSITED PLAN 310551	41391	5.2958
SECTION 5-6 SURVEY OFFICE PLAN 70732	54793	3.1152
SECTION 1 SURVEY OFFICE PLAN 308837	100980	59.4700
TOTAL		67.8810

AREAS & DIMENSIONS ARE SUBJECT TO FINAL SURVEY			
PROPOSED EASEMENTS IN GROSS			
PURPOSE	SHOWN AS	SERVIENT TENEMENT	GRANTEE
ACCESS STRIP	U	LOT 3006	AUCKLAND COUNCIL
	V	LOT 3003	

EXISTING EASEMENTS TO BE RETAINED					
PURPOSE	NOW SHOWN AS	PREVIOUSLY SHOWN AS	SERVIENT TENEMENT	DOMINANT TENEMENT	CREATED BY
RIGHT TO CONVEY ELECTRICITY	F	D SO 308837	LOT 9001	UNITED NETWORKS	5607028.4
RIGHT TO CONVEY PETROLEUM, WATER & OTHER LIQUIDS OR GASES	B	(Part) F SO 70732	LOT 9003	VECTOR LIMITED	5294070.4
RIGHT TO DRAIN WATER	D	I SO 70732	LOT 9003	H.M. the QUEEN	5692033.1
RIGHT OF WAY	H & I	B & C SO 308837		Grant 163185 (R 91.86)	

EXISTING EASEMENTS TO BE SURRENDERED					
PURPOSE	NOW SHOWN AS	PREVIOUSLY SHOWN AS	SERVIENT TENEMENT	DOMINANT TENEMENT	CREATED BY
STORM WATER DRAINAGE	L	A DP 310551	LOT 1 DP 310551	H.M. the QUEEN	5770220.2
	Q	E SO 308837	Pt Allot 12 Waiwera Parish	H.M. the QUEEN	5744727.1
RIGHT OF WAY	M & N	B & D DP 310551	LOT 1 DP 310551	H.M. the QUEEN	5770220.2
RIGHT OF WAY	N & G	B & C DP 310551	LOT 1 DP 310551	Pt Allot 12 Psh of Waiwera	5813506.1

EXISTING EASEMENTS TO BE EXTINGUISHED					
PURPOSE	NOW SHOWN AS	PREVIOUSLY SHOWN AS	SERVIENT TENEMENT	DOMINANT TENEMENT	CREATED BY
RIGHT TO CONVEY PETROLEUM, WATER & OTHER LIQUIDS OR GASES	K	(Part) F SO 70732	PT ALLOT 152 WAIWERA PARISH	VECTOR LIMITED	5294070.7

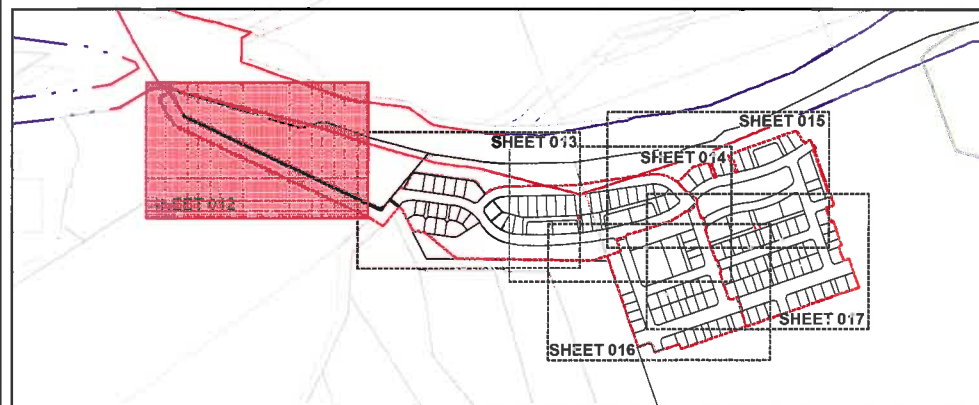
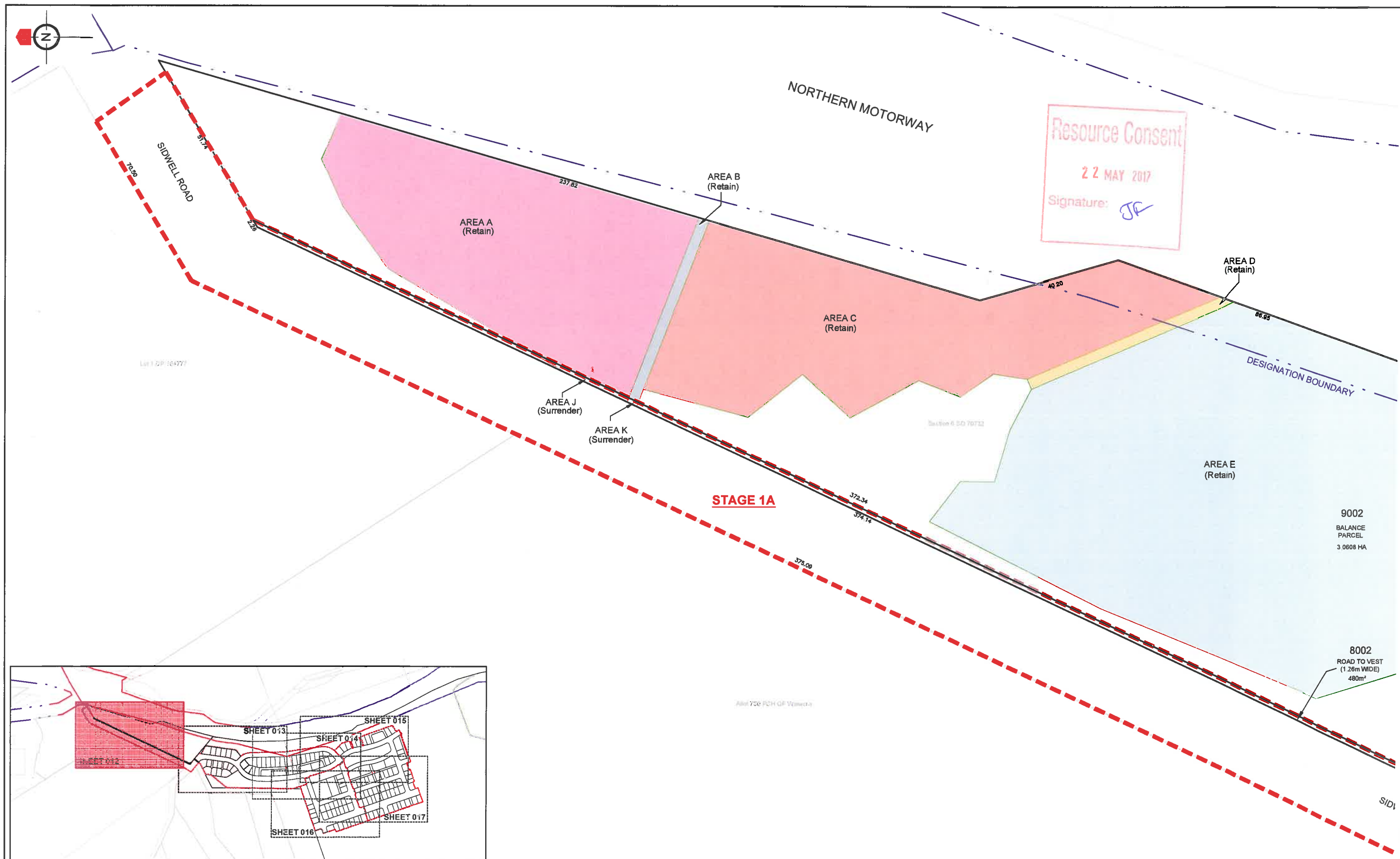
SCHEDULE OF AREAS (areas subject to Land Transfer surveys)			
LOT NUMBERS	PURPOSE	TOTAL AREA (m ²)	DWELLING YIELD
1-6	SINGLE HOUSE ZONE	3896	6
7-129	MIXED HOUSING SUBURBAN ZONE	58171	123
2001-2012	SUPERLOT - TOTAL	15193	55
3001-3008	JOINT OWNED ACCESS LOTS	4302	
4001	RECREATIONAL RESERVES	3686	
5001-5005	PEDESTRIAN ACCESSWAY TO VEST	1383	
6001-6003	LOCAL PURPOSE RESERVES TO VEST	19702	
8001-8004	ROADS TO VEST	67396	
9001-9004	BALANCE PARCELS	503682	
TOTAL AREA STAGE 1 (HA)		67.7411	184



REVISION DETAILS	NAME	DATE	CLIENT:
1 ISSUED FOR CONSENT	JW	8/12/2016	

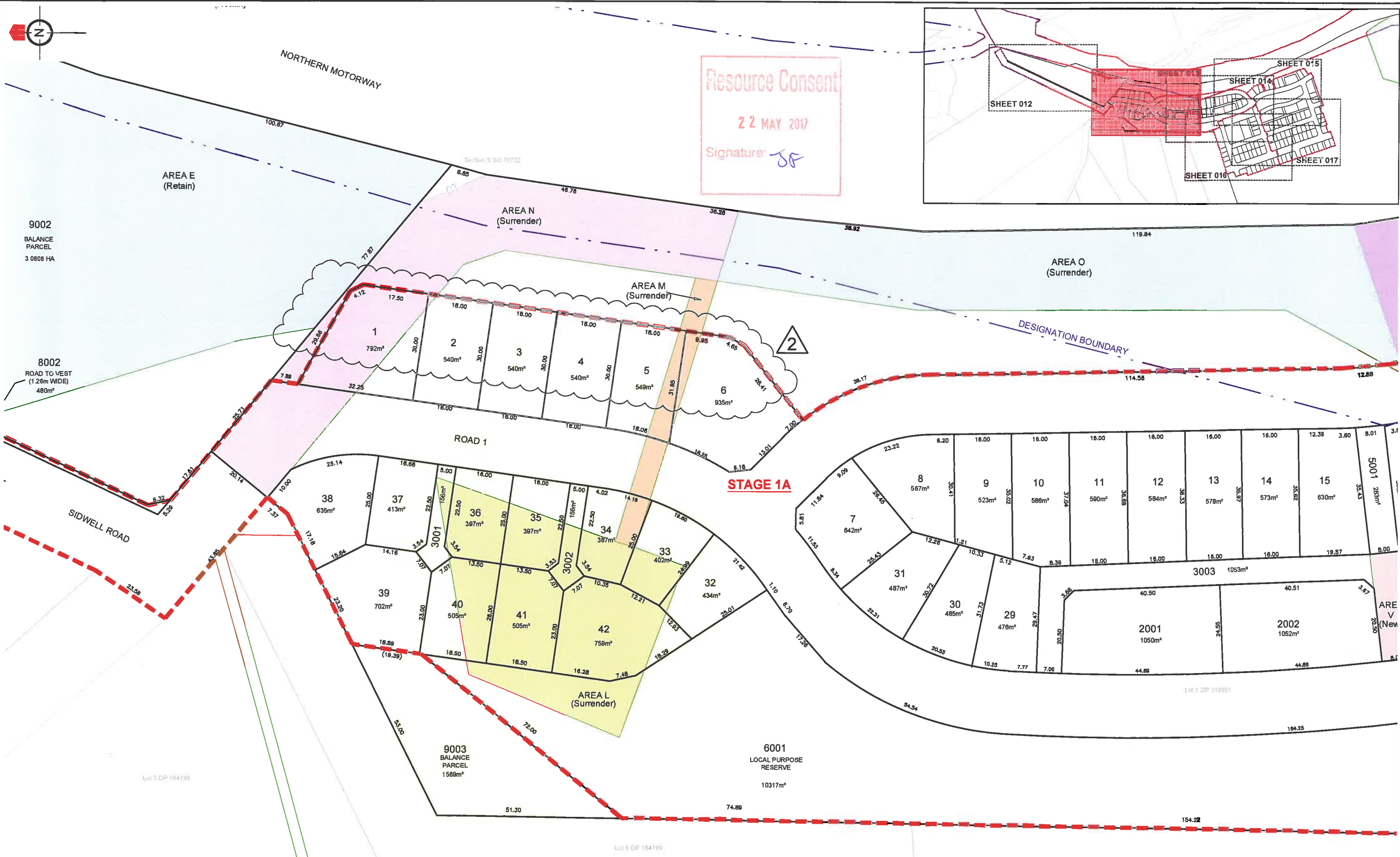
WAINUI EAST - STAGE 1
SCHEME PLAN - OVERALL
AUCKLAND COUNCIL



DESIGNED: JW	ISSUED FOR CONSENT
CHECKED: PK	DRAWN: KR
APPROVED: RH	SURVEYED: WOODS
JOB NUMBER: P16-270	SCALE: 1:7500 @A3
ISSUED: DEC 2016	
DWG. NO. P16-270-01-011-SC	REV. 1




REVISION DETAILS		NAME	DATE	CLIENT:												
1	ISSUED FOR CONSENT	JW	8/12/2016	<div>Fulton Hogan</div> <div>WAINUI EAST - STAGE 1</div> <div>SCHEME PLAN - SHEET 012</div> <div>AUCKLAND COUNCIL</div>												
<div>WOODS Engineers. Surveyors. Planners.</div>				<table><tr><td>DESIGNED: JW</td><td>ISSUED FOR CONSENT</td></tr><tr><td>CHECKED: PK</td><td>DRAWN: KR</td></tr><tr><td>APPROVED: RH</td><td>SURVEYED: WOODS</td></tr><tr><td>JOB NUMBER: P16-270</td><td>SCALE: 1:1000 @A3</td></tr><tr><td>ISSUED: DEC 2016</td><td></td></tr><tr><td>DWG. NO. P16-270-01-012-SC</td><td>REV. 1</td></tr></table>	DESIGNED: JW	ISSUED FOR CONSENT	CHECKED: PK	DRAWN: KR	APPROVED: RH	SURVEYED: WOODS	JOB NUMBER: P16-270	SCALE: 1:1000 @A3	ISSUED: DEC 2016		DWG. NO. P16-270-01-012-SC	REV. 1
DESIGNED: JW	ISSUED FOR CONSENT															
CHECKED: PK	DRAWN: KR															
APPROVED: RH	SURVEYED: WOODS															
JOB NUMBER: P16-270	SCALE: 1:1000 @A3															
ISSUED: DEC 2016																
DWG. NO. P16-270-01-012-SC	REV. 1															



Resource Consent
22 MAY 2017
Signature: *JS*

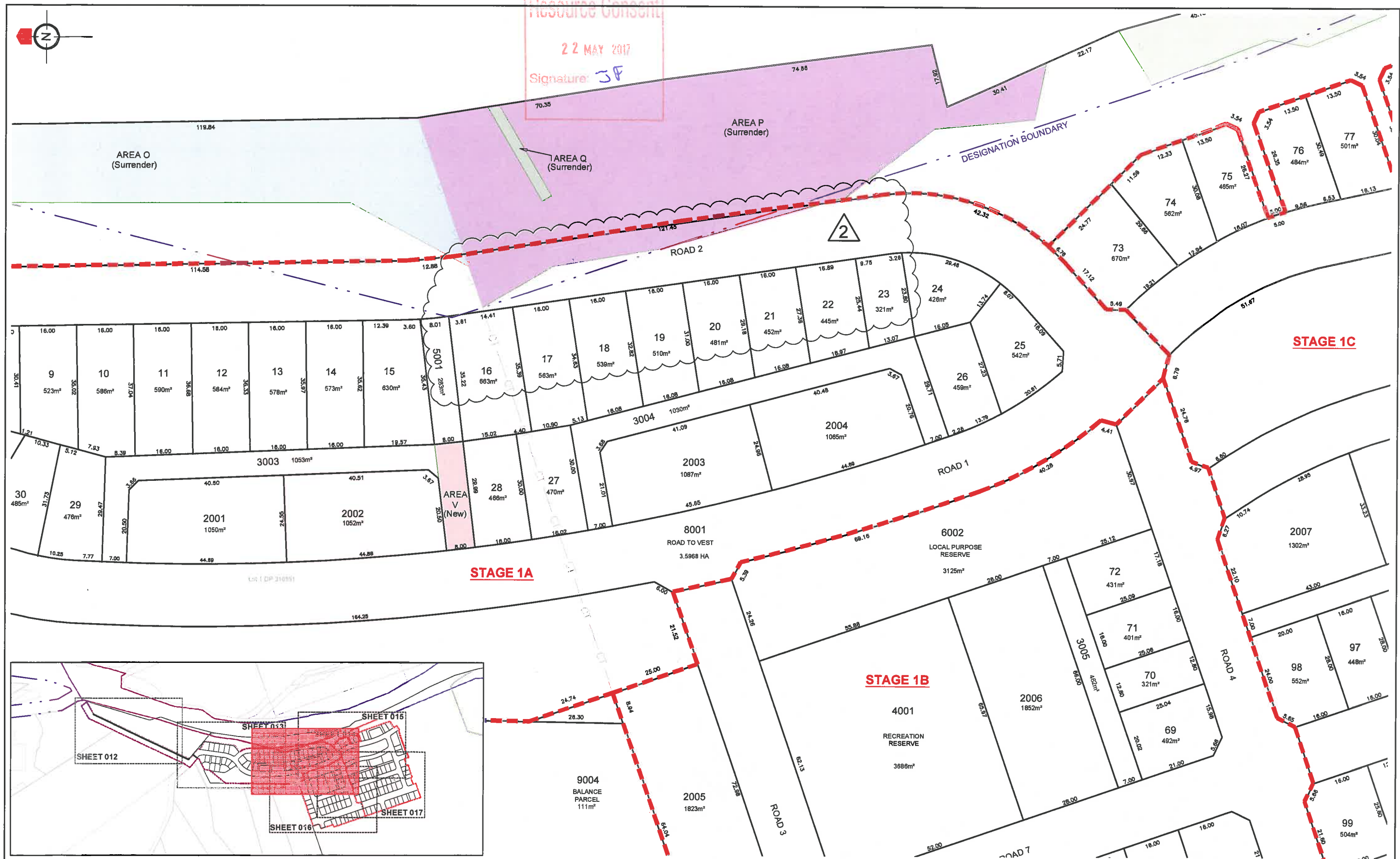
STAGE 1A



REVISION DETAILS		NAME	DATE	CLIENT:
1	ISSUED FOR CONSENT	JW	8/12/2016	 Fulton Hogan
2	LOTS 1-6 DEPTH ADJUSTMENTS	JAW	22/12/2016	

WAINUI EAST - STAGE 1
SCHEME PLAN - SHEET 013
AUCKLAND COUNCIL



DESIGNED: JW	ISSUED FOR CONSENT
CHECKED: PK	DRAWN: KR
APPROVED: RH	SURVEYED: WOODS
JOB NUMBER: P16-270	SCALE: 1:1000 @A3
ISSUED: DEC 2016	
DWG. NO. P16-270-01-013-SC	REV. 2



REVISION DETAILS		NAME	DATE	CLIENT:	 Fulton Hogan	WAINUI EAST - STAGE 1	SCHEME PLAN - SHEET 014	AUCKLAND COUNCIL	 WOODS Engineers. Surveyors. Planners.	DESIGNED: JW		ISSUED FOR CONSENT
1	ISSUED FOR CONSENT	JW	8/12/2016	CHECKED: PK						DRAWN: KR		
2	MINOR BOUNDARY ADJUSTMENTS	JAW	22/12/2016	APPROVED: RH						SURVEYED: WOODS		
				JOB NUMBER: P16-270	SCALE: 1:1000 @A3							
				ISSUED: DEC 2016								
				DWG. NO. P16-270-01-014-SC	REV. 2							



Resource Consent
22 MAY 2017
Signature: JW

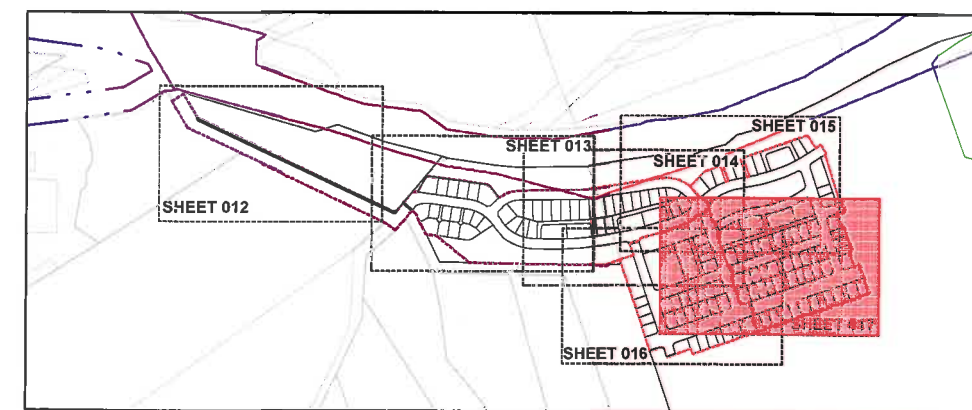
REVISION DETAILS	NAME	DATE	CLIENT
1 ISSUED FOR CONSENT	JW	8/12/2016	Fulton Hogan

WAINUI EAST - STAGE 1
SCHEME PLAN - SHEET 016
AUCKLAND COUNCIL

DESIGNED: JW	ISSUED FOR CONSENT
CHECKED: PK	DRAWN: KR
APPROVED: RH	SURVEYED: WOODS
JOB NUMBER: P16-270	SCALE: 1:1000 @A3
ISSUED: DEC 2016	
DWG. NO. P16-270-01-016-SC	REV. 1



Resource Consent
22 MAY 2017
Signature: JF



REVISION DETAILS 1 ISSUED FOR CONSENT		NAME JW	DATE 8/12/2016	CLIENT: 	WAINUI EAST - STAGE 1 SCHEME PLAN - SHEET 017 AUCKLAND COUNCIL		WOODS Engineers, Surveyors, Planners.		DESIGNED: JW CHECKED: PK APPROVED: RH JOB NUMBER: P16-270 ISSUED: DEC 2016 DWG. NO. P16-270-01-017-SC	ISSUED FOR CONSENT DRAWN: KR SURVEYED: WOODS SCALE: 1:1000 @A3 REV. 1
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