

4 June 2024

Woods  
Attention: Jamie Whyte  
By Email: [jamie.whyte@woods.co.nz](mailto:jamie.whyte@woods.co.nz)

Dear Jamie,

**Milldale Stage 5 – Post Development Flood Levels**

Thank you for your email and memo dated 10 May 2024. The material provided has been reviewed and accepted. In addition, we have confirmed that since the granting of the resource consent, the flood modelling in the Wainui Precinct has been reviewed and approved by the Council (Healthy Waters).

This letter is to confirm that the residential allotments within Stage 5, Milldale (Lots 1-39, 119 -122 and 5001 DP 588538 (Stage 5A1); Lots 106-111, 113-118, 3007 (JOAL), 5002 and 5003 DP 593859 (Stage 5A2); Lots 40-75, 112, 3001-3004 (JOAL) DP 594666 (Stage 5B); and Lots 76-105, 3005-3006 (JOAL), 5004, 5005 and 5006 LT 600041 (Stage 5C)), have been constructed to the consented levels as set out in Resource Consent LUC60395599 and SUB60395598 (Stage 5). The consented and constructed ground levels ensure these lots are elevated clear of the 100-year flood plain.

For completeness, your memo dated 10 May 2024, and the specialist memos prepared as part of the resource consent application for stage 5 is included in this letter as attachment 1. The resource consent decision for stage 5 is also included as attachment 2. A Copy of this letter and its attachments are now saved on file.

If you have any queries, please contact me on 021985272 or via email at [Masato.nakamura@aucklandcouncil.govt.nz](mailto:Masato.nakamura@aucklandcouncil.govt.nz) and quote the application number above.

Yours sincerely,



Masato Nakamura  
Principal Project Lead  
Premium Resource Consents

## **Attachment 1: Technical Information**

**To**

Masato Nakamura  
Auckland Council  
Masato.nakamura@aucklandcouncil.govt.nz

**From**

Woods  
Jamie Whyte – Principal

Reviewer – Albert Perez

W-REF: P16-269  
10 May 2024

## Memorandum - Post Development Flood Levels - Stage 5 Milldale.

This memorandum has been prepared to provide specific confirmation to Auckland Council that all new residential allotments within Stage 5, Milldale (Lots 1-39, 119 -122 and 5001 DP 588538 (Stage 5A1); Lots 106-111, 113-118, 3007 (JOAL), 5002 and 5003 DP 593859 (Stage 5A2); Lots 40-75, 112, 3001-3004 (JOAL) DP 594666 (Stage 5B); and Lots 76-105, 3005-3006 (JOAL), 5004, 5005 and 5006 LT 600041 (Stage 5C)), have been constructed to the consented levels as setout in Resource Consent LUC60395599 and SUB60395598 (Stage 5). The consented and constructed ground levels ensure these lots are elevated clear of the 100 year flood plain.

We confirm that construction works have been undertaken in accordance with the consented design levels and consented landform used in pre-development flood modelling. This ensures that the post development flood plain will be consistent with those extents and levels modelled in the consented documents.

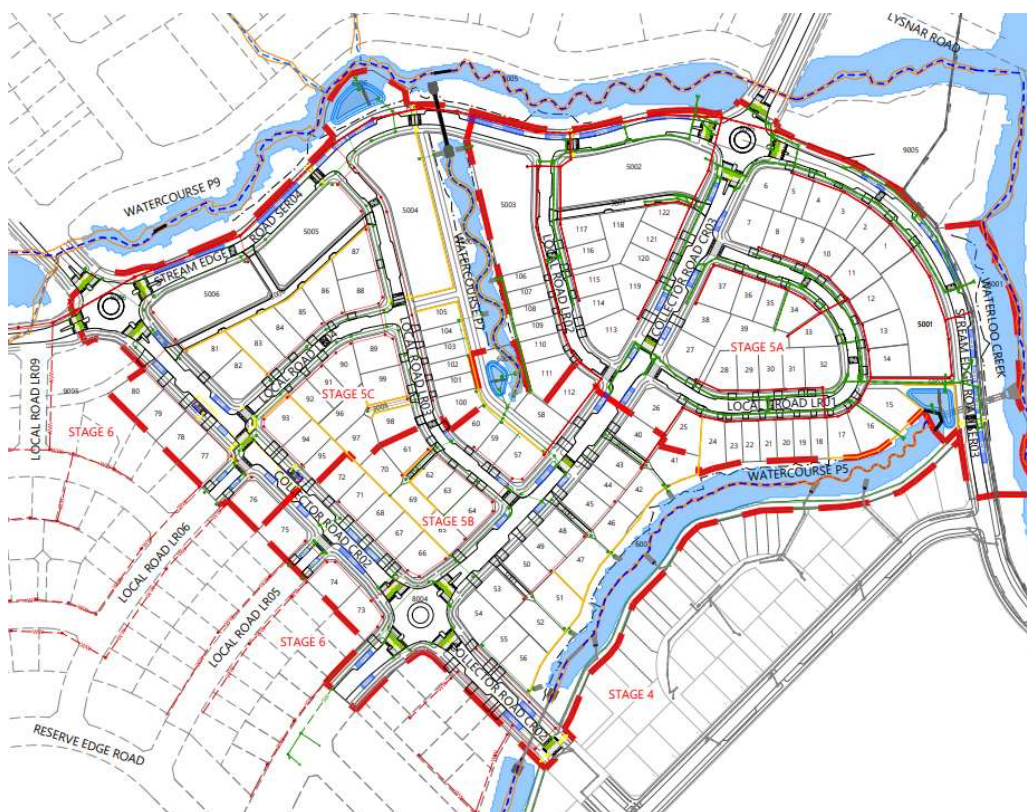


Figure 1: Consented 100 year Flood Extents

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We recommend that the information provided in this memo and on the attached associated plans supersedes flood plain information currently represented on Auckland Council's GIS. Any flood plain shown on a LIM report for the above mentioned lots, is not reflective the post development flood plain and can be considered out of date.

Yours faithfully

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Jamie Whyte

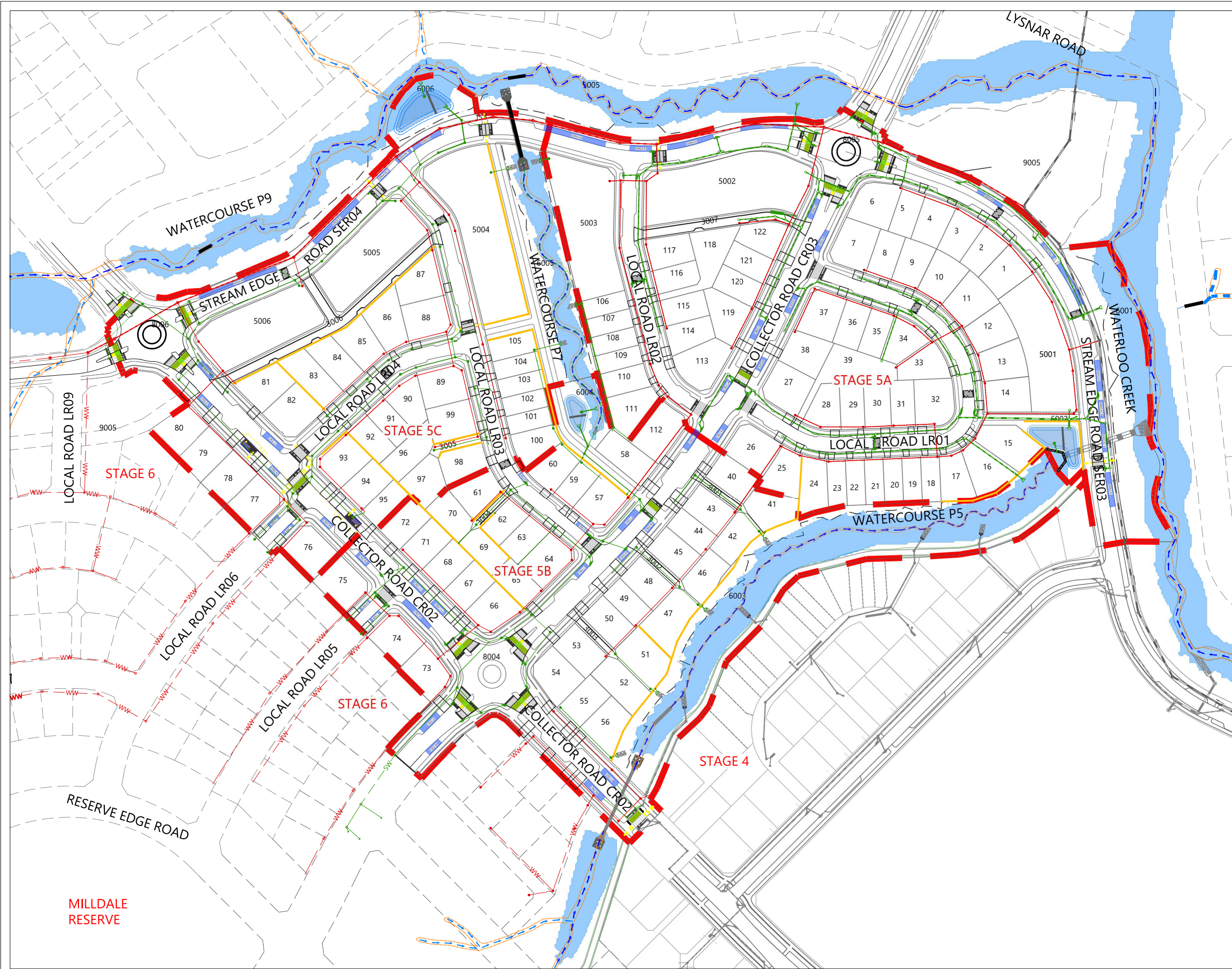
*Principal*



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## 1. Appendices

### A. Consented Drawings 3000 – 3003



LEGEND

- STAGE BOUNDARY
- PROPOSED STORMWATER LINE AND PIT
- PROPOSED SANITARY SEWER LINE AND PIT
- SINGLE CATCHPIT
- DOUBLE CATCHPIT
- HEADWALL
- RAINGARDEN
- INDICATIVE 100YR FLOOD LEVEL
- RETAINING WALL

NOTES

1. ALL WORKS AND MATERIALS TO COMPLY WITH AUCKLAND COUNCIL STANDARDS AND WATERCARE STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND COUNCIL STANDARDS TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION.
2. FOR PIPE BEDDING DETAILS REFER TO AUCKLAND COUNCIL STANDARD DETAIL SHEETS UNLESS OTHERWISE NOTED ON THE DRAINAGE LONG SECTIONS IN WHICH CASE SUCH NOTES TAKE PRECEDENCE.
3. CONCRETE PIPES ARE TO BE 300mmØ UNLESS OTHERWISE NOTED.
4. ALL PIPE CROSSINGS UNDER ROADS TO BE HARDFILL BACKFILLED.
5. ALL MANHOLES ARE TO BE 1050mm DIA. UNLESS OTHERWISE NOTED ON THE DRAINAGE LONG SECTION IN WHICH CASE SUCH NOTES SHALL TAKE PRECEDENCE.
6. ALL CATCHPITS ARE TO BE STANDARD AT APPROVED RECESSED 800X500mm. UNLESS STATED OTHERWISE. ALL CATCHPIT LEADS TO BE 300mmØ CLASS 4 RCRRJ UNLESS STATED OTHERWISE.
7. ALL JOAL CATCHPIT TO BE FITTED WITH STORMWATER 360 LITTA TRAP FILTER
8. THE CONTRACTOR IS TO PEG MANHOLES AND CHECK FINISHED EARTHWORKS LEVELS (MH LID LEVELS) PRIOR TO ORDERING MANHOLES.
9. PIPE GRADES ON THE LONG SECTIONS ARE CALCULATED FROM MANHOLE CENTRE TO MANHOLE CENTRE. THIS MAY RESULT IN CREEP (ON STEEP SITES PARTICULARLY) AND THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT LASER LEVELS ARE SET TO

SCALEBAR (m) 0 25 50 125  
SCALE | 1:2500 @A3 | 1:1250 @A1

REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR CONSENT	AP	JAN 2022	DESIGNED	AP
2	ISSUED FOR s92 REQUEST	AP	APR 2022	DRAWN	FA
				CHECKED	JW
				APPROVED	AP

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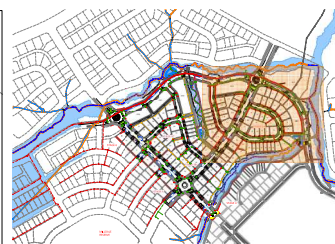
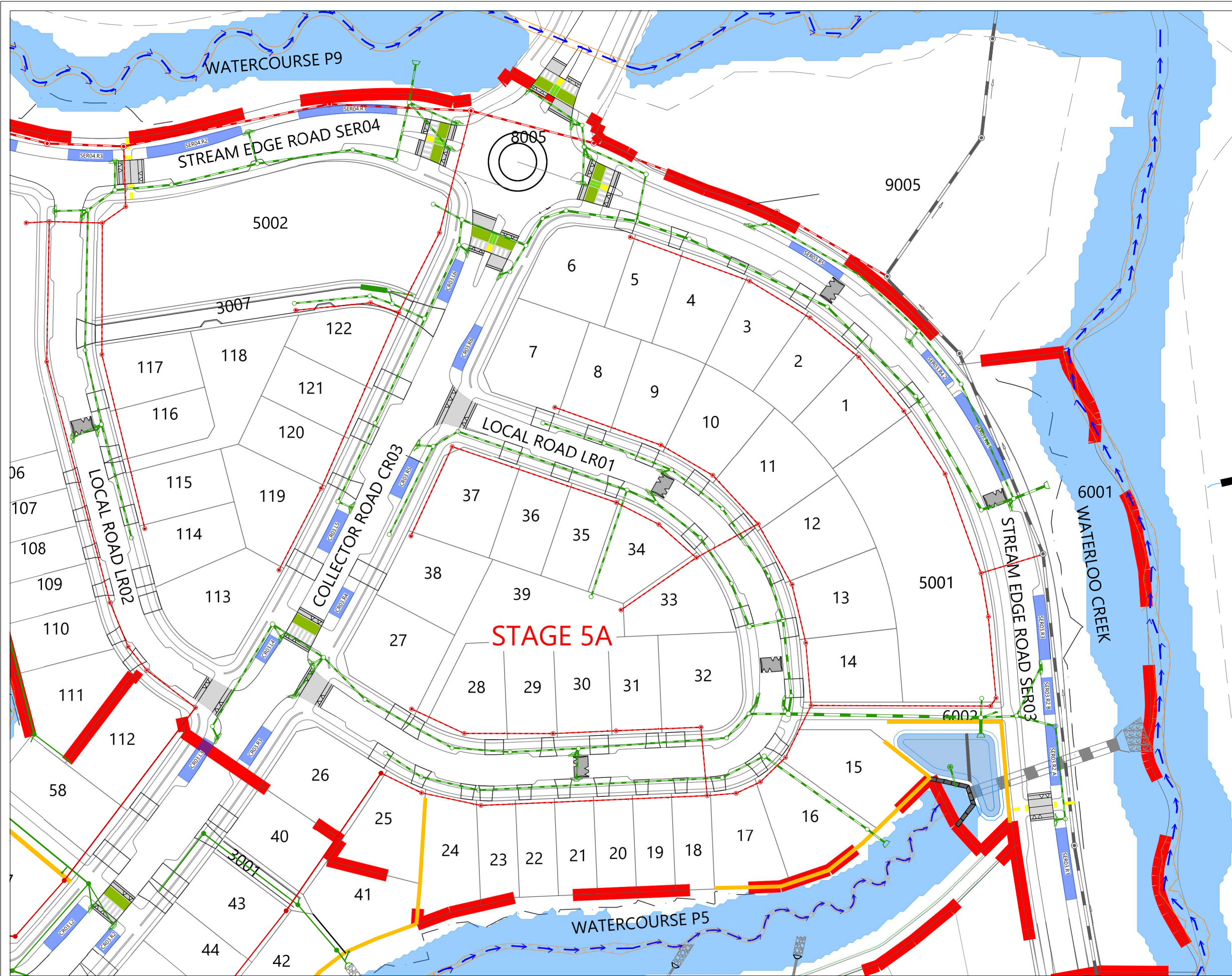


MILLDALE STAGE 5  
STORMWATER DRAINAGE LAYOUT - OVERALL PLAN



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:2500 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P20-248-3000-DR	





LOCALITY PLAN  
SCALE: 10000 (A3)



LEGEND

- STAGE BOUNDARY
- PROPOSED STORMWATER LINE AND PIT
- PROPOSED SANITARY SEWER LINE AND PIT
- SINGLE CATCHPIT
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- HEADWALL
- RAINGARDEN
- INDICATIVE 100YR FLOOD LEVEL
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- ALL JOAL CATCHPIT TO BE FITTED WITH STORMWATER 360 LITTA TRAP FILTER
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2	ISSUED FOR s92 REQUEST	AP	APR 2022	DRAWN	FA
				CHECKED	JW
				APPROVED	AP

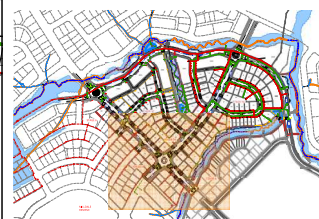
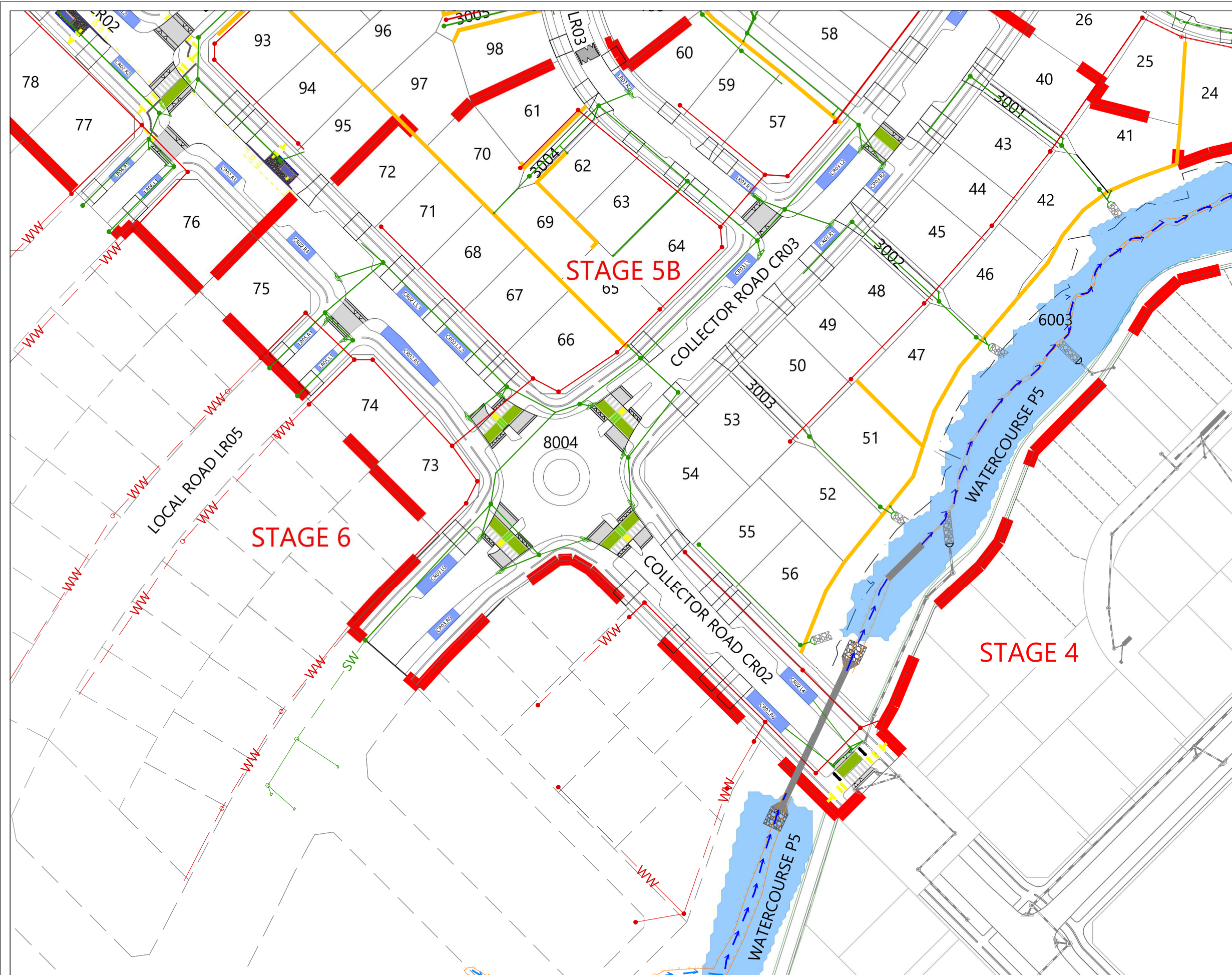
SIDWELL ROAD MILLDALE AUCKLAND
WOODS.CO.NZ



MILLDALE STAGE 5
STORMWATER DRAINAGE LAYOUT PLAN - SHEET 1

STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1000 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P20-248-05-3001-DR	





LOCALITY PLAN  
SCALE: 10000 (A3)



LEGEND

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				CHECKED	JW
				APPROVED	AP

SIDWELL ROAD MILLDALE AUCKLAND
WOODS.CO.NZ

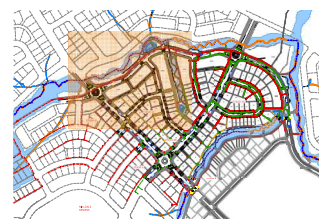
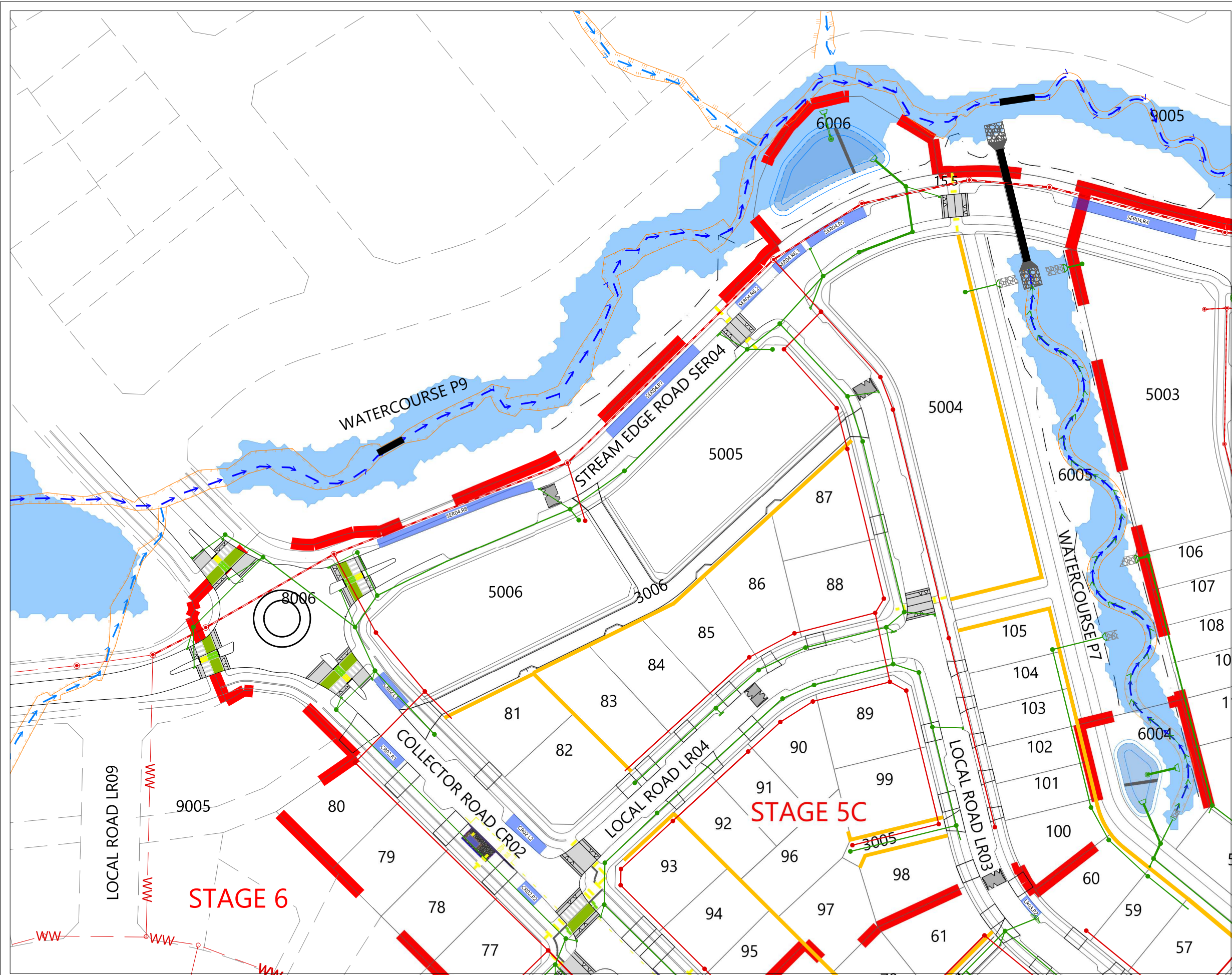


MILLDALE STAGE 5

STORMWATER DRAINAGE LAYOUT PLAN - SHEET 2

STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1000 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P20-248-05-3002-DR	





LOCALITY PLAN  
SCALE: 10000 (A3)



LEGEND

- STAGE BOUNDARY
- PROPOSED STORMWATER LINE AND PIT
- PROPOSED SANITARY SEWER LINE AND PIT
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STAGE 6

STAGE 5C

REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR CONSENT	AP	JAN 2022	DESIGNED	AP
2	ISSUED FOR s92 REQUEST	AP	APR 2022	DRAWN	FA
				CHECKED	JW
				APPROVED	AP



MILLDALE  
connecting lifestyles

SIDWELL ROAD  
MILLDALE  
AUCKLAND

WOODS.CO.NZ

MILLDALE STAGE 5

STORMWATER DRAINAGE LAYOUT PLAN - SHEET 3



STATUS	ISSUED FOR CONSENT	REV
SCALE	1:1000 @ A3	2
COUNCIL	AUCKLAND COUNCIL	
DWG NO	P20-248-05-3003-DR	

**From:** Masato Nakamura  
**To:** Samuel Holmes  
**Subject:** RE: Milldale Flooding matters  
**Date:** Monday, 20 May 2024 3:13:00 pm  
**Attachments:** image001.jpg  
image002.jpg  
image010.jpg  
image011.png  
image012.png  
image013.png  
image014.png  
image015.png  
image016.png  
image017.png

Thanks Samuel – makes sense,

And just checking on the flood modelling – am I right in saying that it was a Milldale Wide thing not a stage 5 specific thing? Will quickly confirm with Dali on the status ( I vaguely recall that this was approved) before finalising the letter.

Cheers,

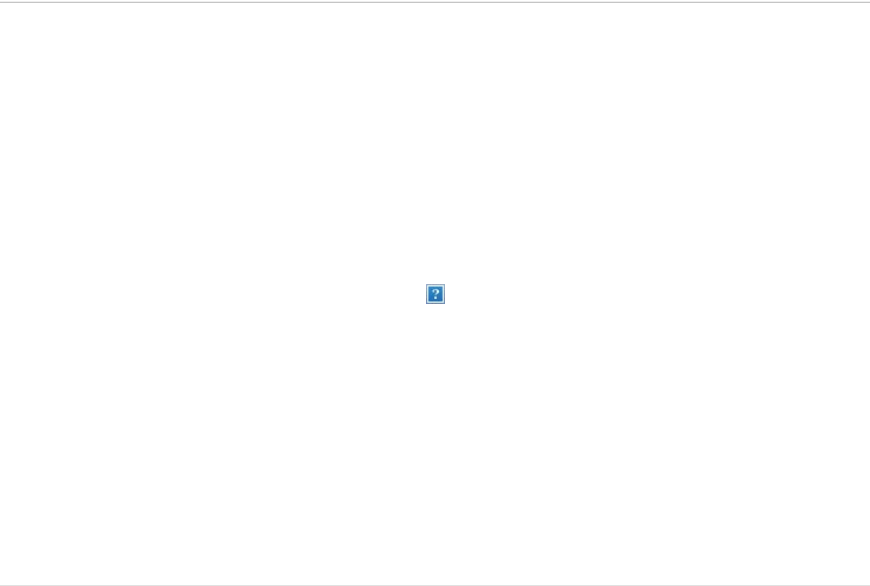
**Masato Nakamura | Principal Project Lead | MNZPI**  
**Premium Resource Consents**  
Mob: (+64) 021 985 272  
Auckland Council, Level 6, 135 Albert Street, Auckland  
Visit our website: [aucklandcouncil.govt.nz](http://aucklandcouncil.govt.nz)

**From:** Samuel Holmes <samuel.holmes@aucklandcouncil.govt.nz>  
**Sent:** Monday, May 20, 2024 3:09 PM  
**To:** Masato Nakamura <masato.nakamura@aucklandcouncil.govt.nz>  
**Subject:** RE: Milldale Flooding matters

Hi Masato,

That all makes sense to me.

Just one item to point out. The Stage 5 flood extents (as per Flood Assessment Report provided) with the original application is slightly different to that consented. The below highlighted section is additional, and recall this came about due to changes in the scheme design when Dry Basins were incorporated into the design. The Healthy Waters review memo for Stage 5 had not yet approved the Flood Model however this was a work in-progress with Woods team as per below attached memo and below screen grab. I don't recall hearing back however I'm sure Healthy Waters would not have approved if there had been a flooding issue.



Milldale Stage 5 Flood Report	Milldale Stage 5 Woods Memo (2024)



**Samuel Holmes | Project Manager Regulatory Engineering**  
**Regulatory Engineering and Resource Consents**  
Mobile 021 802 102

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**From:** Masato Nakamura <[masato.nakamura@aucklandcouncil.govt.nz](mailto:masato.nakamura@aucklandcouncil.govt.nz)>  
**Sent:** Wednesday, May 15, 2024 4:57 PM  
**To:** Samuel Holmes <[samuel.holmes@aucklandcouncil.govt.nz](mailto:samuel.holmes@aucklandcouncil.govt.nz)>  
**Subject:** FW: Milldale Flooding matters

Good afternoon Samuel,

As discussed earlier, please see attached the memo from Woods. I've also attached the memo and reporting from the stage 5 application that relate to flooding.

Would you be able to review the material (I will too) and confirm back that you are happy and agree with what Jamie is saying in his letter.

From there I will formalise into a letter confirming this from Council that they can hold onto, and we can save on file with stage 5, which should then pull through on future DDs by builders and buyers.

Cheers,

**Masato Nakamura | Principal Project Lead | MNZPI**  
**Premium Resource Consents**  
Mob: (+64) 021 985 272  
Auckland Council, Level 6, 135 Albert Street, Auckland  
Visit our website: [aucklandcouncil.govt.nz](http://aucklandcouncil.govt.nz)

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**From:** Jamie Whyte <[jamie.whyte@woods.co.nz](mailto:jamie.whyte@woods.co.nz)>  
**Sent:** Monday, May 13, 2024 1:43 PM  
**To:** Masato Nakamura <[masato.nakamura@aucklandcouncil.govt.nz](mailto:masato.nakamura@aucklandcouncil.govt.nz)>; Euan Williams <[Euan.Williams@woods.co.nz](mailto:Euan.Williams@woods.co.nz)>  
**Cc:** CONNOLLY, Sean <[Sean.Connolly@fultonhogan.com](mailto:Sean.Connolly@fultonhogan.com)>; Samuel Holmes <[samuel.holmes@aucklandcouncil.govt.nz](mailto:samuel.holmes@aucklandcouncil.govt.nz)>  
**Subject:** FW: Milldale Flooding matters

Hi Masato.

Apologies that sent without email text.

Please find attached Milldale Stage 5 – Post Development Flood Extents Memo.

I trust this should assist with future issues relating to out of date flood information from the Council GIS.

Please let me know if you need any further information relating to this matter.

Regards



**Jamie Whyte**  
Principal  
B.Surv, RPSurv, MNZIS, AMEngNZ  
☐ +64 9 308 9229 | ☐ +64 21 065 6184  
☐ [jamie.whyte@woods.co.nz](mailto:jamie.whyte@woods.co.nz)  
[woods.co.nz](http://woods.co.nz)



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**From:** Jamie Whyte

**Sent:** Monday, May 13, 2024 1:39 PM

**To:** 'Masato Nakamura' <[masato.nakamura@aucklandcouncil.govt.nz](mailto:masato.nakamura@aucklandcouncil.govt.nz)>; Euan Williams <[Euan.Williams@woods.co.nz](mailto:Euan.Williams@woods.co.nz)>

**Cc:** CONNOLLY, Sean <[Sean.Connolly@fultonhogan.com](mailto:Sean.Connolly@fultonhogan.com)>; Samuel Holmes <[samuel.holmes@aucklandcouncil.govt.nz](mailto:samuel.holmes@aucklandcouncil.govt.nz)>

**Subject:** RE: Milldale Flooding matters

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**From:** Masato Nakamura <[masato.nakamura@aucklandcouncil.govt.nz](mailto:masato.nakamura@aucklandcouncil.govt.nz)>

**Sent:** Monday, April 29, 2024 9:51 AM

**To:** Euan Williams <[Euan.Williams@woods.co.nz](mailto:Euan.Williams@woods.co.nz)>

**Cc:** CONNOLLY, Sean <[Sean.Connolly@fultonhogan.com](mailto:Sean.Connolly@fultonhogan.com)>; Samuel Holmes <[samuel.holmes@aucklandcouncil.govt.nz](mailto:samuel.holmes@aucklandcouncil.govt.nz)>; Jamie Whyte <[jamie.whyte@woods.co.nz](mailto:jamie.whyte@woods.co.nz)>

**Subject:** Milldale Flooding matters

Good morning Euan – hope you had a great weekend,

We discussed a few weeks ago around preparing a wider letter to address the mismatch between the consents granted and the flooding hazard mapping on the Councils GIS. I recall we were expecting a memo on this – but wanted to check in on timing as I forgot to mention this when we spoke on Wednesday.

Cheers,

**Masato Nakamura | Principal Project Lead | MNZPI**

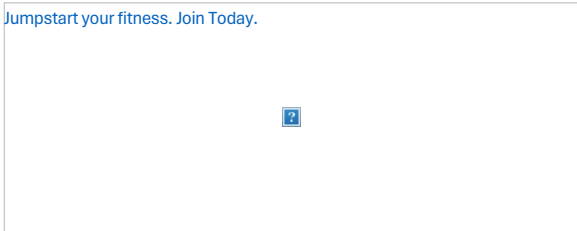
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## Memo - Development Engineering Assessment

### Application # BUN60395597

To	Masato Nakamura & Junitta Fretton
From	Samuel Holmes
Date	4 <sup>th</sup> February 2022 19 <sup>th</sup> May 2022
Proposal	Development of Milldale Stage 5. Creation of 122 allotments with associated open space, roading and services.
Site address	22 Lysnar Road. Milldale STAGE 5
Applicant's name	Woods & Partners Consultants Ltd
Reports and Information	<p>Milldale Stage 5 Survey Scheme Plan prepared by: Woods, Drawing No P20-048-05-0010-SU, Rev 3, dated May 2022</p> <p>Milldale Stage 5 Consent Drawings prepared by: Woods, dated May 2022</p> <p>Milldale Stage 5 AEE prepared by: Woods, Project Number P20-248, Version V1.4, dated: 21/01/2022</p> <p>Milldale Stage 5 Infrastructure Report prepared by: Woods, Project Number P20-248, Version V1, dated: 17/01/2022</p> <p>Milldale Earthworks Stage 5B Geotech Report prepared by: CMW, ref: AKL2021-0014E Rev.0, dated: 24 May 2021</p> <p>Milldale Earthworks Stage 5B Stormwater Assessment prepared by: Woods, Project Number P21-020, Version V1.2, dated: 30-03-2021</p> <p>Milldale Stage 5 Stormwater Design Memo prepared by: Woods, ref: P20-248, dated: 18 December 2021</p> <p>Milldale Stage 5 Transportation Assessment prepared by: Stantec, dated: 07/12/2021</p>
Asset Groups	
Site Visit	<input type="checkbox"/> Date:

### Engineering suitability for proposed use:

*Having assessed the information available for this application, I can conclude that the application is **acceptable** from an engineering perspective, subject to the conditions stated in this report.*

Transport	Acceptable?	Summary of effects – what, where, how	Condition #
Parking	Y	Parking will be provided on the private lots. Some on street parking provided in the form of roadside parking bays, particularly around the super lots.	
Access	Y	<p>Small JOAL lots 3001, 3002, 3003, 3004, 3005</p> <p>Large JOAL lots 3006, 3007</p> <p>Vehicle crossings should be in accordance with Milldale DfS approved by AT. Planner liaising with AT on vehicle crossing matters.</p> <p>Standard Milldale vehicle crossing condition for vehicle crossings in parking bays to be carried forward onto this consent.</p>	
Traffic Effects	Y	<p>Referral sent to Traffic Specialist on 02/02/2022</p> <p>Traffic comments received on 15/02/2022 and forwarded</p>	

		<p>to Planner on 16/02/2022</p> <p>Applicants s92 response received on 22/03/2022 and forwarded to Traffic specialist on 22/03/2022</p> <p>Traffic s92 comments V2 to planner on 04/04/2022</p> <p>Applicants' response to Traffic (via planner) on 11/04/2022</p> <p>Traffic specialist memo received on 17/05/2022</p> <p>Some advice notes on vehicle crossings (i.e. are AT not-standard AT as per existing Departure from Standards) and parking bays.</p>	
Road infrastructure	Y	<p>Referral sent to Auckland Transport on 26/01/2022 (directly by planner)</p> <p>AT response received on 08/02/2022 and forwarded to Woods (by PL) on 08/02/2022</p> <p>Applicants s92 response received on 22/03/2022 and forwarded to AT specialist on 22/03/2022 (by planner direct)</p> <p>Applicants' response to AT (via planner) on 11/04/2022</p> <p>AT final memo received on 10/05/2022</p> <p>Couple of matters to be actioned at EPA stage (tracking curves, potential corner widening). Some conditions of consent to be added.</p> <p>Road Lots 8004 (stage 5b), 8005 (stage 5a) and 8006 (stage 5c)</p> <p>Arch Culverts (x2) in Watercourse P8-P9 to vest to AT</p> <p>Box culverts (x2) in Watercourse P5 to vest to AT</p> <p>Box culverts (x1) in Watercourse P7 to vest to AT</p>	

Earthworks	Acceptable?	Summary of effects – what, where, how	Condition #
Erosion control	Y	<p>Standard controls as per GD05 set.</p> <p>Conditions provided by Regional earthworks team directly to planner.</p>	
Extent	Y	<p>Bulk earthworks for Stage 5 will be completed under Stage 4 (BUN60352918), 5A (BUN60375453), and 5B (BUN60382567) earthworks consents.</p> <p>Secondary earthworks proposed under this consent will be undertaken within stages and kept within 2,500m2 and 2,500m3. The secondary earthworks proposed are minor and are associated with gulleting of roads, drainage, and trenching.</p> <p>Earthworks cuts and fills of up to 1m and 4m respectively.</p> <p>Stage 5B requires pre-loading over almost the whole stage. Batters to be grade 1:5 near watercourses.</p> <p>GCR to contain specific foundation requirement for lots.</p> <p>Regional Earthworks team was engaged directly by planner to cover earthworks &amp; sediment control review.</p>	
Geotech	Y	<p>CMW Geotech Report provided.</p> <p>CMW Geotech memo AKL2021-0014AG Rev 1, dated: 22 March 2022 provided in response to Council s92</p>	

		<p>comments.</p> <p>Geotech completion report has been conditioned.</p> <p>Referral sent to Geotech Specialist on 02/02/2022</p> <p>Planner is currently liaising with Geotech Specialist to close out remainder s92 items – conditions of consent to be incorporated by planner.</p>	
Management	Y	GCR and monitoring conditions included	

Services	Acceptable?	Summary of effects – what, where, how	Condition #
Stormwater	Y	<p>Referral sent to Healthy Waters on 26/01/2022 (directly by planner)</p> <p>Referral sent to Healthy Waters on 02/02/2022</p> <p>HW's email dated 16/05/2022 confirms no issues with SW proposal however yet to go through design calculations which could be deferred to EPA stage.</p> <p>New x3 outfalls to vest in Watercourse P9</p> <p>New x6 outfalls to vest in Watercourse P5</p> <p>New x5 outfalls to vest in Watercourse P7</p> <p>Woods confirmed through the s92 response that this Dry Basin is removed from the application</p> <p>New Basin P5 (133m<sup>3</sup> volume)</p> <p>New Basin P7 (58m<sup>3</sup> volume)</p> <p>New Basin P9 (155m<sup>3</sup> volume)</p> <p>OLFP's are conveyed through public roading networks and on private JOAL's where there is a catchment.</p> <p>Discussions with HW's concluded that the proposal of at-source treatment train approach via utilisation of Rain Gardens complies with the NDC &amp; SMP requirements.</p>	
Wastewater	Y	<p>Referral sent to Watercare on 02/02/2022</p> <p>Follow-up referral sent to Watercare on 09/02/2022</p> <p>Watercare approval Application Number RC-118396 dated: 22 Feb 2022</p>	
Water Supply	Y	<p>Referral sent to Watercare on 02/02/2022</p> <p>Follow-up referral sent to Watercare on 09/02/2022</p> <p>Watercare approval RC-118396 dated: 22 Feb 2022</p>	

Natural Hazards	Acceptable?	Summary of effects – what, where, how	Condition #
Flooding	Y	<p>The Flood Assessment report concluded the flood modelling undertaken illustrates that overall, there are no adverse flood effects as a result of</p> <p>Milldale Earthworks Stage 5B as both the flood depths and flood extents are generally decreased along the site. Increase in flood depths limited to along streams and channels as expected.</p>	
Soil	NA	As per Geotech Report (Cat C soils)	
Ground Stability	Y	CMW Geotech Report provided, which includes retaining walls proposed between private lot boundaries to create	

		<p>level building platforms.</p> <p>Geotech completion report has been conditioned.</p> <p>Referral sent to Geotech Specialist on 02/02/2022</p> <p>Planner is currently liaising with Geotech Specialist to close out remainder s92 items – conditions of consent to be incorporated by planner.</p>	
Coastal inundation	NA		

Other	Acceptable?	Summary of effects – what, where, how	Condition #
Power and telecoms	Y	To be provided to each new lot. Conditioned.	
Insert as needed	Y	<p>Pedestrian accessways to vest in Parks 7002 &amp; 7003</p> <p>Esplanade Reserve lot 6001</p> <p>Local Purpose Drainage Reserve Lot 6002 + 6004 + 6006</p> <p>Land in lieu of reserve Lot 6003 + 6005</p> <p>Super Lots 5001, 5002, 5003, 5004, 5005 and 5006</p> <p>Referral sent to Parks on 26/01/2022 (directly by planner)</p>	

#### Conditions and related advice notes

## **S223 conditions**

### **Roads to vest**

All of the proposed roads shown as Lots 8004, 8005 & 8006 on the approved plan "Milldale Stage 5 Survey Scheme Plan, Drawing No P20-048-05-0010-SU, Rev 3, dated May 2022" must vest in the Council as public roads. The consent holder must meet all costs associated with the vesting of the roads.

### **Reserves and/or land in lieu of reserves to vest**

Proposed Lots 6002, 6004 & 6005 must vest in the Council as local purpose drainage reserve. The consent holder must meet all costs associated with the vesting of the reserve(s).

### **Reserves and/or land in lieu of reserves to vest**

Proposed Lot 6001, 6003 & 6005 must vest in the Council as land in lieu of reserve(s). The consent holder must meet all costs associated with the vesting of the reserve(s) or the land in lieu of reserve(s).

## **General & Earthworks conditions**

### **Requirement for a pre-start meeting**

Prior to the commencement of the construction and earthworks activity, the consent holder shall hold a pre-start meeting that:

- a. is located on the subject site
- b. is scheduled not less than 5 days before the anticipated commencement of construction and earthworks
- c. includes Development Engineer and Earthworks Monitoring Inspectors, and all relevant specialists
- d. includes representation from the contractors who will undertake the works [and any suitably qualified professionals if required by other conditions e.g. the appointed Arborist]

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

Timeframes for key stages of the works authorised under this consent

Resource consent conditions

Erosion and Sediment Control Plan

Traffic Management Plan

Construction Management Plan if applicable

Landscape Plan

Pre-start meeting shall be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

### **Ensure construction and earthworks activities do not obstruct access.**

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

### Traffic Management Plan to be provided

Prior to the commencement of the earthworks & construction activity on the subject site, a finalised Traffic Management Plan (TMP) shall be prepared in accordance with Auckland Transport requirements and shall address the control of the movement of earthmoving vehicles to and from the site. The TMP shall be submitted to the Team Leader North West Monitoring. No earthworks & construction on the subject site shall commence until confirmation is provided from the council that the TMP satisfactorily meets the requirements of Auckland Transport, and any required measures referred to in that plan have been put in place.

#### Advice Note:

*The Traffic Management Plan should contain sufficient detail to address the following matters: measures to ensure the safe and efficient movement of the travelling public (pedestrians, vehicle occupants, local residents etc.)*

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

*(Also include the general advice note 8 and advice note 8A if there are matters in the management plan that are outside the scope of the RMA 1991 and may raise potential liability issues for the council).*

### General sediment control conditions

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

### Sediment/erosion control in accordance with plan to be provided

- I. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Management Plan (ESCP) must be prepared in accordance with GD05 submitted to Council for certification. No earthworks activity on the subject site must commence until the Council has certified that the ESCP satisfactorily meets the requirements of GD05.
- II. The Erosion and Sediment Control Plan must contain sufficient detail to address the following matters:
  - specific erosion and sediment control works (location, dimensions, capacity)
  - supporting calculations and design drawings
  - catchment boundaries and contour information
  - details of construction methods
  - timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks)



- details relating to the management of exposed areas (e.g. grassing, mulching)
- monitoring and maintenance requirements

Advice note:

Please note that the diversion of stormwater and/or groundwater may require a consent in accordance with the Auckland Unitary Plan (Operative in Part).

**Prevent sediment-laden water in stormwater/ waterways from roads.**

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

Advice Note:

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

provision of a stabilised entry and exit(s) point for vehicles

provision of wheel wash facilities

ceasing of vehicle movement until materials are removed

cleaning of road surfaces using street-sweepers

silt and sediment traps

catchpits or environpods

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

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

**Ensure stability of the site/neighbouring sites.**

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

**Ensure supervision and certification of geotechnical works.**

The construction of retaining walls, building foundations and the placement & compaction of fill material must be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional must ensure that they are constructed and otherwise completed in accordance with "Milldale Earthworks Stage 5B Geotech Report prepared by: CMW, ref: AKL2021-0014E

Rev.0, dated: 24 May 2021”

Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in accordance with condition “Milldale Earthworks Stage 5B Geotech Report prepared by: CMW, ref: AKL2021-0014E Rev.0, dated: 24 May 2021” within ten (10) working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the council.

### Activity in accordance with plans

The subdivision activity and associated civil works must be as described in the application form and the “Milldale Stage 5 AEE prepared by: Woods, Project Number P20-248, Version V1.4, dated: 21/01/2022” and must be carried out in accordance with the plans and information detailed below, and all referenced by the Council as consent number BUN60395597

Report title and reference	Author	Rev	Dated
Milldale Stage 5 AEE. Project Number P20-248	Woods	Version V1.4	21/01/2022
Milldale Stage 5 Infrastructure Report. Project Number P20-248,	Woods	Version V1	17/01/2022

Plan title and reference	Author	Rev	Dated
Milldale Stage 5 Survey Scheme Plan Drawing No P20-048-05-0010-SU	Woods	Rev 3	May 2022
Milldale Stage 5 Consent Drawings	Woods	-	May 2022

Other additional information	Author	Rev	Dated

### Advice Note:

- *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*
- *Details and specifications for the provision of infrastructure (e.g., public/ private drainage, location, and types of connections) and access (including drainage of accessways, construction standards etc) are subject to a separate Engineering Plan Approval (EPA) and/or Building Consent approval process.*
- *Should it become apparent during the EPA and/or Building Consent process that a component of the granted resource consent cannot be implemented (e.g., detailed tests for soakage fail to achieve sufficient soakage rates, or sufficient gradients for drainage cannot be achieved in accordance with engineering standards/ bylaws etc), changes to the proposal will be required. This may require either a variation to this subdivision consent (under section 127 of the*

*Resource Management Act 1991) or a new consent.*

- Similarly, should the detailed design stage demonstrate that additional reasons for consent are triggered (e.g., after detailed survey the access gradient increases to now infringe or increase an approved infringement to a standard in the plan), a new or varied resource consent is required.*
- It is the responsibility of the consent holder to ensure that all information submitted and assessed as part of the subdivision consent is correct and can be implemented as per the subdivision consent (without requiring additional reasons for consent). Any subsequent approval processes (such as the EPA) do not override the necessity to comply with the conditions of this resource consent.*

## **S224 conditions**

### **General Geotechnical**

The consent holder must construct retaining walls and place & compact material in accordance with the recommendations of the “Milldale Earthworks Stage 5B Geotech Report prepared by: CMW, ref: AKL2021-0014E Rev.0, dated: 24 May 2021” to ensure the site is stable and suitable for development. The consent holder must provide a Geotechnical Investigation Report from a suitably qualified engineering professional to confirm that all Lots are stable and suitable for development when applying for a certificate under section 224(c) of the RMA.

Note: Retaining Walls are subject to Building Consent application

### **Wastewater Reticulation**

#### **Connection to Public Network**

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

#### **Advice Note:**

- The requirements of ‘Watercare Application Number RC-118396 dated, 22 February 2022’ must be met*
- Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the*

*absence of that approval.*

- *The site is located within an area serviced via a pressurized wastewater Collection system. Consultation with the utility provider as to the specific design requirements will be required prior to the consent holder undertaking design or Engineering Plan Approval application.*

## **Water Reticulation**

### **Connection to Public Network**

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

#### **Advice Note:**

- *The requirements of 'Watercare Application Number RC-118396 dated, 22 February 2022' must be met*
- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/ Veolia as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*

## **Stormwater Reticulation**

### **Connection to Public Network**

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

#### **Advice Note:**

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan*

*Approval.*

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

## **Public Outfalls**

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

### **Advice Note:**

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

## **Stormwater Devices**

All public stormwater detention basins, treatment and/or attenuation devices (and including the stormwater detention tanks within the JOAL's) shall be designed and constructed in accordance with the “Milldale Stage 5 Infrastructure Report prepared by: Woods, Project Number P20-248, Version V1, dated: 17/01/2022” and Auckland Council Standards.

## **Utilities**

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

### **Advice Note:**

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

*underground, or they may otherwise require a further resource consent.*

## Overland Flow

The consent holder must construct the overland flow paths as shown on “Milldale Stage 5 Stormwater Overland Flow Path – Overall Plan prepared by: Woods, dwg no: P20-248-3020-DR, Rev 1, dated: Jan 2022” in accordance with the recommendations of the “Milldale Stage 5 Infrastructure Report prepared by: Woods, Project Number P20-248, Version V1, dated: 17/01/2022” to ensure continuity of overland flow is maintained and contained through designed channels, and that the stability of the sites and neighbouring properties is protected. The following evidence must be provided when applying for a certificate under section 224(c) of the RMA:

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

## Public Road Construction

### Public Roads

The consent holder must design and construct a new public road (Lots 8004, 8005 & 8006) in accordance with the requirements of Auckland Transport. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

#### Advice Note:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Construction of public roading requires an Engineering Plan Approval. Departure from Standards may be required where designs do not comply with AT standards.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.*

## Roading and Transportation (Accessways and Vehicle Crossings)

### Vehicle Access

The consent holder must design and construct a vehicle accessway on Lots 3001 – 3007 in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided

when applying for a certificate under section 224(c) of the RMA.

**Advice Note:**

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

**Vehicle Crossing**

The consent holder must provide new vehicle crossing to serve Lots 3001 – 3007. The crossings must be designed and formed in accordance with the requirements of Auckland Transport. The new crossings must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

**Advice Note:**

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



### Asset(s) owned by Incorporated Society

Lot 5002 shares common assets; private vehicle access and stormwater collection & detention system, which are located within Lot 3007. To ensure that Lot 5002 remains adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 3007.

The following requirements must be met in order to satisfy this condition:

- a. Ownership of the common assets; private vehicle access and stormwater collection & detention system, must be transferred to the Incorporated Society before any Lot 5002 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- b. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- c. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot 3007;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (private vehicle access and stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
- d. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- e. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

Further, to ensure that future owner(s) maintain membership of the Incorporated Society, the following must be registered as a consent notice on the record(s) of title to be issued for Lot 5002:

*"Lot 5002 is served or serviced by common assets [private vehicle access and stormwater collection & detention system] which is located within Lot 3007. For so long as they are a registered proprietor of that Lot, the owners of Lot 5002 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the*

*common asset [private vehicle access and stormwater collection & detention system] located within Lot 3007”*

### **Asset(s) owned by Incorporated Society**

Lots 5005 & 5006 share common assets; private vehicle access and stormwater collection & detention system, which are located within Lot 3006. To ensure that Lots 5005 & 5006 remain adequately serviced and connected, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common assets within Lot 3006.

The following requirements must be met in order to satisfy this condition:

- f. Ownership of the common assets; private vehicle access and stormwater collection & detention system, must be transferred to the Incorporated Society before any Lots 5005 & 5006 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- g. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- h. The structure, functions and rules of the Incorporated Society must include provision for the following items:
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot 3006;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets (private vehicle access and stormwater collection & detention system) will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
- i. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- j. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

Further, to ensure that future owner(s) maintain membership of the Incorporated Society, the following must be registered as a consent notice on the record(s) of title to be issued for Lot 5005 & 5006:

*“Lots 5005 & 5006 are served or serviced by common assets [private vehicle access and stormwater collection & detention system] which is located within Lot 3006. For so long as they are a registered proprietor of that Lot, the owners of Lots 5005 & 5006 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common asset [private vehicle access and stormwater collection & detention system] located within Lot 3006”*

## Operation and Maintenance Plan

An Operation and Maintenance Plan shall be provided to the Team Leader North West Monitoring 5 days prior to the post-construction meeting required by this consent.

The Operation and Maintenance Plan shall set out how the stormwater management system (Dry Basins, Underground Tanks and Rain Gardens) are to be operated and maintained to ensure that adverse environmental effects are minimised. The plan shall include:

- a. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
- b. a programme for regular maintenance and inspection of the stormwater management system;
- c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
- d. a programme for post storm inspection and maintenance;
- e. a programme for inspection and maintenance of the outfall;
- f. general inspection checklists for all aspects of the stormwater management system, including visual checks and
- g. a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.

## Consent Notices

## Building Restrictions

Any buildings erected on the building sites identified on the “Milldale Stage 5 Survey Scheme Plan prepared by: Woods, Drawing No P20-048-05-0010-SU, Rev 3, dated May 2022” shall be subject to the requirements of the “Milldale Earthworks Stage 5B Geotech Report prepared by: CMW, ref: AKL2021-0014E Rev.0, dated: 24 May 2021” and any subsequent reports. Copies of the said plan and report(s) will be held at the offices of the Council, Centreway Road, Orewa.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

## Advice Notes:

## Advice that engineering approval required

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

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

- proposed roundabouts
- Swedish-type raised speed tables
- Parking bays
- Long sections and cross sections of proposed roads to be vested; and
- Vehicle tracking drawing check and design vehicles required by the Transport Design Manual any future road space allocated is not taken from the road corridor.

### **Advice Note:**

*If the EPA drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee (TCC) to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to the TCC for review and approval. A copy of the resolution from the TCC must be submitted to the Council prior to applying for a certificate under section 224(c) of the RMA.*

## AT permissions: CAR permits

The consent holder will be responsible for ensuring all necessary permits, such as Corridor Access Requests (CAR) permits are obtained from Auckland Transport. See Auckland Transport's website [www.aucklandtransport.govt.nz](http://www.aucklandtransport.govt.nz) for more information.

## Watercare approvals: 'Works Over' and new connections

This development involves new connections to Watercare's water and wastewater networks. The consent holder will be responsible for contacting Watercare regarding the connection, construction and acceptance testing. See Watercare's website ([www.watercare.co.nz](http://www.watercare.co.nz)) for more information.

## Retaining Walls

The proposed retaining walls will require a separate Building Consent. Retaining Walls will be required to remain within private property and shall be structurally discontinued where crossing boundary lines (the discontinuation across boundaries shall also include the retaining wall drainage).

## Construction Traffic Management Plan

*Prior to the commencement of any works on the site, the consent holder shall submit to and have approved by the Council, a Construction Traffic Management Plan (CTMP) shall be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and shall address the surrounding environment including pedestrian and bicycle traffic. No construction activity shall commence until the CTMP has been approved by the Council and all construction traffic shall be managed at all times in accordance with the approved CTMP.*

- a. Provide a parking management plan for construction traffic.
- b. Address the transportation and parking of oversize vehicles (if any).
- c. Provide appropriate loading / working areas to minimise disruption to traffic.
- d. Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.
- e. Provide traffic management plans in compliance with the latest edition of the NZTA "Code of Practice for Temporary Traffic Management" (COPTTM) document.
- f. Ensure the site access point shall be clearly sign-posted.
- g. Include measures that are to be adopted to ensure that pedestrian access on the public footpaths in the vicinity of the site is safe during construction works.
- h. Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.
- i. Identify proposed numbers and timing of heavy vehicle movements throughout the day.
- j. Identify the location of vehicle and construction machinery access during the period of site works.
- k. Identify the storage and loading areas for materials and vehicles.
- l. Identify the relevant Auckland Transport approvals.

# Memo

Date: 03/06/2022

To: Samuel Holmes, Development Engineer, Regulatory Engineering  
From: Dali Suljic, Consultant Specialist, Growth & Development, Healthy Waters

## Healthy Waters Response to Development Engineering Enquiry

Address: Milldale Stage 5

Application Reference: BUN60395597

### 1. Response to outcome requested

Healthy Waters were contacted to review this Resource Consent Application to provide technical input on the proposed stormwater management including pipe reticulation, stormwater devices and effects of the proposed development of flooding.

The following application documents were reviewed:

- Application drawings, prepared by Woods
- Stormwater design memo, prepared by Woods
- Infrastructure report, prepared by Woods
- Subsequent updates to the Applications drawings, memo and report provided during the Section 92 process

The proposal was discussed with the following additional specialists:

- Emily Afoa, Consultant Specialist, Healthy Waters
- Mark Iszard, Growth and Development Manager, Healthy Waters

### 2. Issues Raised

There were two key issues considered for the proposed development:

1. Stormwater Management Devices
2. Vesting of Lots 6001, 6003 and 6005 as public reserves

The issue regarding the proposed management of stormwater to achieve the requirements of the SMP and NDC was the selection of the devices by the applicant. The initial proposal included a combination of public underground stormwater detention tanks and detention basins. The use of tanks was not supported by Healthy Waters and there were several subsequent meetings held between Auckland Council and the applicant to address the issue.

Both Healthy Waters and Auckland Transport have requested that a Best Practicable Options (BPO) assessment is to be completed to inform the design and selection of devices specific to this development. Specific guidance and expectations were provided to the applicant in a memo dated 9 February 2022.

There were numerous iterations of the proposed design carried out. The final option included centralised detention basins and the use of roadside raingardens for collector roads and park-edge roads. These were selected as being appropriate for the use of roadside devices as they have less vehicle crossings and wider berms, and the number of devices can hence be rationalised and compacted. The size and number of the basins were maximised based on a design constraint presented by the applicant where the lifecycle cost of a basin exceeds all other options where it is located with the available developable land.

The issues regarding the vesting of the proposed reserves were around the need to accept these as public land and whether there is benefit to the public from a community and connectivity aspect. The options considered where to vest as drainage reserve, recreational reserve or leave as private.

For specific issues raised please refer to the Issue Register. The outstanding items were agreed to be addressed through conditions of consent noted below.

### 3. Recommendations

An internal Council meeting was held on Friday 13 May 2022 to discuss the proposed final stormwater management for this development. It was agreed that the proposed stormwater management arrangement can be approved for resource consent given it complies with the SMP and NDC requirements and that Auckland Transport have raised no further queries regarding the number of proposed raingardens.

It was also confirmed and coordinated with Community Facilities that proposed Lots 6001, 6003 and 6005 can be vested as Local Purpose (drainage) reserves due to their benefit to public connectivity for the overall area.

The following consent conditions are recommended/required for this consent:

- Standard Operation and Maintenance Plan condition for the proposed public stormwater detention basins.
- Standard EPA design condition for the proposed stormwater detention basins in accordance with GD01.
- Standard public stormwater reticulation and outfall EPA design condition in accordance with SWCoP and T2013/018
- Standard consent notices for “building restrictions - stormwater control” and “operation and maintenance obligations for private stormwater system”.  
*(This should ensure compliance for all private lots with SMAF for all impervious surfaces (in accordance with SMP and GD01) and implementation of legal obligations for ongoing maintenance).*
- Standard overland flow path condition for design in accordance with SWCoP for the OLFPs within Lots 6001, 6003 and 6005
- All catchpits collecting runoff from Commonly Owned Access Lots (COALs) shall be installed with a gross pollutant trap.

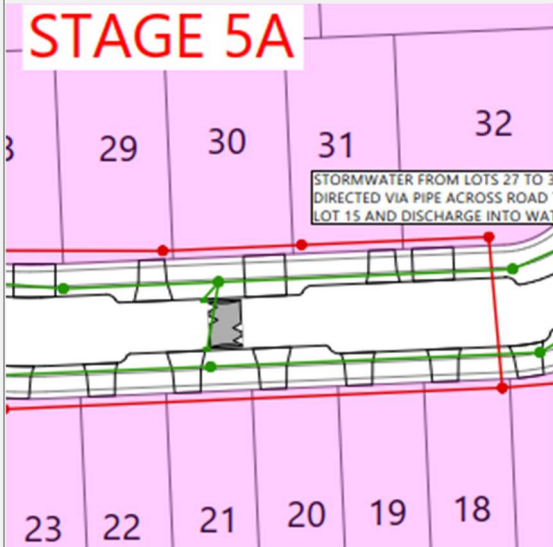
### 4. Attachments

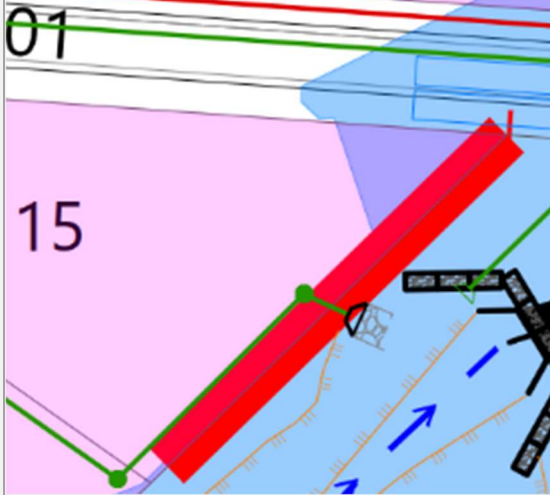
Issue Register.

Issue Register

#	Status	HWD issues raised Date: 23/02/2022	Applicant Response Date: 18/03/2022	HWD response Date: 14/04/2022	Applicant Response Date: 03/04/2022	HWD response Date: 03/06/2022
1	Closed	Primary Network				
a)	Closed	<p>Please confirm no new culverts are proposed as part of this application.</p> <p><i>Note: We understand that the culvert connecting watercourse P7 &amp; P9, and the culverts associated with Stream P5, have been either previously consented, are under construction, or have already been constructed.</i></p>	<p>No new culverts are proposed for Stage 5 application. Previously approved culverts include:</p> <p>Stream P5 Culverts: (a) To the east, the double circular barrel culvert across Stream Edge Road SER03 was consented as part of the Wastewater Stage 6 works (LUC60347908 &amp; LUS60348441). The inlet/outlet wingwalls, scour protection and retaining walls for this culvert are to be included in this Stage 5 application and will be completed during the Stage 5A civils works. The detailed design for these items are to be lodged through the EPA Phase; and (b) To the west, the single circular barrel culvert across the Collector Road CR02 was consented and part of the Earthworks Stage 5A Consent BUN60375453, and construction is underway.</p> <p>Stream P7 Culvert: (a) The single circular barrel culvert was consented under the Earthworks Stage 5B Consent BUN60382567.</p> <p>Stream P9 Culverts: (a) To the east of stage 5A, the arch culvert was approved under a separate application LUC60397451; and (b) To the northwest of Stage 5C, the culvert type is yet to be determined and will be applied for separately.</p>			
b)	Closed	<p>There are several pipes proposed in the side and rear yards of private lots. Please confirm what mechanisms are proposed (e.g. side and rear yard restrictions) that will:</p> <ul style="list-style-type: none"> <li>Prevent future land owners to build over these pipes</li> </ul>	<p>The pipes in question will be public drainage lines. Auckland Council Code of Practice requires any building works in proximity to public drainage and any future building to adhere to these standards.</p>	<p><b>Subject to EPA.</b> Minimum design requirements in accordance with Auckland Council Stormwater Code of Practice Section 4.3.9.1 shall be achieved.</p>		



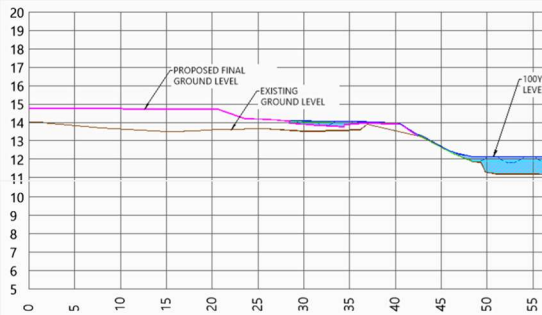
#	Status	HWD issues raised Date: 23/02/2022	Applicant Response Date: 18/03/2022	HWD response Date: 14/04/2022	Applicant Response Date: 03/04/2022	HWD response Date: 03/06/2022
		<ul style="list-style-type: none"> <li>Allow for easy access for maintenance crews to carry out inspections and renewals in the future</li> </ul>				
c)	Closed	<p>Please clarify the note on plan 3001 below. There appears to be a discrepancy between the note and the stormwater reticulation shown. In particular, the pipes servicing these lots are also collecting road runoff, so hydrology mitigation for these roads will not be provided in case this network is discharging directly to the stream.</p> 	The note is an error and should be disregarded. With the updated BPO assessment, the alignment of the stormwater reticulation will be amended.	Please provide the updated plans for review.	See revised set of resource consent engineering plans that include the revised series 3000-DR drawings for the new stormwater reticulation layout. The revised drawings include the removal of the note in question.	
d)	Closed	The proposed location/orientation of the outfall integrated within the culvert inlet structure is not appropriate. Positioning the outfall opposite the stream flow	With the updated BPO assessment, the alignment of the stormwater reticulation will be amended.	Please provide the updated plans for review.	Refer to drawing P20-248-05-3873 for the revised design.	

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		<p>direction carries several operational and maintenance issues and will not be accepted. Please amend accordingly.</p> 				
e)	Closed	Please confirm the reason for bending the outfall around the back of Lot 15 (see image under Item 1d) above). Discharging directly to the stream from Lot 16 would be a much better outcome. Please amend accordingly.	Noted. This will be amended as part of the detailed design and EPA application.	<b>Subject to EPA.</b> Minimum design requirements in accordance with Auckland Council Stormwater Code of Practice Section 4.3.9.1 shall be achieved.		
f)	Closed	The proposed reticulation appears to be servicing future stages (Stage 6) to the east. Please show the total catchment extents, including both private lots and roads.	Drawing P20-248-05-3010-DR Rev 2 in Attachment B that shows the overall catchment being reticulated as part of the Stage 5 development. The Stage 6 catchment (to the west of Stage 5) will be addressed independently in the future. Refer.	To be reviewed in conjunction with information required under Item 2a).	Refer to drawing P20-248-05-3012 for the revised design.	
2	Closed	Hydrology Mitigation				
a)	Closed	<i>Note: A review of the proposed BPO assessment and the overall stormwater management strategy has previously been provided in a memo dated 09/02/2022. This Sec92 response is to be actioned in conjunction with that memo and any subsequent correspondence.</i>		<p>There is insufficient supporting information provided for the proposed BPO to enable the approval/acceptance of the proposed solution. Several items raised in the response memo from Healthy Waters dated 09/02/2022 have not been addressed.</p> <p>Please provide the following:</p> <ul style="list-style-type: none"> <li>• Clear presentation of the viable alternative stormwater management options that were</li> </ul>	<p>We have discussed this s92 matter with Masato Nakamura. We maintain the view that the BPO assessment is a surplus requirement to this consent application. The Stormwater Memorandum dated 22<sup>nd</sup> March 2022 outlines the stormwater design for the development with a focus on the proposed treatment devices. The design satisfies the Wainui East Stormwater Management Plan (WE SMP) and is compliant with GD01 and AT's Bioretention Guide.</p>	<p>Whole of lifecycle costs that demonstrated preference of raingardens over basins located within developable land were refused by the applicant. Auckland Transport have not raised any further queries regarding the proposed stormwater management solution and as such no further action has been requested.</p>

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				<p>considered. Each of the considered options should be supported by:</p> <ul style="list-style-type: none"> <li>○ High-level plan showing the individual catchments</li> <li>○ Conceptual location of communal/roadside devices</li> <li>○ Lifecycle cost numbers</li> <li>○ WSUD Outcomes (e.g. streetscape, urban design)</li> </ul> <ul style="list-style-type: none"> <li>• Clear justification as to why the proposed solution is a BPO when compared to the alternative options. This should include a clear assessment against the WSUD Outcomes and Lifecycle costs for each option.</li> </ul> <p>Specific things to note for assessments:</p> <ul style="list-style-type: none"> <li>• In case land cost is included in the cost-benefit analysis it should be equal across all devices. The discounting of land cost for devices located in the road corridor will always disproportionately favour these solutions and overshadow the maintenance and replacement costs. This effectively amounts to AT/AC subsidising land for the developer to construct roadside devices, which may cost AT/AC more in OPEX costs over their design lifespan compared to solutions located outside the road corridor.</li> <li>• Clear justification needs to be provided around the inability to accommodate additional land for the purpose of stormwater management (e.g. for centralised devices) given this is a greenfield development. Particularly around consideration of</li> </ul>	<p>We consider that the dry basins have lower lifecycle costs when they are placed within an already defined drainage reserve thereby eliminating the land cost. Where this is not the case, raingardens are preferred from a lifecycle cost perspective.</p> <p>The consent should be approved on the basis of the existing design and information supplied to date.</p>	

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				<p>clustering/intensification as it has been acknowledged in the pre-application meetings that the developer has commitments to the government to deliver an agreed number of houses.</p> <ul style="list-style-type: none"> <li>• Larger, centralised devices generally have lower lifecycle costs than smaller scattered devices. This applies to both end-of-line and roadside devices. The BPO assessment discussed above is expected cover this, but would be good to understand the reasoning behind removing the basin previously presented through the pre-application process (Basin 5A P9).</li> <li>• Any proposed centralised devices should demonstrate how ongoing operation and maintenance can be carried out e.g. safe access to inlet and outlet structures for inspection and repair, safe access for machinery at asset renewal stage, safe access for landscaping maintenance, etc..</li> <li>• Public hard engineering solutions such as underground tanks, structurally encased devices (including retaining walls) and proprietary devices are not supported and will only be accepted in cases where the assessment demonstrates no alternatives are practicable.</li> <li>• Although not necessarily related to this application, wetlands cannot be automatically excluded based on predisposition of safety in design (drowning) and elevated temperatures associated with standing water as these can be managed through standard design</li> </ul>		

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				practices included in GD01 e.g., dense planting of the wetland main body and embankments, safety benches, etc.		
b)	Closed	In case underground tanks are proposed for JOALs to provide detention requirements, please confirm sufficient width/space has been allowed to accommodate this. This is particularly relevant for Lots 3004 and 3005.  <i>Note: The location of the tanks should consider any minimum clearance requirements to public and private services/utilities.</i>	Underground detention tanks are proposed within JOALs 3006 and 3007. For JOALs 3001, 3002, 3003, 3004 and 3005, a manhole detention tank is proposed for each JOAL as per the designs approved for Stage 3D2 ENG60347653. Detailed design of the tanks will be provided as part of the EPA application.	<b>Subject to EPA.</b>		
c)	Closed	Please confirm the catchpits collecting private JOALs will be installed with GPTs to minimise blockage risk of private underground tank flow control orifices.	A catchpit with GPT (LittaTrap) is proposed within the JOALs. This is of the same design with the recently approved GPT in Stage 4A under ENG60373350. Detailed design will be provided as part of the EPA application	<b>Subject to EPA.</b>		
d)	Closed	The hydrology mitigation volumes appear to vary significantly between the proposed devices although the proposed catchments are roughly the same. For example, Basin 5A has a catchment area of 1.44 hectares and proposed volume of 245m <sup>3</sup> , Basin 5C has a catchment of 1.40 hectares and proposed volume of 183m <sup>3</sup> , Tank/Basin P7 have a catchment area 1.45 hectares and proposed combined volume of 128m <sup>3</sup> .  Please provide calculations for the proposed public stormwater management devices that clearly demonstrate how retention and detention (hydrology mitigation) are being achieved for the development.	This matter is currently being resolved and a response will be provided shortly.	Please provide the updated information for review.	Refer to drawing P20-248-05-3120. Basin sizes have been sized according to available land area with raingardens making up the balance of the required detention for each catchment.  Calculations for the sizing of the rain gardens and dry basins area also attached in Attachment C to confirm their respective catchment and stormwater treatment capacity.	<b>Subject to EPA.</b> Specific matters of concern are the basin 95 <sup>th</sup> percentile average release rate, access for maintenance, emergency spillway and type of retaining proposed.
3	Closed	Overland Flow Paths (OLFP) and Flooding				
a)	Closed	<i>Note: Healthy Waters are currently working through the hydraulic modelling review in coordination Pranil and Juan.</i>				

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		<i>Please note that the approval of this application will also be subject to the hydraulic modelling review.</i>				
b)	Closed	<p>Please clarify the nature/source of the 100yr ARI peak flood levels shown on the plans and whether these are accurate/correct. It appears that the flooding extends from the watercourses onto the proposed legal roads, which is not acceptable.</p> <p><i>Note: It is not clear whether the flooding on the roads signifies overland flow paths within the road corridor that are spilling into the watercourses. Providing cross-sections at those locations as part of the response would be great.</i></p>	<p>The extent of the 100-year ARI flood extents shown on the plans are based on the hydraulic modelling, with the allowance of the post development for the area. The Stage 5 development is designed to allow the flood extents to be kept within the stream corridor. An example is shown on the plan and section below whereby the flood level on the stream is below the proposed post development and road levels. For flooding on the road, an overland flow path spill point is proposed to direct water to the stream. This is located at the eastern end of SER04 before the traffic calming. Detailed designs will be provided as part of the EPA application.</p>  <p>SECTION 1-1'</p>	Subject to resolving Item 3c) below.		
c)	Closed	Please provide overland flow path calculations (including any mitigation measures) at critical locations that demonstrate the risk to from flooding is appropriately managed for this development. This should include consideration of overland flow path spill points from the proposed park edge roads to the adjacent streams.	This matter is currently being resolved and a response will be provided shortly.	Please provide the updated information for review.	<p>Revised overland flow path drawings (series 3020-DR) will be made available to Council on 4/5/2022.</p> <p>Calculations for the OLFP at the respective sections are attached in Attachment C.</p>	<b>Subject to EPA.</b> Specific matters of concern are the overland flow spill points from the road to the stream in terms of bank erosion.
4	Closed	Other				
a)	Closed	The proposed dry detention basins are currently proposed to be located outside of the extents of the proposed subdivision.	This dry basin is now removed on the amended BPO assessment and will no longer form part of this application.	Please provide the updated scheme plan for review.	See revised set of resource consent engineering plans that includes the revised scheme plans whereby the	As per internal meeting on Friday 13 May 2022, Lots 6005, 6003 and 6001 will be vested as drainage reserves.

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		To accept public ownership of these devices, Healthy Waters will require the land to be vested as local purpose (drainage) reserve. Otherwise, the devices will remain in private ownership until the land is vested in future stages (including operation and maintenance), protected with an easement or other legal instrument, that will ensure the right to drain water from the upstream public network. Please confirm the proposed mechanism.	Amended drawings will be provided in due course.		three proposed dry basins are located within local purpose (drainage) reserves.	

## **Attachment 2: Stage 5 Decision**



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



Decision one – non complying activity land use consent (s9), diversion permit (14) and discharge permit (15)

**Application numbers:** BUN60395597 (Council Reference)  
LUC60395599 (s9 land use consent)  
DIS60402089 (s15 discharge of treated sediment laden water)  
WAT60402141 (14 diversion of surface water flow)

**Applicant:** Fulton Hogan Land Development Limited

**Site address:** 22 Lysnar Road, Upper Orewa Lot 12 DP 168913,  
Lysnar Road, Upper Orewa 56 Lysnar Road, Upper Orewa 66 Lysnar Road, Upper Orewa

**Legal description:** Lot 14 DP 168913, 1/2 SH Sec 1 SO 674691 Lot 12 DP 168913 Lot 1 DP 115656 Lot 2 DP 101316

## **Proposal:**

To carry out earthworks to facilitate the development of the site involving 18,450m<sup>3</sup> over an area of 4.3ha. To divert surface water and to discharge water (sediment laden water) within a 100m setback from a natural wetland.

It is also proposed for blanket land use consents relating to the future construction and use on the relevant lots of subdivision consent referenced by council as SUB60395598, which involves the measurements of the height in relation to the boundary standard where it is measured from top of retaining walls; breach of the 3m maximum vehicle access width; vehicle access located within 10m of an intersection and; breaches to the Neighbourhood Centre Zone and Open Space (Conservation) Zone standards.

Resource consents are required for the following reasons:

Land use consents (s9) – LUC60395599

Auckland Unitary Plan (Operative in part)

**District land use – section 9(3)**

District land use consents associated with civil works undertaken as part of the subdivision development

- The proposal involves greater than 2,500m<sup>2</sup> of earthworks in the residential, business, and open space zone (with 4.3ha proposed). This requires consent as a **restricted discretionary** activity under Activity Table E12.4.1 (A6).
- The proposal involves greater than 2,500m<sup>3</sup> of earthworks in the residential, business, and open space zone (with 18,450m<sup>3</sup> proposed). This requires consent as a **restricted discretionary** activity under Rule Activity Table E12.4.1(A10).
- The proposal involves earthworks within the 10m riparian yard over 5m<sup>2</sup> or 5m<sup>3</sup> (with 7,000m<sup>2</sup> and 7,500m<sup>3</sup> proposed). This requires consent as a **restricted discretionary** activity under Standard E12.6.2 and Rule C1.9(2).
- The construction of roads associated with urban development in Open Space – Conservation Zone are activities not provided for. This is requiring consent as a **non complying** activity under Rule Activity Table H7.9.1(A1).

*Blanket district land use consents that are applicable to the development of future lots created as part of subdivision consent SUB60395598*

*Neighbourhood Centre Zone*

- To construct new residential buildings within the Business – Neighbourhood Centre zone on Lots 80-84, and 5006. This requires consent as a **restricted discretionary** activity pursuant to Rule Activity Table H12.4.1 (A47).
- To construct dwellings / buildings on Lots 80-84, and 5006 that infringes the following Neighbourhood Centre Zone core standards as a **restricted discretionary** activity pursuant to Rule C1.9(2):
  - H12.6.3 – Residential at ground floor (i.e. to permit residential at ground floor)
  - H12.6.4 – 3m Side and Rear Yards (i.e. to permit buildings to be setback 1m from the side and rear boundaries.)

*Open Space (Conservation) Zone*

- To construct new residential buildings within the Open Space (Conservation) zone on Lots 1, 2, 5001, and 5002, an activity not provided for. This requires consent as a **non complying** activity pursuant to Rule Activity Table H7.9.1 (A41).
- To construct retaining walls greater than 1.5m within the 10m riparian yard. This requires consent as a **discretionary** activity pursuant to Rule Activity Table H7.9.1 (A39).
- To permit residential dwellings on Lots 1, 2, 5001 and 5002 that infringes the following Open Space (Conservation) Zone standards as a **restricted discretionary** activity pursuant to Rule C1.9(2):

<i><b>Rule Reference</b></i>	<i><b>Standard</b></i>	<i><b>Proposal</b></i>
H7.11.1 – Height	4.0m	<b>Infringe</b> Maximum height of 11m proposed
H7.11.2– HIRB		No infringement to standard proposed
H7.11.3 – yards	Front yard 5m, side yard 6.0m, rear yard 6.0m	<b>Infringe</b> Front yard 2.5m, side yard 1.0m, rear yard 1.0m
H7.11.4 – Screening	Rubbish collection screened by a 1.8m high wall or fence.	<b>Infringe</b> To remove requirement
H7.11.5 – gross floor area threshold	50m <sup>2</sup>	<b>Infringe</b> To remove limit
H7.11.6 –maximum site coverage	1%	<b>Infringe</b> 55%
H7.11.7 – maximum impervious area	10%	<b>Infringe</b> 60%

#### *Height in Relation to the Boundary standard*

- To apply the height in relation to boundary standard to new development from the top of the proposed retaining walls and not the approved ground level at the time of subdivision. This requires consent as a **discretionary** activity pursuant to Rule C1.7(1). This applies to Lots 15-17, 41, 42, 46, 47, 51, 52, 56, 57, 59-63, 66-69, 71, 72, 93-95, 98, 99, 77-87, 100-105 and 5004.

*Note: The above reason only applies to the standard HiRB and does not apply to Alternative HiRB standard.*

#### *Retaining walls and yard setback standard*

- The proposal involves use and development that fails to meet the following core standards and is a **restricted discretionary** activity under rule C.1.9(2):
  - To construct retaining walls located within 1.5m from a road boundary or public place and retaining walls greater than 1.5m (classed as buildings as per Table J1.4.1) that are located within the 1m rear and side yards. As such, the retaining walls will not comply with the yard setback requirement under Standard H5.6.8.1.

*Note:*

*Refer to drawing no. P20-248-05-1400-EW, Rev 4 showing; the retaining walls across the development site.*

#### *Transportation*

- Resource consent is sought to provide vehicle crossings on Lots 48, 49, 68, 71, 72, 78, 93, 94, 121 and 122 within 10m of an intersection therefore vehicle access restriction applies as specified under Standard E27.6.4.1(3)(a). This requires consent as a **restricted discretionary** activity pursuant to Rule Activity Table E27.4.1 (A5).
- Resource consent is sought to establish vehicle crossings on all residential lots that exceeds the maximum width requirement of 3m under Standard E27.6.4.3(1)(b) (being 4.5m - 4.8m and in accordance with drawings P20- 248-05-2811-RD to 2813-RD). This requires consent as a **restricted discretionary** activity pursuant to Rule Activity Table E27.4.1(A2).

#### *Wainui Precinct*

- Resource consent is sought for building and development in accordance with Rule I544.10.1 Wainui Precinct Plan 1 on Lots 1-122 and 5001-5006. This requires consent as a **restricted discretionary** activity under Rule Activity Table I544.10.1 (A2).

#### **Advice Note:**

*For clarification purposes, the above blanket land use consents (listed under items 'x – xiv') is applicable to development within the future lots to be created as part of subdivision consent SUB60395598.*

#### **Regional land use - section 9(2)**

- Greater than 10,000m<sup>2</sup> up to 50,000m<sup>2</sup> of earthworks in the residential, business, and open space zone (being 4.3ha), where the land has a slope less than 10 degrees outside the Sediment Control Protection Area. This requires consent as a **controlled activity** under Rule Activity Table E11.4.1 (A4).
- The proposal involves greater than 2,500m<sup>2</sup> of earthworks in the residential, business, and open space zones (being 4.3ha), within the Sediment Control Protection Area. This requires consent as a **restricted discretionary activity** under Rule Activity Table E11.4.1 (A9).

#### Water permit (s14) - WAT60402141

##### National Environmental Standard for Freshwater Management 2020 ("NES-FW")

- To temporarily divert surface water within a 100m setback from a natural wetland is a **non-complying** activity under Regulation 54(c).

#### Discharge permit (s15) - DIS60402089

##### National Environmental Standard for Freshwater Management 2020 ("NES-FW")

- To temporarily discharge water (sediment laden water) within a 100m setback from a natural wetland is a **non-complying** activity under Regulation 54(c).

## Decision

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

Acting under delegated authority, under sections 104, 104D, 104B, 105 and 107 and Part 2 of the RMA, the resource consents are **GRANTED**.

## Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal are appropriately mitigated and acceptable as:
  - a. The proposed retaining walls are set back from the road and are appropriate to retain sites so that the dwellings can be secured on the site through level building platforms. The location and height of these walls will not result in any adverse effects on pedestrians or road users and will not place any undue strain on reticulated services.
  - b. The design and location of vehicle crossings to future lots will not impact on traffic safety upon road users and the operation of the future roading network. Only those sites that have a frontage width of 14m or greater can construct a crossing up to 4.8m wide. Therefore allowing for adequate space for front yard landscaping without adversely affecting the street amenity of streetscapes.
  - c. The traffic generation from the development is broadly consistent with that anticipated within the Integrated Transport Assessment (ITA) approved for the Wainui Precinct. Any impact onto the intersections within the locality will be appropriate and will not reduce its overall operational effectiveness.
  - d. The applicant has demonstrated that the existing Milldale Neighbourhood Centre (NC) Zone areas exceeds future needs, and the applicant is anticipating for this area of the NC to be moved within close proximity to the subject NC zone as part of the next stages of the Wainui development. As such, the exclusive use of the subject Business – Neighbourhood Centre (NC) Zone for residential related activities will not affect access to goods and services of future residents in the precinct. Whilst residential development is proposed on land zoned as the Business – Neighbourhood Centre Zone, appropriate provision for onsite amenity has been made for future residents.
  - e. Whilst there is residential development is proposed on land zoned as the Open Space – Conservation Zone, these areas broad zoning that has been applied, and form slivers and strips on the proposed allotments. These areas are also identified as being surplus to the requirements of both Auckland Council parks and Healthy waters for their respective purposes (drainage and reserve). In this context any adverse effects as result of the residential subdivision on such land, onto the wider environment is appropriately mitigated.

- f. The earthworks are necessary to facilitate the residential development and is of a scale that is appropriate to the development. The proposed earthworks will be undertaken using appropriate erosion and sediment control measures in line with GD05 minimising sediment and discharge effects on the receiving environment.
- g. Due to the distance and upgradient of the diversion or discharge location, the proposal will not result in any effects on the hydrological functioning and therefore effects on the ecosystem health and / or its indigenous biodiversity of the natural wetland that is located within 100m of the earthworks area.
- h. Earthworks will be carried out in accordance with geotechnical information provided and will be supervised by a qualified engineering professional with certification to be provided at completion of earthworks. This will ensure the site is suitable for the intended residential use and will not cause instability effects on or off-site. Adverse stability effects and the exacerbation of natural hazards activity will be less than minor and acceptable.
- i. Taking into account the temporary nature of earthworks, restricted hours of operation to avoid works being carried out at night-time, expected compliance with permitted construction noise limits together with mitigation measures proposed to reduce potential dust and construction traffic effects, adverse construction related effects will be less than minor and acceptable.
- j. The proposal will have less than minor adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

Noting the above, any adverse effects are appropriately mitigated and acceptable overall.

- k. In terms of positive effects, the proposed activities will facilitate the development of the sites for residential use contributing to housing that is in short supply across the Auckland region.
  - l. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the objectives and policies contained in Chapters I544 (Wainui Precinct Precinct), H5 (Residential – Mixed Housing Urban), H7 (Open Space), H12 (Business - Neighbourhood Centre Zone), E11 & E12 (Land disturbance), and E27 (Transportation) of the Auckland Unitary Plan (Operative in part); and the relevant objectives and policies of the National Policy Statement: Freshwater Management 2020 and National Environment Standard for Freshwater 2020. In addition to the reasons outlined within the above ss104(1)(a) and (ab) assessments and in summary:
- The risks of stability effects and the risk of natural hazards will be avoided. Earthworks will be carried out in accordance with geotechnical information provided and will be supervised by a qualified engineering professional with certification to be provided at

completion of earthworks. This will ensure the site is suitable for the intended urban use and will not cause instability on or off-site.

- The proposed land disturbance is necessary to enable the subdivision development with the design of the earthworks that will be undertaken in a manner that ensures the safety of people and stability and safety of surrounding land, buildings, and structures. Earthworks will be undertaken using best practice erosion and sediment control measures. The land disturbance activity will be temporary in nature therefore limiting the duration of effects; will be carried out during daylight hours with dust measures to be implemented should extensive dust arise as a result of the earthworks activity.
- The National Policy Statement: Freshwater Management 2020 and National Environment Standard for Freshwater 2020 are considered relevant to this application. The provisions within the NPS centres on safeguarding the life supporting capacity, ecosystem processes and indigenous species of water bodies in terms of water quality and quantity. The NES – FW seeks to avoid and minimise adverse effects on limited freshwater resources, the characteristics, ecological values and hydrological function of natural wetlands and their intrinsic value. For the reasons stated above, the proposal is considered to be consistent with the provisions in the NPS-FM 2020 and NES – FW.
- In terms of section E27, the vehicle crossings and associated access are designed and located to provide for safe, effective, and efficient movement to and from the proposed dwellings and will minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network.
- The existing Milldale Neighbourhood Centre (NC) Zone areas exceeds future. As such, the exclusive use of the subject Business – Neighbourhood Centre (NC) Zone for residential related activities will not affect access to goods and services of future residents of the subdivision. Whilst not entirely consistent with the objectives and policies of the zone, in this specific instance the proposal is not in contrary to the objectives and policies of the Business – Neighbourhood Centre Zone.
- Whilst there is residential development is proposed on land zoned as the Open Space – Conservation Zone, these areas broad zoning that has been applied, and form slivers and strips on the proposed allotments. These areas are also identified as being surplus to the requirements of both Auckland Council parks and Healthy waters for their respective purposes (drainage and reserve). Whilst not entirely consistent with the objectives and policies of the zone, in this specific instance the proposal is not in contrary to the objectives and policies of the Open Space – Conservation Zone.

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

3. In accordance with an assessment under s104(1)(c) of the RMA, other relevant matters have been considered in the determination of the application. The imposition of conditions will ensure that the effects of the applicant's proposal are avoided, mitigated and in particular that the proposed works are carried out in accordance with the application material submitted.

4. The proposal is considered to satisfy the matters set out in s105 because it has been assessed that the applicant's choice of the proposed erosion and sediment control measures will result in appropriate management of any diversion and discharges associated with the earthworks. Further, the proposal satisfies section 107 of the RMA as it is considered that the proposal will not give rise to any of the effects listed in Section 107(1).
5. There is no prohibition under s104D of the RMA on granting this non-complying activity. This is because the proposal is not contrary to the objectives and policies of the relevant plan and, will have adverse effects on the environment that are no more than minor.
6. In the context of this proposal for a non-complying activity land use consent and water and stormwater permits, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
7. Overall, the proposal will generate adverse effects on the environment that are acceptable, and on balance is consistent with the relevant statutory documents and meets the purpose of the RMA as defined within Part 2 of the Act, and consent is granted subject to the conditions outlined below.

## Conditions

Under sections 108 and 108AA, of the RMA, these consents are subject to the following conditions:

### General conditions

These conditions apply to all resource consents.

#### Activity in Accordance with Plans

1. These consents shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent numbers BUN60395597; LUC60395599, DIS60402089 and WAT60402141.
  - Application Form and Assessment of Environmental Effects prepared by Woods dated 21 January 2022.

Report title and reference	Author	Rev	Dated
Stormwater Design Memo	Woods		18 December 2021



Technical Memo [Economic Analysis]	Insight Economics Limited		16 December 2021
Stormwater Assessment	Woods	V1.2	30 March 2021
Milldale – Subdivision Stage 4 Argent Lane, Wainui Geotechnical Investigation Report	CMW Geosciences	0	3 August 2020
Milldale Earthworks 5b Wainui Geotechnical Investigation Report	CMW Geosciences	0	24 May 2021
Milldale Earthworks 5A Wainui Geotechnical Investigation Report	CMW Geosciences	0	29 March 2021
Infrastructure Report Milldale Stage 5	Woods	V1	17 January 2022
Milldale Stage 5 Transportation Assessment	Stantec	2	7 December 2021
Wainui Precinct Milldale Stage 5 Subdivision Consent Urban Design Report	Woods	V1	22 December 2021
Proposed Residential Development, Wainui East, Auckland: Addendum for Milldale Earthworks Precincts 2 And 3	Clough & Associates LTD		June 2020
Proposed Tranche 1 Development, Wainui East, Auckland: Archaeological Assessment	Clough & Associates LTD		February 2016
Proposed Residential Development, Wainui East, Auckland: Archaeological Assessment For Plan Change Variation	Clough & Associates LTD		July 2016
Preliminary Site Investigation for ground contamination Milldale Earthworks Precincts 2 and 3	Tonkin & Taylor Ltd	5	25 June 2020
Milldale Earthworks 5B, Wainui Ecological Effects Assessment	RMA Ecology Ltd	Issued version 3	24 September 2021
<b>Drawing title and reference</b>	<b>Author</b>	<b>Rev</b>	<b>Dated</b>

P20-248-05-0000-GE - COVER	Woods	4	June 2022
P20-248-05-0001-GE - INDEX	Woods	4	June 2022
P20-248-05-0010-SU - SCHEME PLAN, OVERALL	Woods	4	June 2022
P20-248-05-0011-SU - SCHEME PLAN - SHEET 1	Woods	4	June 2022
P20-248-05-0012-SU - SCHEME PLAN - SHEET 2	Woods	4	June 2022
P20-248-05-0013-SU - SCHEME PLAN - SHEET 3	Woods	4	June 2022
P20-248-05-0014-SU - UNDERLYING PARCEL INFORMATION	Woods	4	June 2022
P20-248-05-0101-GE - SITE LOCATION PLAN	Woods	2	Apr 2022
P20-248-05-0102-GE - EXISTING TITLES PLAN	Woods	2	Apr 2022
P20-248-05-0103-GE - EXISTING FEATURES PLAN	Woods	2	Apr 2022
P20-248-05-0104-GE - ZONING PLAN WITH PRECICNT PLAN OVERLAIN	Woods	2	Apr 2022
P20-248-05-0105-GE - EXISTING EARTHWORKS CONSENTS PLAN	Woods	2	Apr 2022
P20-248-05-0106-GE - EXISTING SUBDIVISION CONSENTS PLAN	Woods	2	Apr 2022
P20-248-05-0110-GE - DEVELOPMENT CONTROL - OVERALL PLAN	Woods	3	June 2022
P20-248-05-0111-GE - DEVELOPMENT CONTROL PLAN - SHEET 1	Woods	3	June 2022
P20-248-05-0112-GE - DEVELOPMENT CONTROL PLAN - SHEET 2	Woods	3	June 2022
P20-248-05-0113-GE - DEVELOPMENT CONTROL PLAN - SHEET 3	Woods	3	June 2022
P20-248-05-1100-EW - DESIGN CONTOUR OVERALL PLAN	Woods	2	Apr 2022
P20-248-05-1101-EW - DESIGN CONTOUR PLAN - SHEET 1 OF 3	Woods	2	Apr 2022
P20-248-05-1102-EW - DESIGN CONTOUR PLAN - SHEET 2 OF 3	Woods	2	Apr 2022
P20-248-05-1103-EW - DESIGN CONTOUR PLAN - SHEET 3 OF 3	Woods	2	Apr 2022
P20-248-05-1110-EW - SECONDARY EARTHWORKS - OVERALL LOCATION PLAN	Woods	2	Apr 2022

P20-248-05-1400-EW - CONTOURS AND RETAINING WALLS PLAN	Woods	4	May 2022
P20-248-05-1401-EW - CONTOURS AND RETAINING WALLS PLAN - SHEET 1	Woods	3	May 2022
P20-248-05-1402-EW - CONTOURS AND RETAINING WALLS PLAN - SHEET 2	Woods	3	May 2022
P20-248-05-1600-EW - EARTHWORKS SECTION PLAN - OVERALL LAYOUT	Woods	3	May 2022
P20-248-05-1601-EW - EARTHWORKS CROSS SECTIONS - SHEET 1 OF 5	Woods	1	Jan 2022
P20-248-05-1602-EW - EARTHWORKS CROSS SECTIONS - SHEET 2 OF 5	Woods	1	Jan 2022
P20-248-05-1603-EW - EARTHWORKS CROSS SECTIONS - SHEET 3 OF 5	Woods	1	Jan 2022
P20-248-05-1604-EW - EARTHWORKS CROSS SECTIONS - SHEET 4 OF 5	Woods	1	Jan 2022
P20-248-05-1605-EW - EARTHWORKS CROSS SECTIONS - SHEET 5 OF 5	Woods	1	Jan 2022
P20-248-05-1800-EW - EROSION AND SEDIMENT CONTROL - OVERALL PLAN	Woods	2	Apr 2022
P20-248-05-1801-EW - EROSION AND SEDIMENT CONTROL PLAN - SHEET 1	Woods	2	Apr 2022
P20-248-05-1802-EW - EROSION AND SEDIMENT CONTROL PLAN - SHEET 2	Woods	2	Apr 2022
P20-248-05-1803-EW - EROSION AND SEDIMENT CONTROL PLAN - SHEET 3	Woods	2	Apr 2022
P20-248-05-1804-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 1	Woods	1	Jan 2022
P20-248-05-1805-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 2	Woods	1	Jan 2022
P20-248-05-1806-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 3	Woods	1	Jan 2022
P20-248-05-1807-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 4	Woods	1	Jan 2022
P20-248-05-2000-RD - ROADING LAYOUT- OVERALL PLAN	Woods	3	May 2022
P20-248-05-2001-RD - ROADING LAYOUT PLAN - SHEET 1	Woods	3	May 2022

P20-248-05-2002-RD - ROADING LAYOUT PLAN - SHEET 2	Woods	3	May 2022
P20-248-05-2003-RD - ROADING LAYOUT PLAN - SHEET 3	Woods	3	May 2022
P20-248-05-2010-RD - ROAD STRUCTURE PLAN	Woods	2	Apr 2022
P20-248-05-2011-RD - INTERSECTION TYPOLOGY PLAN	Woods	2	Apr 2022
P20-248-05-2020-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - COLLECTOR ROAD	Woods	1	Jan 2022
P20-248-05-2021-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 1	Woods	1	Jan 2022
P20-248-05-2022-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 2	Woods	1	Jan 2022
P20-248-05-2023-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 3	Woods	1	Jan 2022
P20-248-05-2024-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - STREAM EDGE STREET	Woods	1	Jan 2022
P20-248-05-2750-RD - APPROACH/SAFE INTERSECTION SIGHT DISTANCE PLAN	Woods	4	May 2022
P20-248-05-2751-RD - PEDESTRIAN CROSSING SIGHT DISTANCE PLAN	Woods	4	May 2022
P20-248-05-2752-RD - CR03 & SER04 ROUNDABOUT SIGHT DISTANCE PLAN	Woods	1	Apr 2022
P20-248-05-2753-RD - CR02 & SER04 ROUNDABOUT SIGHT DISTANCE PLAN	Woods	1	Apr 2022
P20-248-05-2754-RD - CR02 & CR03 ROUNDABOUT SIGHT DISTANCE PLAN	Woods	1	Apr 2022
P20-248-05-2800-RD - INTERSECTION LAYOUT - OVERALL PLAN	Woods	3	May 2022
P20-248-05-2801-RD - INTERSECTION PLAN - SHEET 1	Woods	2	Apr 2022
P20-248-05-2802-RD - INTERSECTION PLAN - SHEET 2	Woods	2	Apr 2022
P20-248-05-2803-RD - INTERSECTION PLAN - SHEET 3	Woods	2	Apr 2022
P20-248-05-2805-RD - VEHICLE TURNING MOVEMENTS - OVERALL PLAN	Woods	3	May 2022

P20-248-05-2806-RD - VEHICLE TURNING MOVEMENTS - SHEET 1	Woods	3	May 2022
P20-248-05-2807-RD - VEHICLE TURNING MOVEMENTS - SHEET 2	Woods	3	May 2022
P20-248-05-2808-RD - VEHICLE TURNING MOVEMENTS - SHEET 3	Woods	3	May 2022
P20-248-05-2811-RD - TYPICAL VEHICLE CROSSING - LOCAL ROAD TYPE A DETAILS	Woods	1	Jan 2022
P20-248-05-2812-RD - TYPICAL VEHICLE CROSSING - LOCAL ROAD TYPE B DETAILS	Woods	1	Jan 2022
P20-248-05-2813-RD - TYPICAL VEHICLE CROSSING - COLLECTOR ROAD DETAILS	Woods	1	Jan 2022
P20-248-05-2814-RD - TYPICAL VEHICLE CROSSING - JOAL ACCESS DETAILS	Woods	1	Jan 2022
P20-248-05-2820-RD - BIN PAD LOCATION - OVERALL PLAN	Woods	3	May 2022
P20-248-05-2821-RD - BIN PAD LOCATION PLAN - SHEET 1	Woods	3	May 2022
P20-248-05-2822-RD - BIN PAD LOCATION PLAN - SHEET 2	Woods	2	Apr 2022
P20-248-05-2823-RD - BIN PAD LOCATION PLAN - SHEET 3	Woods	2	Apr 2022
P20-248-05-3000-DR - STORMWATER DRAINAGE LAYOUT - OVERALL PLAN	Woods	2	Apr 2022
P20-248-05-3001-DR - STORMWATER DRAINAGE LAYOUT PLAN - SHEET 1	Woods	2	Apr 2022
P20-248-05-3002-DR - STORMWATER DRAINAGE LAYOUT PLAN - SHEET 2	Woods	2	Apr 2022
P20-248-05-3003-DR - STORMWATER DRAINAGE LAYOUT PLAN - SHEET 3	Woods	2	Apr 2022
P20-248-05-3010-DR - STORMWATER DRAINAGE CATCHMENT PLAN - OVERALL LAYOUT	Woods	4	May 2022
P20-248-05-3011-DR - STORMWATER DRAINAGE STAGE 5A CATCHMENT LAYOUT PLAN - BASIN FOR CR03 AND LOCAL ROADS	Woods	4	May 2022
P20-248-05-3012-DR - STORMWATER DRAINAGE STAGE 5B CATCHMENT LAYOUT PLAN - BASIN FOR ROADS TO STREAM P7 AND RAINGARDENS FOR CR02	Woods	4	May 2022

P20-248-05-3013-DR - STORMWATER DRAINAGE STAGE 5C CATCHMENT LAYOUT PLAN - BASIN FOR CR02 AND LOCAL ROADS	Woods	4	May 2022
P20-248-05-3020-DR - STORMWATER OVERLAND FLOW PATH - OVERALL PLAN	Woods	3	May 2022
P20-248-05-3021-DR - STORMWATER OVERLAND FLOW PATH PLAN - SHEET 1	Woods	3	May 2022
P20-248-05-3022-DR - STORMWATER OVERLAND FLOW PATH PLAN - SHEET 2	Woods	3	May 2022
P20-248-05-3023-DR - STORMWATER OVERLAND FLOW PATH PLAN - SHEET 3	Woods	3	May 2022
P20-248-05-3030-DR - OVERALL OVERLAND FLOW PATH SECTIONS PLAN	Woods	2	May 2022
P20-248-05-3031-DR - STORMWATER OVERLAND FLOW PATH SECTIONS - SHEET 1	Woods	2	May 2022
P20-248-05-3032-DR - STORMWATER OVERLAND FLOW PATH SECTIONS - SHEET 2	Woods	2	May 2022
P20-248-05-3100-DR - RAINGARDEN LAYOUT - OVERALL PLAN	Woods	3	May 2022
P20-248-05-3101-DR - RAINGARDEN PLAN - SHEET 1	Woods	3	May 2022
P20-248-05-3102-DR - RAINGARDEN PLAN - SHEET 2	Woods	3	May 2022
P20-248-05-3103-DR - RAINGARDEN PLAN - SHEET 3	Woods	3	May 2022
P20-248-05-3120-DR - STORMWATER RAINGARDEN AND BASIN CATCHMENT - OVERALL TREATMENT PLAN	Woods	3	May 2022
P20-248-05-3800-DR - STORMWATER DRAINAGE - BASIN SECTIONS	Woods	3	May 2022
P20-248-05-3870-DR - OVERALL DRY BASIN PLAN	Woods	3	May 2022
P20-248-05-3871-DR - P9 DRY BASIN - SECTION PLAN	Woods	3	May 2022
P20-248-05-3872-DR - P7 DRY BASIN - SECTION PLAN	Woods	3	May 2022
P20-248-05-3873-DR - P5 DRY BASIN - SECTION PLAN	Woods	3	May 2022

P20-248-05-3880-DR - TYPICAL KERB AND CATCHPIT INTERFACE DETAILS	Woods	2	Jan 2022
P20-248-05-4000-DR - WASTEWATER DRAINAGE LAYOUT - OVERALL PLAN	Woods	3	May 2022
P20-248-05-4001-DR - WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 1	Woods	3	May 2022
P20-248-05-4002-DR - WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 2	Woods	3	May 2022
P20-248-05-4003-DR - WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 3	Woods	3	May 2022
P20-248-05-4600-DR - WASTEWATER CATCHMENT - OVERALL PLAN	Woods	2	Apr 2022
P20-248-05-4601-DR - WASTEWATER STAGE 5 CATCHMENT PLAN	Woods	2	Apr 2022
P20-248-05-6000-WR - WATER RETICULATION OVERALL PLAN	Woods	2	Apr 2022
P20-248-05-6001-WR - WATER RETICULATION LAYOUT PLAN - SHEET 1	Woods	2	Apr 2022
P20-248-05-6002-WR - WATER RETICULATION LAYOUT PLAN - SHEET 2	Woods	2	Apr 2022
P20-248-05-6003-WR - WATER RETICULATION LAYOUT PLAN - SHEET 3	Woods	2	Apr 2022
Landscape Plan Overall 002	LASF landscape architects	A	18.3.22
Landscape Plan 5A Streetscape 003	LASF landscape architects	A	18.3.22
Landscape Plan 5A Detail 004	LASF landscape architects	A	18.3.22
Landscape Plan 5B Streetscape 005	LASF landscape architects	A	18.3.22
Landscape Plan 5B Detail 006	LASF landscape architects	A	18.3.22
Landscape Plan 5C Streetscape 007	LASF landscape architects	A	18.3.22
Landscape Plan 5C Detail 008	LASF landscape architects	A	18.3.22
Landscape Plan Street Tree Detail 009	LASF landscape architects	A	18.3.22
Landscape Plan Overall Schedule 010	LASF landscape architects	A	18.3.22
Landscape Plan Overall Schedule 011	LASF landscape architects	A	18.3.22

Landscape Plan Overall Schedule 012	LASF landscape architects	A	18.3.22
Other additional information	Author	Rev	Dated
GEOTECHNICAL REQUESTED INFORMATION – REVISED STABILITY MODELS, File Name: AKL2021-0014_XSD_MJC_MAY22	CMW Geosciences		20 June 2022
GEOTECHNICAL REQUESTED INFORMATION – LONG SECTION, Drawing 05, Sheet A3 L, Project AKL2021-0014	CMW Geosciences	0	8 June 2022
GEOTECHNICAL REQUESTED INFORMATION – Geotechnical Reporting Coverage – Milldale Earthworks Stage 5	CMW Geosciences	2	8 June 2022
GEOTECHNICAL REQUESTED INFORMATION - Document Ref: AKL2021-0014AI Rev 0	CMW Geosciences	0	7 June 2022
‘Milldale Stage 5 - Stormwater Design’ Correspondence to Council	Woods		1 June 2022
GEOTECHNICAL REQUESTED INFORMATION - Document Ref: AKL2021-0014AH Rev 0	CMW Geosciences	0	30 May 2022
s92 request for further information – matters of clarification	Woods		3 May 2022
s92 request for further information – matters of clarification	Woods		8 April 2022
Response to s92 request for further information	Woods		18 March 2022
Email for additional reasons of consent	Euan Williams, Woods.		28 March 2022
Technical Memo - Size and Distribution of Milldale Neighbourhood Centres	Insight Economics		18 March 2022
GEOTECHNICAL REQUESTED INFORMATION - Document Ref: AKL2021-0014AG Rev 1	CMW Geosciences	1	22 March 2022
Stormwater Design Memo	Woods		22 March 2022

**Advice Note:**

- *Any substantial changes to the consented activity may necessitate a s127 application to cancel or vary condition(s) of this consent, which will be at the discretion of the Council.*

**Lapse Period**



2. Under section 125 of the RMA, these consents lapse five years after the date they are granted unless:
  - a. The consents are given effect to; or
  - b. The council extends the period after which the consents lapse.

Resource consent LUC60395599 relating to the blanket land use for development core 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.

### **Monitoring Fees**

3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$1,026 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

#### Advice note:

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

## **Specific conditions – land use consent LUC60395599**

### **Duration**

4. Resource consents LUC60395599 (earthworks), must expire 5 years from the date of issue unless they have been surrendered or cancelled at an earlier date pursuant to the RMA.

### **Pre-commencement meeting**

5. Prior to the commencement of earthworks activities in each respective sub-stage, the consent holder must hold a pre-start meeting that:
  - is located on the subject site;
  - is scheduled not less than five days before the anticipated commencement of earthworks;
  - includes representation from Auckland Council compliance monitoring officer[s] and Development Engineer; and

- includes representation from the contractor who will undertake the works.

The meeting must discuss the erosion and sediment control measures and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

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

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions;
- Erosion and Sediment Control Plan specific to that stage;
- Chemical Treatment Management Plan specific to that stage;
- Construction Traffic Management Plan; and
- Pre-start meeting shall be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

**Advice Note:**

*To arrange the pre-start meeting required by Condition above, please contact the Council on [monitoring@aucklandcouncilgovt.nz](mailto:monitoring@aucklandcouncilgovt.nz), or 09 301 01 01. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.*

**Construction Traffic Management Plan**

6. Prior to the commencement of the earthworks activity on the subject site, a Construction Traffic Management Plan (CTMP) must be prepared in accordance with Auckland Transport requirements and must address the control of the movement of earthmoving and construction vehicles to and from the site. The CTMP must be submitted to the Council for certification. No earthworks activity on the subject site shall commence until confirmation is provided from the council that the CTMP satisfactorily meets the requirements of Auckland Transport, and any required measures referred to in that plan have been put in place.

The CTMP must address and incorporate the following:

**Advice Note:**

*The Construction Traffic Management Plan shall contain sufficient detail to address the following matters:*

- a. Provide a parking management plan for construction traffic.*
- b. Address the transportation and parking of oversize vehicles (if any).*
- c. Provide appropriate loading / working areas to minimise disruption to traffic.*

- d. *Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.*
- e. *Provide traffic management plans in compliance with the latest edition of the NZTA “Code of Practice for Temporary Traffic Management” (COPTTM) document.*
- f. *Ensure the site access point shall be clearly sign-posted.*
- g. *Include measures that are to be adopted to ensure that pedestrian access on the public footpaths in the vicinity of the site is safe during construction works.*
- h. *Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.*
- i. *Identify proposed numbers and timing of heavy vehicle movements throughout the day.*
- j. *Identify the location of vehicle and construction machinery access during the period of site works.*
- k. *Identify the storage and loading areas for materials and vehicles.*

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

### **Erosion and sediment controls**

7. Prior to the commencement of earthworks activity in each of Stage 5A, Stage 5B or Stage 5C on the subject site, a finalised Erosion and Sediment Control Plan(s), specific to the respective stage, must be prepared in accordance with the application document referenced under condition 1 and in accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 1 (GD05), and submitted to the Council for written certification. No earthworks activity within each stage of the subject site must commence until the Council has certified that the ESCP(s) satisfactorily meets the requirements of GD05. The plan(s) must contain sufficient details to address the following matters:
  - Specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any sediment retention ponds and decanting earth bunds, super silt fences, clean and dirty water diversion bunds, and stabilised construction entrances, in accordance with GD05;
  - supporting calculations and design drawings, as necessary;
  - details of construction methods;
  - monitoring and maintenance requirements;

- catchment boundaries and contour information as necessary; and,
- details relating to the management of exposed areas (e.g. grassing, mulching).

Advice Note:

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

### **Chemical Treatment Management Plan**

8. Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChemTMP), specific to Stage 5A, Stage 5B and Stage 5C respectively, must be prepared in general accordance with Auckland Council 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region', June 2016, Guideline Document 2016/005 (GD05) and submitted to the Council for certification. The plan must include as a minimum:
  - a) Specific design details of a chemical treatment system based on a rainfall activated methodology for the site's sediment retention ponds, decanting earth bunds or any other approved impoundment devices;
  - b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
  - c) Details of optimum dosage (including assumptions);
  - d) Results of initial chemical treatment trial;
  - e) A spill contingency plan; and
  - f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice Note:

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

### **Activity in accordance with approved ChemTMP**

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

## **Certification of Works**

10. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referred to in condition 8 above, and prior to the commencement of earthworks activity on the subject site with that specific stage, a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed and completed in accordance with the certified plan required by condition above. Written certification must be in the form of a report or any other form acceptable to the Council.

### Advice Note:

*Suitable documentation for certification of erosion and sediment control devices, can be obtained in Appendix C of Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 1 (GD05): Erosion and Sediment Control construction quality checklists.*

## **Progressive stabilisation**

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

*Advice Note: Stabilisation measures may include:*

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

*It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 1 (GD05).*

## **Operational Effectives to be maintained**

12. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the Erosion and Sediment Control Plan(s) referred to under condition 8 above, must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.

13.

## **Avoid deposition on public road**

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

### *Advice Note:*

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

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

*In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned. It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council Guideline Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016 (GD05).*

## **Seasonal Restriction**

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

## **Geotechnical works and certification**

16. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring

properties. In the event that such collapse or instability does occur, it must immediately be rectified.

17. Earthworks and the construction of retaining walls must be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional must ensure the works are constructed and otherwise completed in accordance with the recommendations contained within the following Geotechnical Reports prepared by CMW:
  - a. Milldale - Subdivision Stage 4 Geotechnical Investigation Report, Ref AKL2019-0238AD Rev 0.
  - b. Milldale Earthworks 5A – Geotechnical Investigation Report, Ref AKL2021-0014AB Rev 0,
  - c. Milldale Earthworks 5B – Geotechnical Investigation Report, Ref AKL2021-0014AE Rev 0 ”.

The supervising engineer’s contact details must be provided in writing to the Council at least two weeks prior to works commencing on site.

#### **Geotechnical Completion and Certification**

18. Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in accordance with the geotechnical reports listed in **condition 17** above. Certification must be provided within ten (10) working days following completion of works. Written certification must be in the form of a Geotechnical Completion Report and must include the following:
  - a. A statement of professional opinion for the suitability of the site for the intended development;
  - b. Earthworks operations (e.g. filling works, excavations etc)
  - c. Testing
  - d. Inspections
  - e. Certified as-built plans
  - f. Confirm soil expansivity and foundation requirements and settlement criteria defined in the Settlement Monitoring Plan (addressing settlement of fills) has been met.

The Geotechnical Completion Report must be to the satisfaction of Council.

#### **Construction effects measures**

19. Construction traffic must be carried out in accordance with the certified CTMP throughout the duration of construction works.

## **Construction hours**

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

### Advice Note:

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

## **Dust and odour**

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

## **Parking and Loading**

22. All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads.
23. All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries.
24. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity.



## **Public assets**

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

## **Blanket land use consents**

*Advice Note: For clarification purposes, the above blanket land use consents apply to development on the future lots approved under subdivision consent referenced by council as SUB60395598. The applicable future lots as it correlates to each of the infringed standards are listed under the above reasons of consent.*

## **Vehicle crossing width and future development design on the sites**

26. All lots that front local or collector roads with a front boundary width of less than 14m shall construct a vehicle crossing in accordance with the final Type A vehicle crossing (3.0m at boundary and 4.5m at kerb) as shown on Woods drawing P20-248-05-2811-RD rev 1, dated January 2022 unless; approval from The Team Leader Compliance Monitoring NW 1 and Auckland Transport is obtained to permit deviation from this design.
27. All lots that front local roads with a front boundary of 14m or greater in width can either choose to construct a vehicle crossing in accordance with the final Type A vehicle crossing (3.0m at boundary and 4.5m at kerb) or; the final Type B vehicle crossing (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P20-248-05-2811-RD rev 1, dated January 2022 and P20-248-05-2812-RD rev 1, dated January 2022 unless; approval from The Team Leader Compliance Monitoring NW 1 and Auckland Transport is obtained to permit deviation from this design.
28. All lots fronting collector roads with a front boundary of 14m or greater in width shall construct a vehicle crossing in accordance with the final Collector Road Type B (4.8m at boundary and 4.8m at kerb) as shown on Woods drawing P20-248-05-2813-RD rev 1, dated January 2022 unless; approval from Council is obtained to permit deviation from this design unless; approval from The Team Leader Compliance Monitoring NW 1 and Auckland Transport is obtained to permit deviation from this design.

## **Vehicle crossings within 10m of an intersection**

29. Vehicle crossings to Lots 48, 49, 68, 71, 72, 78, 93, 94, 121 and 122 must be constructed in accordance with approved plans in condition 1 above (Woods drawing P20-248-05-2000-RD rev 3, dated May 2022).

## **Development on Lots 80-84 and 5006**

30. All dwellings and associated buildings constructed on Lots 80 to 84, and 5006 must be designed in accordance with all of the standards of the Residential - Mixed Housing Urban Zone that are listed under Standard H5.6 of the Auckland Unitary Plan (Operative in Part).

## **Specific conditions – Water permit (s14) - WAT60402141**

31. Water permit WAT60402141 (diversion of surface water), must expire 5 years from the date of issue unless they have been surrendered or cancelled at an earlier date pursuant to the RMA.

## **Specific conditions – Discharge permit (s15) - DIS60402089**

32. Discharge permit DIS60402089 (discharge of treated sediment laden water), must expire 5 years from the date of issue unless they have been surrendered or cancelled at an earlier date pursuant to the RMA.

## **Advice notes**

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring officer unless otherwise specified. Please email [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council’s website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz). General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: [www.mfe.govt.nz](http://www.mfe.govt.nz).*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *The physical works as identified by this consent will require engineering approval to be obtained from the council prior to the commencement of construction. All physical works shall be constructed in accordance with Auckland Council, Auckland Transport and Watercare Standards unless approval is obtained. See the council’s website ([www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)) for more information on the engineering approval process, or call (09) 301 0101 and ask to speak to a Development Engineer from your local service centre.*

7. *Should it become apparent during the EPA and/or Building Consent process that a component of the granted resource consent cannot be implemented (e.g., detailed tests for soakage fail to achieve sufficient soakage rates, or sufficient gradients for drainage cannot be achieved in accordance with engineering standards/ bylaws etc), changes to the proposal will be required. This may require either a variation to this land use consent (under section 127 of the Resource Management Act 1991) or a new consent.*
8. *Similarly, should the detailed design stage demonstrate that additional reasons for consent are triggered (e.g., after detailed survey the access gradient increases to now infringe or increase an approved infringement to a standard in the plan), a new or varied resource consent is required.*

Delegated decision maker:

Name: Masato Nakamura

Title: Principal Project Lead, Premium Resource Consents

Signed:



Date: 30 June 2022

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



## Decision two – discretionary activity subdivision consent (s11)

<b>Application numbers:</b>	BUN60395597 (Council Reference) SUB60395598 (s11 subdivision consent)
<b>Applicant:</b>	Fulton Hogan Land Development Limited
<b>Site address:</b>	22 Lysnar Road, Upper Orewa Lot 12 DP 168913, Lysnar Road, Upper Orewa 56 Lysnar Road, Upper Orewa 66 Lysnar Road, Upper Orewa
<b>Legal description:</b>	Lot 14 DP 168913, 1/2 SH Sec 1 SO 674691 Lot 12 DP 168913 Lot 1 DP 115656 Lot 2 DP 101316

### Proposal:

To subdivide the sites to create 122 vacant residential lots, six super lots, drainage reserves, and an esplanade reserve on the western side of Waterloo Creek with landscaping. Associated infrastructure and services are proposed to service the subdivision development. The development is to be staged with the overall proposal referred to as Stage 5 subdivision development of the Wainui Precinct.

Resource consent is required for the following reasons:

## Subdivision consent (s11) – SUB60395598

### Auckland Unitary Plan (Operative in part)

#### *E38 Urban Subdivision*

- The proposal involves subdivision on a site with two or more zones along an undefined zone boundary. This requires consent as a **restricted discretionary** activity pursuant to Rule Activity Table E38.4 (A7).
- The proposal involves subdivision with a reduction of the minimum 20m esplanade reserves requirement adjacent to Waterloo Stream (18.24m proposed). This requires consent as a **discretionary** activity pursuant to Rule Activity Table E38.4.1 (A10).
- The proposal involves subdivision of land within the 1 per cent annual exceedance probability floodplain. This requires consent as a **restricted discretionary** activity pursuant to Rule Activity Table E38.4.1 (A11).

- The proposal involves vacant sites subdivision involving parent sites of 1ha or greater complying with Standard E38.8.3.1 as a **discretionary** activity pursuant to Rule Activity Table E38.4.2 (A18).
- The proposal involves vacant sites subdivision complying with Standard E38.9.2.3 as a **restricted discretionary** activity pursuant to Rule Activity Table E38.4.2 (A35).
- The subdivision of sites within Open Space Zone that is not provided for within Rule Activity Table E38.4.4 requires consent as a **discretionary** activity under Rule Activity Table E38.4.4 (43).
- The proposed subdivision exceeds the trip generation standards set out in Standard E27.6.1(a), as the proposed development will have the capacity to accommodate more than 100 dwellings (with over 122 dwellings and future dwellings on superlots). This requires consent as a **restricted discretionary** activity under Rule Activity Table E27.4.1 (A3).

## Decision

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

Acting under delegated authority, under sections 104, 104B, 106 and Part 2 of the RMA, the resource consent is **GRANTED**.

## Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be no more than minor and acceptable as:
  - a. The subdivision development has a layout and density that is in general accordance with the roading layout and open space provisions anticipated within the Wainui Precinct. The density and layout of the subdivision development will be suitable for the activities anticipated by the underlying zone. The vacant sites will be of an adequate size that is suitable to accommodate a dwelling, private open space, access, and parking.
  - b. The connections within the subdivision enable good vehicle and pedestrian connections to the local centre, stream esplanades and Milldale Reserve. The block sizes and road layout generally offer a reasonable level of permeability through the neighbourhood when combined with pedestrian/cycle linkages. The layout enables efficient walking and cycling connections to key destinations and rear sites are minimised.

Whilst it is acknowledged that the development will bring about a change to the character and amenity of the immediate area, the resulting urban character and

associated adverse effects of the subdivision are concluded to be anticipated via the Wainui Precinct and the underlying urban zoning of the land.

- c. The additional traffic generated from the subdivision proposal can be accommodated by the proposed and existing roading network and public pedestrian access without adversely affecting traffic safety of road users. The increase in traffic generated in the Precinct will be broadly consistent with what was anticipated in the approved Integrated Transport Assessment.
- d. Adequate infrastructure and services including capacity and connections to water supply, wastewater, and stormwater reticulation (to manage the stormwater run-off generated by the development) will be provided at the time of subdivision to service the proposed lots.
- e. The design of the development is designed to appropriately manage stormwater and to safely maintain the conveyance function of overland flow paths. Whilst the proposed measures for stormwater management are not best practice in the strictest sense, this remains broadly consistent with the Stormwater management Plan approved for the Wainui Precinct.
- f. Earthworks will be carried out in accordance with geotechnical information provided and will be supervised by a qualified engineering professional with certification to be provided at completion of earthworks. This will ensure the site is suitable for the intended residential use and will not cause instability on or off-site.
- g. The esplanade reserve reduction is mitigated by providing an increased width along the remainder of proposed esplanade and in combination with riparian restoration works, adverse effects on visual amenity, public access, recreational use, and ecological functions of the esplanade reserve will be acceptable.
- h. Whilst there are residential allotments proposed on land zoned as the Open Space – Conservation Zone, these areas broad zoning that has been applied, and form slivers and strips on the proposed allotments. These areas are also identified as being surplus to the requirements of both Auckland Council parks and Healthy waters for their respective purposes (drainage and reserve). In this context any adverse effects associated with this component of subdivision is acceptable.
- i. The vesting of reserves, streetscaping, stream restoration works and provision of pedestrian access within reserves will mitigate the urban intensification effects of the subdivision development and provide for attractive public places.

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

- j. In terms of positive effects the subdivision development will provide additional residential lots contributing to future housing that is in short supply across the Auckland Region with the delivery of adequate infrastructure and services to service the subdivision.

- k. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents in particular, the objectives and policies contained in I544 (Wainui Precinct Precinct), H5 (Residential – Mixed Housing Urban), H7 (Open Space), H12 (Business - Neighbourhood Centre Zone), E27 (Transportation) and E38 (Urban Subdivision) of the Auckland Unitary Plan (Operative in part). In addition to the reasons outlined within the above ss104(1)(a) and (ab) assessments and in summary:
- The Wainui Precinct chapter of the AUP: OP requires that subdivision and development occur in a comprehensive and integrated manner in line with infrastructure by restricting any urban subdivision or development until such time as wastewater, water and transport services and delivery of open space are provided to service the subdivision. The proposed subdivision is in general accordance with the roading layout and open space provisions of the Wainui Precinct Plan. Further, infrastructure and services supporting the subdivision development including electricity and telecommunication services to be reticulated underground to each site will be in place at the time of the subdivision.
  - Land is subdivided in a manner that provides for the long-term needs of the community and minimises adverse effects of future development on the environment.
  - The density and layout of the subdivision development will be suitable for the activities anticipated by the underlying zone of the site.
  - Land is to be vested to provide for esplanades reserves, roads, stormwater infrastructure.
  - Overall, the subdivision has a layout which is safe, efficient, convenient, and accessible and will not increase the risks of adverse effects to people, property, infrastructure, and the environment from natural hazards and maintains the function of overland flow paths to safely convey flood waters.
  - Whilst there are residential allotments proposed on land zoned as the Open Space – Conservation Zone, these areas broad zoning that has been applied, and form slivers and strips on the proposed allotments. These areas are also identified as being surplus to the requirements of both Auckland Council parks and Healthy waters for their respective purposes (drainage and reserve). Whilst not entirely consistent with the objectives and policies of the zone, in this specific instance the proposal is not in contrary to the objectives and policies of the Open Space – Conservation Zone.
- The proposal overall is consistent with the relevant objectives and policies of the Auckland Unitary Plan (Operative in part) and relevant statutory documents.
3. In accordance with an assessment under s104(1)(c) of the RMA no other matters are considered relevant.

4. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, Council is able to grant this subdivision consent subject to the conditions below.
5. The objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall, the proposal will generate adverse effects on the environment that are acceptable, is consistent with the relevant statutory documents and meets the purpose of the RMA as defined within Part 2 of the Act, and consent is granted subject to the conditions outlined below.

## Conditions

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

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

### General conditions

1. The Stage 5 subdivision of Milldale, comprising of 122 vacant residential lots, six super lots, two drainage reserves, and an esplanade reserve on the western side of Waterloo Creek as described in the application form and assessment of environmental effects prepared by Woods dated 21 January 2022 and must be carried out in accordance with the plans and information detailed below, and all referenced by the Council as consent number BUN60395597; SUB60395598.

Report title and reference	Author	Rev	Dated
Stormwater Design Memo	Woods		18 December 2021
Technical Memo [Economic Analysis]	Insight Economics Limited		16 December 2021
Stormwater Assessment	Woods	V1.2	30 March 2021
Milldale – Subdivision Stage 4 Argent Lane, Wainui	CMW Geosciences	0	3 August 2020



Geotechnical Investigation Report			
Milldale Earthworks 5b Wainui	CMW Geosciences	0	24 May 2021
Geotechnical Investigation Report			
Milldale Earthworks 5A Wainui	CMW Geosciences	0	29 March 2021
Geotechnical Investigation Report			
Infrastructure Report Milldale Stage 5	Woods	V1	17 January 2022
Milldale Stage 5 Transportation Assessment	Stantec	2	7 December 2021
Wainui Precinct Milldale Stage 5 Subdivision Consent Urban Design Report	Woods	V1	22 December 2021
Proposed Residential Development, Wainui East, Auckland: Addendum for Milldale Earthworks Precincts 2 And 3	Clough & Associates LTD		June 2020
Proposed Tranche 1 Development, Wainui East, Auckland: Archaeological Assessment	Clough & Associates LTD		February 2016
Proposed Residential Development, Wainui East, Auckland: Archaeological Assessment For Plan Change Variation	Clough & Associates LTD		July 2016
Preliminary Site Investigation for ground contamination Milldale Earthworks Precincts 2 and 3	Tonkin & Taylor Ltd	5	25 June 2020

Drawing title and reference	Author	Rev	Dated
P20-248-05-0000-GE - COVER	Woods	4	June 2022
P20-248-05-0001-GE - INDEX	Woods	4	June 2022
P20-248-05-0010-SU - SCHEME PLAN, OVERALL	Woods	4	June 2022
P20-248-05-0011-SU - SCHEME PLAN - SHEET 1	Woods	4	June 2022
P20-248-05-0012-SU - SCHEME PLAN - SHEET 2	Woods	4	June 2022

P20-248-05-0013-SU - SCHEME PLAN - SHEET 3	Woods	4	June 2022
P20-248-05-0014-SU - UNDERLYING PARCEL INFORMATION	Woods	4	June 2022
P20-248-05-0101-GE - SITE LOCATION PLAN	Woods	2	Apr 2022
P20-248-05-0102-GE - EXISTING TITLES PLAN	Woods	2	Apr 2022
P20-248-05-0103-GE - EXISTING FEATURES PLAN	Woods	2	Apr 2022
P20-248-05-0104-GE - ZONING PLAN WITH PRECICNT PLAN OVERLAIN	Woods	2	Apr 2022
P20-248-05-0105-GE - EXISTING EARTHWORKS CONSENTS PLAN	Woods	2	Apr 2022
P20-248-05-0106-GE - EXISTING SUBDIVISION CONSENTS PLAN	Woods	2	Apr 2022
P20-248-05-0110-GE - DEVELOPMENT CONTROL - OVERALL PLAN	Woods	3	June 2022
P20-248-05-0111-GE - DEVELOPMENT CONTROL PLAN - SHEET 1	Woods	3	June 2022
P20-248-05-0112-GE - DEVELOPMENT CONTROL PLAN - SHEET 2	Woods	3	June 2022
P20-248-05-0113-GE - DEVELOPMENT CONTROL PLAN - SHEET 3	Woods	3	June 2022
P20-248-05-1100-EW - DESIGN CONTOUR OVERALL PLAN	Woods	2	Apr 2022
P20-248-05-1101-EW - DESIGN CONTOUR PLAN - SHEET 1 OF 3	Woods	2	Apr 2022
P20-248-05-1102-EW - DESIGN CONTOUR PLAN - SHEET 2 OF 3	Woods	2	Apr 2022
P20-248-05-1103-EW - DESIGN CONTOUR PLAN - SHEET 3 OF 3	Woods	2	Apr 2022
P20-248-05-1110-EW - SECONDARY EARTHWORKS - OVERALL LOCATION PLAN	Woods	2	Apr 2022
P20-248-05-1400-EW - CONTOURS AND RETAINING WALLS PLAN	Woods	4	May 2022
P20-248-05-1401-EW - CONTOURS AND RETAINING WALLS PLAN - SHEET 1	Woods	3	May 2022
P20-248-05-1402-EW - CONTOURS AND RETAINING WALLS PLAN - SHEET 2	Woods	3	May 2022
P20-248-05-1600-EW - EARTHWORKS SECTION PLAN - OVERALL LAYOUT	Woods	3	May 2022

P20-248-05-1601-EW - EARTHWORKS CROSS SECTIONS - SHEET 1 OF 5	Woods	1	Jan 2022
P20-248-05-1602-EW - EARTHWORKS CROSS SECTIONS - SHEET 2 OF 5	Woods	1	Jan 2022
P20-248-05-1603-EW - EARTHWORKS CROSS SECTIONS - SHEET 3 OF 5	Woods	1	Jan 2022
P20-248-05-1604-EW - EARTHWORKS CROSS SECTIONS - SHEET 4 OF 5	Woods	1	Jan 2022
P20-248-05-1605-EW - EARTHWORKS CROSS SECTIONS - SHEET 5 OF 5	Woods	1	Jan 2022
P20-248-05-1800-EW - EROSION AND SEDIMENT CONTROL - OVERALL PLAN	Woods	2	Apr 2022
P20-248-05-1801-EW - EROSION AND SEDIMENT CONTROL PLAN - SHEET 1	Woods	2	Apr 2022
P20-248-05-1802-EW - EROSION AND SEDIMENT CONTROL PLAN - SHEET 2	Woods	2	Apr 2022
P20-248-05-1803-EW - EROSION AND SEDIMENT CONTROL PLAN - SHEET 3	Woods	2	Apr 2022
P20-248-05-1804-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 1	Woods	1	Jan 2022
P20-248-05-1805-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 2	Woods	1	Jan 2022
P20-248-05-1806-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 3	Woods	1	Jan 2022
P20-248-05-1807-EW - EROSION AND SEDIMENT CONTROL STANDARD DETAILS - SHEET 4	Woods	1	Jan 2022
P20-248-05-2000-RD - ROADING LAYOUT- OVERALL PLAN	Woods	3	May 2022
P20-248-05-2001-RD - ROADING LAYOUT PLAN - SHEET 1	Woods	3	May 2022
P20-248-05-2002-RD - ROADING LAYOUT PLAN - SHEET 2	Woods	3	May 2022
P20-248-05-2003-RD - ROADING LAYOUT PLAN - SHEET 3	Woods	3	May 2022
P20-248-05-2010-RD - ROAD STRUCTURE PLAN	Woods	2	Apr 2022
P20-248-05-2011-RD - INTERSECTION TYPOLOGY PLAN	Woods	2	Apr 2022

P20-248-05-2020-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - COLLECTOR ROAD	Woods	1	Jan 2022
P20-248-05-2021-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 1	Woods	1	Jan 2022
P20-248-05-2022-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 2	Woods	1	Jan 2022
P20-248-05-2023-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - SUBURBAN STREET TYPE 3	Woods	1	Jan 2022
P20-248-05-2024-RD - TYPICAL ROAD CROSS SECTIONS AND PLAN - STREAM EDGE STREET	Woods	1	Jan 2022
P20-248-05-2750-RD - APPROACH/SAFE INTERSECTION SIGHT DISTANCE PLAN	Woods	4	May 2022
P20-248-05-2751-RD - PEDESTRIAN CROSSING SIGHT DISTANCE PLAN	Woods	4	May 2022
P20-248-05-2752-RD - CR03 & SER04 ROUNDABOUT SIGHT DISTANCE PLAN	Woods	1	Apr 2022
P20-248-05-2753-RD - CR02 & SER04 ROUNDABOUT SIGHT DISTANCE PLAN	Woods	1	Apr 2022
P20-248-05-2754-RD - CR02 & CR03 ROUNDABOUT SIGHT DISTANCE PLAN	Woods	1	Apr 2022
P20-248-05-2800-RD - INTERSECTION LAYOUT - OVERALL PLAN	Woods	3	May 2022
P20-248-05-2801-RD - INTERSECTION PLAN - SHEET 1	Woods	2	Apr 2022
P20-248-05-2802-RD - INTERSECTION PLAN - SHEET 2	Woods	2	Apr 2022
P20-248-05-2803-RD - INTERSECTION PLAN - SHEET 3	Woods	2	Apr 2022
P20-248-05-2805-RD - VEHICLE TURNING MOVEMENTS - OVERALL PLAN	Woods	3	May 2022
P20-248-05-2806-RD - VEHICLE TURNING MOVEMENTS - SHEET 1	Woods	3	May 2022
P20-248-05-2807-RD - VEHICLE TURNING MOVEMENTS - SHEET 2	Woods	3	May 2022
P20-248-05-2808-RD - VEHICLE TURNING MOVEMENTS - SHEET 3	Woods	3	May 2022
P20-248-05-2811-RD - TYPICAL VEHICLE CROSSING - LOCAL ROAD TYPE A DETAILS	Woods	1	Jan 2022

P20-248-05-2812-RD - TYPICAL VEHICLE CROSSING - LOCAL ROAD TYPE B DETAILS	Woods	1	Jan 2022
P20-248-05-2813-RD - TYPICAL VEHICLE CROSSING - COLLECTOR ROAD DETAILS	Woods	1	Jan 2022
P20-248-05-2814-RD - TYPICAL VEHICLE CROSSING - JOAL ACCESS DETAILS	Woods	1	Jan 2022
P20-248-05-2820-RD - BIN PAD LOCATION - OVERALL PLAN	Woods	3	May 2022
P20-248-05-2821-RD - BIN PAD LOCATION PLAN - SHEET 1	Woods	3	May 2022
P20-248-05-2822-RD - BIN PAD LOCATION PLAN - SHEET 2	Woods	2	Apr 2022
P20-248-05-2823-RD - BIN PAD LOCATION PLAN - SHEET 3	Woods	2	Apr 2022
P20-248-05-3000-DR - STORMWATER DRAINAGE LAYOUT - OVERALL PLAN	Woods	2	Apr 2022
P20-248-05-3001-DR - STORMWATER DRAINAGE LAYOUT PLAN - SHEET 1	Woods	2	Apr 2022
P20-248-05-3002-DR - STORMWATER DRAINAGE LAYOUT PLAN - SHEET 2	Woods	2	Apr 2022
P20-248-05-3003-DR - STORMWATER DRAINAGE LAYOUT PLAN - SHEET 3	Woods	2	Apr 2022
P20-248-05-3010-DR - STORMWATER DRAINAGE CATCHMENT PLAN - OVERALL LAYOUT	Woods	4	May 2022
P20-248-05-3011-DR - STORMWATER DRAINAGE STAGE 5A CATCHMENT LAYOUT PLAN - BASIN FOR CR03 AND LOCAL ROADS	Woods	4	May 2022
P20-248-05-3012-DR - STORMWATER DRAINAGE STAGE 5B CATCHMENT LAYOUT PLAN - BASIN FOR ROADS TO STREAM P7 AND RAINGARDENS FOR CR02	Woods	4	May 2022
P20-248-05-3013-DR - STORMWATER DRAINAGE STAGE 5C CATCHMENT LAYOUT PLAN - BASIN FOR CR02 AND LOCAL ROADS	Woods	4	May 2022
P20-248-05-3020-DR - STORMWATER OVERLAND FLOW PATH - OVERALL PLAN	Woods	3	May 2022
P20-248-05-3021-DR - STORMWATER OVERLAND FLOW PATH PLAN - SHEET 1	Woods	3	May 2022

P20-248-05-3022-DR - STORMWATER OVERLAND FLOW PATH PLAN - SHEET 2	Woods	3	May 2022
P20-248-05-3023-DR - STORMWATER OVERLAND FLOW PATH PLAN - SHEET 3	Woods	3	May 2022
P20-248-05-3030-DR - OVERALL OVERLAND FLOW PATH SECTIONS PLAN	Woods	2	May 2022
P20-248-05-3031-DR - STORMWATER OVERLAND FLOW PATH SECTIONS - SHEET 1	Woods	2	May 2022
P20-248-05-3032-DR - STORMWATER OVERLAND FLOW PATH SECTIONS - SHEET 2	Woods	2	May 2022
P20-248-05-3100-DR - RAINGARDEN LAYOUT - OVERALL PLAN	Woods	3	May 2022
P20-248-05-3101-DR - RAINGARDEN PLAN - SHEET 1	Woods	3	May 2022
P20-248-05-3102-DR - RAINGARDEN PLAN - SHEET 2	Woods	3	May 2022
P20-248-05-3103-DR - RAINGARDEN PLAN - SHEET 3	Woods	3	May 2022
P20-248-05-3120-DR - STORMWATER RAINGARDEN AND BASIN CATCHMENT - OVERALL TREATMENT PLAN	Woods	3	May 2022
P20-248-05-3800-DR - STORMWATER DRAINAGE - BASIN SECTIONS	Woods	3	May 2022
P20-248-05-3870-DR - OVERALL DRY BASIN PLAN	Woods	3	May 2022
P20-248-05-3871-DR - P9 DRY BASIN - SECTION PLAN	Woods	3	May 2022
P20-248-05-3872-DR - P7 DRY BASIN - SECTION PLAN	Woods	3	May 2022
P20-248-05-3873-DR - P5 DRY BASIN - SECTION PLAN	Woods	3	May 2022
P20-248-05-3880-DR - TYPICAL KERB AND CATCHPIT INTERFACE DETAILS	Woods	2	Jan 2022
P20-248-05-4000-DR - WASTEWATER DRAINAGE LAYOUT - OVERALL PLAN	Woods	3	May 2022
P20-248-05-4001-DR - WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 1	Woods	3	May 2022
P20-248-05-4002-DR - WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 2	Woods	3	May 2022
P20-248-05-4003-DR - WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 3	Woods	3	May 2022

P20-248-05-4600-DR - WASTEWATER CATCHMENT - OVERALL PLAN	Woods	2	Apr 2022
P20-248-05-4601-DR - WASTEWATER STAGE 5 CATCHMENT PLAN	Woods	2	Apr 2022
P20-248-05-6000-WR - WATER RETICULATION OVERALL PLAN	Woods	2	Apr 2022
P20-248-05-6001-WR - WATER RETICULATION LAYOUT PLAN - SHEET 1	Woods	2	Apr 2022
P20-248-05-6002-WR - WATER RETICULATION LAYOUT PLAN - SHEET 2	Woods	2	Apr 2022
P20-248-05-6003-WR - WATER RETICULATION LAYOUT PLAN - SHEET 3	Woods	2	Apr 2022
Landscape Plan Overall 002	LASF landscape architects	A	18.3.22
Landscape Plan 5A Streetscape 003	LASF landscape architects	A	18.3.22
Landscape Plan 5A Detail 004	LASF landscape architects	A	18.3.22
Landscape Plan 5B Streetscape 005	LASF landscape architects	A	18.3.22
Landscape Plan 5B Detail 006	LASF landscape architects	A	18.3.22
Landscape Plan 5C Streetscape 007	LASF landscape architects	A	18.3.22
Landscape Plan 5C Detail 008	LASF landscape architects	A	18.3.22
Landscape Plan Street Tree Detail 009	LASF landscape architects	A	18.3.22
Landscape Plan Overall Schedule 010	LASF landscape architects	A	18.3.22
Landscape Plan Overall Schedule 011	LASF landscape architects	A	18.3.22
Landscape Plan Overall Schedule 012	LASF landscape architects	A	18.3.22
<b>Other additional information</b>	<b>Author</b>	<b>Rev</b>	<b>Dated</b>
GEOTECHNICAL REQUESTED INFORMATION – REVISED STABILITY MODELS, File Name: AKL2021-0014_XSD_MJC_MAY22	CMW Geosciences		20 June 2022
GEOTECHNICAL REQUESTED INFORMATION – LONG SECTION, Drawing 05, Sheet A3 L, Project AKL2021-0014	CMW Geosciences	0	8 June 2022

GEOTECHNICAL REQUESTED INFORMATION – Geotechnical Reporting Coverage – Milldale Earthworks Stage 5	CMW Geosciences	2	8 June 2022
GEOTECHNICAL REQUESTED INFORMATION - Document Ref: AKL2021-0014AI Rev 0	CMW Geosciences	0	7 June 2022
'Milldale Stage 5 - Stormwater Design' Correspondence to Council	Woods		1 June 2022
GEOTECHNICAL REQUESTED INFORMATION - Document Ref: AKL2021-0014AH Rev 0	CMW Geosciences	0	30 May 2022
s92 request for further information – matters of clarification	Woods		3 May 2022
s92 request for further information – matters of clarification	Woods		8 April 2022
Response to s92 request for further information	Woods		18 March 2022
Email for additional reasons of consent	Euan Williams, Woods.		28 March 2022
Technical Memo - Size and Distribution of Milldale Neighbourhood Centres	Insight Economics		18 March 2022
GEOTECHNICAL REQUESTED INFORMATION - Document Ref: AKL2021-0014AG Rev 1	CMW Geosciences	1	22 March 2022
Stormwater Design Memo	Woods		22 March 2022
s92 request for further information – matters of clarification	Woods		3 May 2022
s92 request for further information – matters of clarification	Woods		8 April 2022
Response to s92 request for further information	Woods		18 March 2022
Email for additional reasons of consent	Euan Williams, Woods.		28 March 2022
Technical Memo - Size and Distribution of Milldale Neighbourhood Centres	Insight Economics		18 March 2022
GEOTECHNICAL REQUESTED INFORMATION - Document Ref: AKL2021-0014AG Rev 1	CMW Geosciences	1	22 March 2022

- Under section 125 of the RMA, this consent lapses five years after the date it is granted ("the lapse date") unless:



- a. A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or
- b. An application under section 125 of the RMA is made to the Council before the lapse date to extend the period after which the consent lapses and the Council grants an extension.

### **Survey plan approval (s223) conditions**

3. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan(s) titled 'Survey Scheme Plan', prepared by Woods, dated May 2022.
4. That Lot 3001 (Legal Access) be held as to two undivided one-half (1/2) shares by the owners of Lots 41 and 42 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
5. That Lot 3002 (Legal Access) be held as to two undivided one-half (1/2) shares by the owners of Lots 46 and 47 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
6. That Lot 3003 (Legal Access) be held as to two undivided one-half (1/2) shares by the owners of Lots 51 and 52 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
7. That Lot 3004 (Legal Access) be held as to two undivided one-half (1/2) shares by the owners of Lots 69 and 70 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
8. That Lot 3005 (Legal Access) be held as to two undivided one-half (1/2) shares by the owners of Lots 96 and 97 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
9. That Lot 3006 (Legal Access) be held as to two undivided one-half (1/2) shares by the owners of Lots 5005 and 5006 hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
10. That Section 1 SO 67469 (Legal Access) be held as to one undivided one-half (1/2) shares by the owners of Lot 9005 (balance lot) hereon as tenants in common in the said shares and that individual records of title be issued in accordance therewith.
11. That Lot 3007 and Lot 5002 be held in the same Record of Title.
12. The local purpose reserve labelled as Lot 6001 shall be vested in Auckland Council, as Local Purpose (Esplanade) Reserve. Lot 6001 and shall vest free of easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms unless approved by the Parks Planning Team Leader.
13. (Local purpose reserve) The local purpose reserves labelled as Lots 6002, 6003, 6004, 6005 and 6006 shall be vested in Auckland Council as Local Purpose (Drainage) Reserve.

Lots 6002, 6003, 6004, 6005 and 6006 and shall vest free of easements and encumbrances and with no utility devices or structures on the land or on any of its road frontages or berms unless approved by the Parks Planning Team Leader.

14. The roads labelled as Lots 8004, 8005 and 8006 shall be vested in Auckland Council.

Advice Note:

*The consent holder must meet all costs associated with the processing of survey plan and the vesting of the roads and reserve(s).*

*If the consent holder wishes to place infrastructure within the reserves an easement may be required. This requires a s.239 Certificate from the future landowner.*

*Council is to cancel the relevant existing amalgamation conditions on the record of title.*

## **Section 224(c) compliance conditions**

15. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional that all the conditions of subdivision consent Reference SUB60395598 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
16. A consent notice to be issued in relation to any conditions of this consent to which section 221 applies.

### **Geotechnical**

17. Earthworks and the construction of retaining walls must be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional must ensure the works are constructed and otherwise completed in accordance with the recommendations contained within the following Geotechnical Reports prepared by CMW Geosciences:

- a. Milldale - Subdivision Stage 4 Geotechnical Investigation Report, Ref AKL2019-0238AD Rev 0.
- b. Milldale Earthworks 5A – Geotechnical Investigation Report, Ref AKL2021-0014AB Rev 0,
- c. Milldale Earthworks 5B – Geotechnical Investigation Report, Ref AKL2021-0014AE Rev 0 .

The supervising engineer's contact details must be provided in writing to the Council at least two weeks prior to works commencing on site.

18. Certification from a suitably qualified engineering professional responsible for supervising the works must be provided to Council, confirming that the works have been completed in accordance with the geotechnical reports listed in **condition 17** above. Certification must

be provided within ten (10) working days following completion of works. Written certification must be in the form of a Geotechnical Completion Report and must include the following:

- g. A statement of professional opinion for the suitability of the site for the intended development;
- h. Earthworks operations (e.g. filling works, excavations etc)
- i. Testing
- j. Inspections
- k. Certified as-built plans
- l. Confirm soil expansivity and foundation requirements and settlement criteria defined in the Settlement Monitoring Plan (addressing settlement of fills) has been met.

The Geotechnical Completion Report must be to the satisfaction of Council.

### **Utilities**

19. The consent holder shall provide and install an underground electricity supply and underground telecommunications system to serve all lots. The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements.

### **Infrastructure and Services**

#### **Wastewater and water reticulation**

20. The consent holder must design and construct connections to the public wastewater and water reticulation network to serve all lots in accordance with the requirements of the wastewater and water utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided.

#### **Advice Notes:**

- *The requirements of Watercare Approval number RC-118396 dated: 22 Feb 2022 must be met.*
- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare as part of the Engineering Plan Approval Process.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*

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

### **Stormwater reticulation**

21. The consent holder must design and construct connections to the public stormwater reticulation network to service the subdivision in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided.

#### Advice Notes:

- *Acceptable forms of Evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*

### **Public outfalls**

22. The consent holder must design and construct a stormwater outfall structures in accordance with the requirements of the utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided.

#### Advice Notes:

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

## **Stormwater devices**

23. All public stormwater detention basins, rain gardens, treatment and/or attenuation devices (and including the stormwater detention tanks within the JOAL's) shall be designed and constructed in accordance with the "Milldale Stage 5 Infrastructure Report prepared by: Woods, Project Number P20-248, Version V1, dated: 17/01/2022", Woods "Stormwater Design Memo" dated 22 March 2022, Woods correspondence to Council with the subject "Milldale Stage 5 – Stormwater Design", dated 01/06/2022 (all referred to in Condition 1) and Auckland Council Standards.

## **Overland flow Path**

24. The consent holder must construct the overland flow paths as shown on "Milldale Stage 5 Stormwater Overland Flow Path – Overall Plan prepared by: Woods, dwg no: P20-248-3020 to 3023-DR, Rev 3, dated: May 2022" in accordance with the recommendations of the "Milldale Stage 5 Infrastructure Report prepared by: Woods, Project Number P20-248, Version V1, dated: 17/01/2022" to ensure continuity of overland flow is maintained and contained through designed channels, and that the stability of the sites and neighbouring properties is protected.
25. The consent holder must provide an as-built plan prepared by a Licensed Cadastral Surveyor and/ or suitably qualified engineering professional to demonstrate that the completed overland flow path meets the design requirements.

## **Public road construction**

26. The consent holder must design and construct new public roads (Lots 8004, 8005 & 8006) in accordance with the requirements of Auckland Transport. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided.

### Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Construction of public roading requires an Engineering Plan Approval. Departure from Standards may be required where designs do not comply with AT standards.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.*

## Accessways and vehicle crossings

27. The consent holder must design and construct a vehicle accessway on Lots 3001 – 3007 in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided.

### Advice Notes:

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

28. The consent holder must provide new vehicle crossing to serve Lots 3001 – 3007. The crossings must be designed and formed in accordance with the requirements of Auckland Transport. The new crossings must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided.

### Advice Notes:

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*

- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to Vehicle crossing application (Auckland Transport)*
- *Please note that any redundant vehicle crossings are required to be reinstated as berm and/or footpath and the kerbs replaced.*

### **Operation and Maintenance Plan**

29. An Operation and Maintenance Plan shall be provided to and approved by Auckland Council. The Operation and Maintenance Plan shall set out how the stormwater management system (dry basins and rain gardens) is to be operated and maintained to ensure that adverse environmental effects are minimised. The plan shall include:
- a. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process;
  - b. a programme for regular maintenance and inspection of the stormwater management system;
  - c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
  - d. a programme for post storm inspection and maintenance;
  - e. a programme for inspection and maintenance of the outfall;
  - f. general inspection checklists for all aspects of the stormwater management system, including visual checks and
  - g. a programme for inspection and maintenance of any vegetation associated with the stormwater management devices.

### **Operation and maintenance obligations for private asset (*vehicle access and stormwater collection & detention system*) within the shared accessways on Lot 3007 & Lot 3006**

30. The Consent Holder shall provide a copy of the draft land covenant document for the approval of the Auckland Council, Legal team. The draft covenant document shall include provision for the following items:
- a. specifies ownership, operation, and maintenance of the private stormwater systems for the COALs 3006 and 3007;
  - b. specifies responsibilities together with an acceptable method of management of the stormwater systems, and for the raising of funds from shareholders or members from time to time to adequately finance future maintenance and renewal obligations of the stormwater system; and
  - c. specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Manual supplied to Council for the stormwater device and any other relevant consents.

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

### Parks requirements – streetscape and reserves

#### **Street trees and street garden**

33. The consent holder must submit detailed streetscape landscaping plans for rain gardens, street trees and street garden for approval by the Parks Planning Team Leader. The plan(s) must:
- i. Be prepared by a suitably qualified landscape architect.
  - ii. Be in general accordance with the "Milldale Stage 5 - Wainui" Stage 5 Street tree planting detail; prepared by LASF Landscape Architects dated 18/03/2022.
  - iii. Shall include hard and soft landscaping details for accessways.
  - iv. 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 streetlights and other service access points.
  - v. Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights, and vehicle crossings in accordance with the Auckland Transport Code of Practice.
  - vi. Include planting methodology.
  - vii. Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Green Assets and Landscaping.
34. All street landscaping shall be implemented in accordance with the approved Landscape Plans and to the satisfaction of the Parks Planning Team Leader and in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Green Assets and Landscaping, and in particular the following:
- i. The street shall be cleared of any construction material, rubbish, and surplus soil, and shall be maintained in a neat and tidy condition.
  - ii. Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed for approval.
  - iii. Grassing shall only be undertaken when the weather is suitable i.e. mild, dull, and moist, and when the ground is moist and workable.

#### Advice note:

*The consent holder shall apply for a practical completion certificate prior to 224(c) application from the Parks Planner to demonstrate street landscaping has been*



*satisfactorily implemented and to formalise the commencement of the maintenance period.*

**Reserve development - Esplanade Reserve (Lot 6001) and Local Purpose (Drainage) Reserves (Lots 6002, 6003, 6004, 6005 and 6006)**

35. The consent holder shall submit for the approval of the Parks Planning Team Leader final Engineering and Landscape Plans for all hard assets / park furniture / fixtures / planting/ grassing to enable reserve development to be undertaken. The plan(s) and supporting planting methodology must:
- i. Be in general accordance with the “Milldale Stage 5 Wainui” Stage 5 Landscape package prepared by LASF Landscape Architects dated 18/03/2022.
  - ii. Be prepared by suitably qualified person/s
  - iii. Include a Weed Management and Plan detailing weed eradication and control methods prior to and after planting.
  - iv. Identify all new planting to be undertaken on all reserves to be vested including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.
  - v. Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
  - vi. Identify the existing species to be retained.
  - vii. Demonstrate the proposed slopes.
  - viii. Include the location and specifications for a pedestrian walkway.
  - ix. Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Green Assets and Landscaping.
36. All hard and soft landscape works within the reserves shall be implemented in accordance with the approved Landscape and Remediation Plans to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Green Assets and Landscaping, and in particular:
- i. Removal of all organic and inorganic rubbish from the Esplanade Reserve and Local Purpose (Drainage) Reserves;
  - ii. Reserves to be free of possible health and safety hazards such as large holes, and dangerous trees in accordance with the tree/vegetation management plan.
  - iii. Removal of all invasive weed species as listed in the Regional Pest Management Strategy (Auckland Regional Council) which are located within the boundary of reserves.
  - iv. All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mow-able condition, and be weed and rubbish free.

- v. Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
- vi. Topsoil shall be of no less than 100mm depth in grass areas and 400mm depth in planted areas.
- vii. Grassing and planting shall be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull, and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder shall inform the Parks Planning Team leader immediately.
- viii. At practical completion auditing, a chartered professional engineer or Registered Professional Surveyor engaged by the applicant shall provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee shall be supplied for any products where warranties are available or applicable.
- ix. Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Parks Planning Team Leader to their satisfaction, and this indicates the commencement of the maintenance period.

*Advice Note:*

*The consent holder shall apply for a practical completion certificate prior to 224(c) application from the Parks Planner to demonstrate parks and reserves landscaping works have been satisfactorily implemented and to formalise the commencement of the maintenance period.*

## **Maintenance**

- 37. The consent holder shall provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping within the reserves to vest and the streetscape/accessways. The Maintenance Plan must include:
  - i. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
  - ii. 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.
  - iii. Vandalism eradication policies.
- 38. The consent holder shall undertake maintenance, in accordance with the approved Maintenance Plan for a two-year period commencing on the date that the section 224(c) certificate is issued or at the completion of the landscaping works, whichever is the later.

Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period shall be remedied by the consent holder at their expense.

39. If any damage/theft to the planting occurs during within 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.

### **Retaining walls**

40. The consent holder shall certify that any retaining wall(s) and ancillary and supporting structures (except for those retaining walls associated with the dry basin) must be entirely located within private lots and shall be clear of the boundary of the reserve(s). A certificate from a licensed cadastral surveyor shall be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.

### **As-built plans**

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

### **Uncompleted works bond**

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

### **Maintenance bond for reserves and streetscapes**

43. 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 for the reserves and streetscapes from the issue 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. The maintenance bond held will also relate to the implementation

of the tree and vegetation management plan for the existing trees and new planting within the proposed drainage and esplanade reserves which shall be maintained for 5 years.

### Urban Design requirements

#### **Fencing/Retaining Walls/Gates**

44. Prior to commencement of any construction works on site (other than preparatory earthworks), finalised design details of all proposed retaining walls, fencing and gates, including locations, heights, and materials, shall be submitted to Council for written certification. The finalised details shall be consistent with the plans and information referenced at condition 1. The finalised design details certified by Council shall be established to the satisfaction of Council.

*Advice note:*

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

#### **Landscaping plans for COALs 3006 & 3007**

45. Prior the construction of COALs 3006 & 3307 (other than preparatory earthworks), design details of all landscaping planting including locations, heights, and materials, shall be submitted to Council for written certification. The purpose of this condition is to provide appropriate visual amenity of the users of these two long shared accessways. The finalised design details certified by Council shall be established to the satisfaction of Council.

### Consent notice conditions

46. Any buildings erected on the building sites identified on the "Milldale Stage 5 Survey Scheme Plan prepared by Woods, Drawing No P20-048-05-0010-SU, Rev 3, dated May 2022" shall be subject to the requirements of the "Milldale Earthworks Stage 5B Geotech Report prepared by: CMW, ref: AKL2021-0014E Rev.0, dated: 24 May 2021" and any subsequent reports. Copies of the said plan and report(s) will be held at the offices of the Council, Centreway Road, Orewa.
47. Owners of Lots 5006, 5005 and 3006 must own, operate, maintain, and manage the private stormwater system and landscaping within the private access (Lot 3006) in accordance with the requirements of the land covenant registered on the Record of Title.
48. Owners of Lots 5002 and 3007 must own, operate, maintain, and manage the private stormwater system and landscaping within the private access (Lot 3007) in accordance with the requirements of the land covenant registered on the Record of Title.
49. Any fencing, hedging, or planting along boundaries or within 2m of boundaries of reserves and accessways must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m). Landscape planting may be implemented on either side of the fence and must be maintained to ensure 50% visual permeability. This condition applies to all lots

that are adjacent to reserves (Lots 14-24, 41, 42, 46, 47, 51, 52, 56, 57-60, 100-105, 106-111, 5001, 5003, 5004. The Council is exempt from sharing costs.

## Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For more information on the resource consent process with Auckland Council see the council's website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz). General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: [www.mfe.govt.nz](http://www.mfe.govt.nz).*
3. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
4. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
5. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*
6. *It is the responsibility of the consent holder to ensure that all information submitted and assessed as part of the subdivision consent is correct and can be implemented as per the subdivision consent (without requiring additional reasons for consent). Any subsequent approval processes (such as the EPA) do not override the necessity to comply with the conditions of this resource consent.*
7. *The physical works as identified by this consent will require engineering approval to be obtained from the council prior to the commencement of construction. All physical works shall be constructed in accordance with Auckland Council, Auckland Transport and Watercare Standards unless approval is obtained. See the council's website ([www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)) for more information on the engineering approval process, or call (09) 301 0101 and ask to speak to a Development Engineer from your local service centre. In particular the detailed design of the following should be provided:*
  - *proposed roundabouts*

- *Swedish-type raised speed tables*
  - *Parking bays*
  - *Long sections and cross sections of proposed roads to be vested; and*
  - *Vehicle tracking drawing check and design vehicles required by the Transport Design Manual any future road space allocated is not taken from the road corridor.*
8. *If the EPA drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee (TCC) to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to the TCC for review and approval. A copy of the resolution from the TCC must be submitted to the Council prior to applying for a certificate under section 224(c) of the RMA.*

*As part of the application for EPA, a registered engineer shall:*

- *Certify that all public roads and associated structures / facilities or accessways have been designed in accordance with the Transport Design Manual.*
  - *Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.*
  - *Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.*
9. *Should it become apparent during the EPA and/or Building Consent process that a component of the granted resource consent cannot be implemented (e.g., detailed tests for soakage fail to achieve sufficient soakage rates, or sufficient gradients for drainage cannot be achieved in accordance with engineering standards/ bylaws etc), changes to the proposal will be required. This may require either a variation to this subdivision consent (under section 127 of the Resource Management Act 1991) or a new consent.*
10. *Similarly, should the detailed design stage demonstrate that additional reasons for consent are triggered (e.g., after detailed survey the access gradient increases to now infringe or increase an approved infringement to a standard in the plan), a new or varied resource consent is required.*
11. *The EPA forms including fees can be found at the Auckland Council website.*

Delegated decision maker:

Name: Masato Nakamura

Title: Principal Project Lead, Premium Resource Consents

Signed:



Date: 30 June 2022

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## Resource Consent Notice of Works Starting

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

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

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

<b>Signature:</b> Owner / Project Manager (indicate which)	<b>Date:</b>
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Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

### SAVE \$\$\$ minimise monitoring costs!

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