

DRURY EAST STAGE 1 - PROPOSED CONDITIONS OF CONSENT

LAND USE CONSENT (S9)

GENERAL CONDITIONS

Activity in Accordance with Application

1. The consent holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority on the [insert date], and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.
 - Application form and Assessment of Environmental Effects and Statutory Analysis prepared by Barker & Associates Ltd titled “Drury East Stage 1 Precinct – 86 and 94 Fitzgerald Road, 251 and 383 Waihoehoe Road, and 65, 76 and 108 Fielding Road, Drury” and dated November 2021; and
 - The following reports and plans listed at **Attachment 1**.

Lapse of Consent

2. In accordance with clause 37(7) of Schedule 6 to the COVID-19 Recovery (Fast Track Consenting) Act 2020, this consent lapse two years after the date it is granted unless the consent is given effect to.

Monitoring Deposit

3. The consent holder must pay the Auckland Council an initial consent compliance monitoring charge of \$3,000 (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 consents. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, these will be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consents have been met, will Auckland Council issue a letter confirming compliance on request of the consent holder.

Development in Accordance with Design Standard Manual

4. The residential dwellings must be designed and constructed to comply with the ‘Design Standard Manual’ prepared by Barker & Associates Ltd and dated ~~November 2021~~ **May 2022**. **This condition must be complied with on an on-going basis until such time that a lot is rezoned to a residential zone and the new zoning provisions come into effect.**

Advice Note:

Legend

Blue text = Changes in re

Red text = Changes in re

~~Strikethrough text~~ = Text

Purple text = minor corr

Should the Consent Holder not comply with the above condition or seek to develop the lots in a manner that is inconsistent with the approved Design Standard Manual, a variation to this application or 'new' resource consent application will be required. To avoid doubt, any specific variation to these controls will supersede those similar controls specified in the above design standards manual.

PRE-COMMENCEMENT CONDITIONS

Certification of Plans or Further Detail

5. The consent holder must not commence any physical works until it has obtained certification from Auckland Council to the following:
 - (a) A Construction Management Plan (CMP) - see Condition 6;
 - (b) A final Construction Traffic Management Plan (TMP) - see Condition 7;
 - (c) A final Erosion Sediment Control Plan (ESCP) – see Condition 8;
 - (d) A Chemical Treatment Management Plan (CTMP) - see Condition 10;
 - (e) A Construction Noise and Vibration Management Plan (CNVMP) - see Condition 12; and
 - (f) A Fauna Management Plan (FMP) - see Condition 14.

Construction Management Plan

6. The consent holder must prepare and submit a Construction Management Plan (CMP), to the Council for certification. The purpose of the CMP is to detail the management procedures and construction methods to be undertaken in order to avoid, remedy or mitigate potential adverse effects on the environment arising from earthworks and construction works.

The CMP must include the following as applicable to the project or project stage:

- (a) Details of the project manager, including their contact details;
- (b) The location of notice boards that clearly identify the name, telephone number and address for service of the site manager or project manager;
- (c) Construction methodology;
- (d) An outline construction programme of the works;
- (e) Measures to be adopted to maintain the land in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
- (f) Location of workers' offices, conveniences and parking;
- (g) Procedures for avoiding the deposit of soil debris on public roads, and procedures for the removal of soil debris and demolition and construction materials from public roads and places;
- (h) Location and layout of construction yards, including associated buildings, fencing and site access;
- (i) Means of maintaining safety of the general public;
- (j) Environment management; and
- (k) Sediment and erosion control.

Final Construction Traffic Management Plan

7. The consent holder must prepare and submit to Auckland Council a finalised Construction Traffic Management Plan (TMP) in accordance with the draft TMP titled 'Drury East Precinct Construction Traffic Management Plan' and dated 18/11/2021 prepared by Stantec and referenced in Condition 1, and must address the control of the movement of earthmoving vehicles to and from the site.

Advice Note:

The Traffic Management Plan should contain sufficient detail to address the following matters: construction dates and hours of operation; truck route diagrams; temporary traffic management signage; and details of site access / egress over the entire construction period.

Final Erosion Sediment Control Plan

8. The consent holder must prepare and submit a finalised Erosion and Sediment Control Plan (ESCP) in accordance with *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Regional Guidance Document 2016/05 (GD05)*. The plan must contain sufficient details to address the following matters:

- (a) Specific erosion and sediment control measures which are to be utilised during general cut to fill earthworks (location dimensions, capacity), including works near streams and wetlands, in accordance with GD05;
- (b) Supporting calculations and design drawings as necessary;
- (c) Details of construction methods;
- (d) Monitoring and maintenance requirements;
- (e) Catchment boundaries and contour information as necessary; and
- (f) 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 should be limited to the scope of this consent. Any amendments which affect the performance of the ESCP may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to Auckland Council prior to implementation to confirm that they are within the scope of this consent.

9. Within ten (10) working days following implementation and completion of the specific erosion and sediment controls required by the Erosion and Sediment Control Plans referred to in Condition 9 and prior to the commencement of the earthworks activity, the Consent Holder must provide to Auckland Council written certification prepared by a suitably qualified and experienced person confirming that the erosion and sediment control measures have been constructed in accordance with GD05.

Advice Notes:

Certification of the sediment and erosion control structure should contain sufficient details to address the following matters:

- *Details on the contributing catchment area*

- *Retention volume of structure (dead storage and live storage measured to the top of the primary spillway)*
- *Dimensions and shape of structure*
- *Position of inlets/outlets*
- *Details regarding the stabilisation of the structure*

Chemical Treatment Management Plan

10. The consent holder must prepare and submit to Auckland Council a Chemical Treatment Management Plan (CTMP) in accordance with *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Regional Guidance Document 2016/05 (GD05)*. 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 and any other impoundment devices that may be utilised;
- (b) Details of how water pumped from any excavations on site to an impoundment device (if required), will be treated prior to discharge;
- (c) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
- (d) Details of optimum dosage (including assumptions made and details for the methodology used to evaluate optimum dosage);
- (e) Results of the initial chemical treatment trial (bench testing in accordance with GD05);
- (f) A spill contingency plan; and
- (g) Details of the person or bodies that will hold responsibility for operation and maintenance of the chemical treatment system and the organisation structure which will support this stem, throughout the duration of the consent.

11. All sediment retention ponds and any other impoundment devices, must be chemically treated in accordance with the certified Chemical Treatment Management Plan (CTMP) required by Condition 10. All measures required by the CTMP must be put in place prior to commencement of the earthworks activity and be maintained for the duration of the earthworks activity.

Construction Noise and Vibration Management Plan

12. The consent holder must submit a Construction Noise and Vibration Management Plan (CNVMP) to the satisfaction of Auckland Council no less than fourteen (14) days before construction works start on site. The objective of the CNVMP is to identify, require and enable the adoption of the best practicable option to minimise adverse construction noise and vibration effects and to minimise the infringements of Chapter E25 of the Auckland Unitary Plan authorised by this consent. The CNVMP must include details of all proposed screening and mitigation measures to ensure compliance with the project conditions. The CNVMP must be prepared with reference to Annex E of NZS 6803:1999 Acoustics – Construction Noise and must address the following matters as a minimum:

- (a) The consented construction noise and vibration limits for the project;
 - (b) Limitations on working hours;
 - (c) Specifications and requirements for acoustically effective barriers on the boundaries and localised around plant;
 - (d) Minimum separation distances for compliance for all noisy equipment and heavy plant;
 - (e) Details of general noise and vibration mitigation measures available;
 - (f) Details for advising the occupiers of the neighbouring buildings of the works, including timeframes and when the highest noise levels can be expected;
 - (g) Procedures for response to concerns from neighbours and dealing with any complaints;
 - (h) Procedures for any noise and vibration monitoring to be undertaken during the works; and
 - (i) Details for ensuring that contractors and operators on site are aware of the requirement to minimise noise and vibration effects on the neighbouring sites.
13. The consent holder must notify the occupants of all adjacent dwellings within 50m of the site of the works no less than five (5) working days before the start of construction works on site. The advice must be provided in writing and must include:
- (a) A brief overview of the construction works;
 - (b) The working hours and expected duration of the project;
 - (c) The times when the highest noise levels can be expected;
 - (d) The mitigation to be implemented and the availability of monitoring where there are concerns about noise or vibration; and
 - (e) A contact phone number for any concerns regarding noise and vibration.

Fauna Management Plan

14. Prior to the commencement of any vegetation removal works, the Consent Holder must submit to Auckland Council for approval in writing a Fauna Management Plan (FMP) prepared by a suitably qualified and experienced ecologist. The FMP must include the following:
- (a) State the timing for implementation of the program that will be undertaken in suitable seasonal and climatic conditions.
 - (b) Describe the measures to reduce the effect on bats, birds and lizards (and a copy of the appropriate wildlife permit if required).
 - (c) State the ecologist and their contact details to manage the implementation of the program.
 - (d) Describe where the captured fauna is to be relocated to, including the locality and nature of habitat to be created (if applicable), and any follow up monitoring/management as required to ensure success of translocation; if required, the nature of the fauna protective fencing when and where it is to be erected, and what herpetofauna landscaping mitigation is to be undertaken if required.

Retaining Walls

15. Prior to construction commencing, the consent holder must submit detailed designs (including materials and colour finish) of retaining structures fronting onto public roads (including roads to vest). This must include details around how direct pedestrian access will be provided between each individual lot and street frontage where a retaining structure is proposed.

Stormwater Outfall and Erosion Control Measures

16. The stormwater outfall structures and erosion control measures must be designed and constructed to comply with standard E3.6.1.14 of the Auckland Unitary Plan (Operative in Part) and to achieve the following:
- (a) Energy dissipation and/or erosion is required and must not exceed 5m in length within the stream bed, either side of the extended structure.
 - (b) During construction bed disturbance upstream or downstream of the structure must not exceed 10m either side, excluding the length of the structure.
 - (c) The structure must not cause more than minor bed erosion, scouring or undercutting immediately upstream or downstream.
 - (d) Construction material and ancillary structures must be removed from the bed following completion of the activity.

Pre-start Meeting

17. Prior to the commencement of the earthwork's activity, the consent holder must hold a pre-start meeting that:
- (a) Is located on the subject site;
 - (b) Is scheduled not less than five (5) days before the anticipated commencement of any enabling works, construction and/or earthworks;
 - (c) Includes the relevant Auckland Council representative(s); and
 - (d) Includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions.

The purpose of the meeting is to discuss the erosion and sediment control measures, earthworks methodologies, stormwater management, relevant management plans, timeframes for the work and to 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;
- Name and contact details for key contractors and suitably qualified professionals (as required);
- Resource consent conditions;
- The finalised Erosion and Sediment Control Plan (ESCP) required to under Condition 8;

- The Chemical Treatment Management Plan (CTMP) required by Condition 10;
- Construction Noise and Vibration Management Plan (CNVMP) required by Condition 12;
- Fauna Management Plan (FMP) required by Condition 14;
- Construction Traffic Management Plan (TMP) required by Condition 7;
- Construction Management Plan (CMP) required by Condition 6; and
- Confirmation from consultant acting for consent holder that contractor's Public Liability cover, and Health & Safety Plan / policy have been viewed and found satisfactory.

Advice Note:

To arrange the pre-construction meeting please contact Auckland Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz. The conditions of consent should be discussed at this meeting. All information required by Auckland Council and listed in that condition should be provided 2 days prior to the meeting.

Cultural Monitoring

18. The consent holder must undertake consultation with representatives of Ngāi Tai ki Tāmaki, Ngāti Tamaoho, Ngaati Whanaunga, Te Akitai Waiohua, Ngati Paoa and Ngāti Te Ata in respect of their request to undertake cultural monitoring, Karakia and other such religious or cultural ceremonies where appropriate, associated with the following milestones:
- (a) Pre-start meeting
 - (b) Following the completion of pre-commencement works;
 - (c) Implementation of sediment control measures; and
 - (d) Prior to completion of bulk earthworks across the site.

DURING CONSTRUCTION CONDITIONS

19. The consent holder must maintain and implement the certified CMP, TMP, CTMP, CNVMP, FMP and the ESCP) throughout the entire earthworks and construction period. Any proposed changes to a certified CMP, TMP, CTMP, CNVMP, FMP or ESCP must be prepared using the process set out in the certified plan and submitted to Auckland Council for certification. Such certification must be obtained before the amended management plan is implemented.

Construction Noise

20. All construction work must only take place between the hours of 07:30 to 18:00, Monday to Saturday. No noisy works will be undertaken on Sundays or public holidays. These restrictions do not apply to quiet works such as painting, internal fit out, electrical work, planting, site preparation and pack down, and staff briefing/debriefs.
21. Construction works must be designed and undertaken to ensure that noise from the site does not exceed limits of 70 dB LAeq and 85 dB LAmx between 07:30 and 18:00, Monday to Saturday when measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction noise. Exceptions to these limits are displayed in the following table.

Address	Noise limit LAeq	Noise limit LAmax
319 Waihoehoe Road	77 dB	90 dB
111 Fielding Road	73 dB	90 dB

Geotechnical

22. The consent holder must engage an engineer who is familiar with Geotechnical Investigation Report by Aurecon New Zealand Limited referred to in Condition 1 to monitor all excavations, retaining and foundation construction. The supervising engineer's contact details must be provided in writing to Auckland Council at least two weeks prior to earthworks commencing on site.
23. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.
24. Any required retaining walls and/or temporary stabilising works must be constructed in a timely manner under engineering design and supervision. The consent holder must ensure that all necessary approvals for retaining walls are obtained and that sufficient resources are available to construct the required retaining walls as directed by the geotechnical engineer, prior to commencement of any significant excavation works.

Seasonal Restriction

25. 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 Auckland Council. All requests must be renewed prior to the approval expiring and no works must occur until written approval has been received from Auckland 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 Auckland Council upon written notice to the consent holder.

Erosion and Sediment Control

26. The earthworks must be undertaken in accordance with the plans and information referenced in Condition 1.
27. There must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and earthworks activity other than those prescribed in the civil engineering drawings listed in Condition 1. All materials and equipment must be stored within the subject site's boundaries
28. There must be no airborne or deposited dust beyond the subject site as a result of the earthworks and construction activity, that in the opinion of the Council, is noxious, offensive or objectionable.

Advice Note:

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

- *stopping of works during high winds*
- *watering of haul roads, stockpiles and manoeuvring areas during dry periods*
- *installation and maintenance of wind fences and vegetated strips*
- *grassing or covering of stockpiles*
- *retention of existing shelter belts and vegetation*
- *positioning of haul roads, manoeuvring areas and stockpiles or the staging of works (in relation to sensitive receptors such as dwellings)*

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

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

It is recommended that potential measures as discussed with the Council who will guide you on the most appropriate approach to take. Please contact the Council at monitoring@aucklandcouncil.govt.nz for more details. Alternatively, please refer to the Ministry for the Environment publication “Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions”.

29. All earthworks must be managed in accordance with permit [permit number XXXXXX] to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from beyond 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.

Advice Note:

All earthworks must be undertaken to ensure that all potential sediment discharges are appropriately managed. Such means and measures may include:

- *Catchpit protection*
- *Run-off diversions*
- *Sediment retention ponds*
- *Silt and sediment traps*
- *Decanting earth bunds*
- *Silt fence*

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

*at monitoring@aucklandcouncil.govt.nz for more details. Alternatively, please refer to Auckland Council's guideline document *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, 2016/005*.*

30. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the Erosion and Sediment Control Plan in Condition 8 must be maintained throughout the duration / each stage 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.

Advice Note:

As a guide, maintenance of the erosion and sediment control measures should seek to ensure that the accumulated sediment be removed from sediment retention devices prior to reaching 20% storage live storage capacity. Sediment removed from treatment devices should be placed on stable ground where it cannot re-enter the device or be washed into any watercourse.

31. Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance. The site manager (or equivalent) will need to ensure regular inspections of these measures, and particularly within 24 hours after any rainstorm event. Where it is identified that erosion and sediment control measure have become ineffective and maintenance is required, the Council should be contacted on 09 301 0101 or email monitoring@aucklandcouncil.govt.nz.
32. Notice must be provided to the Council at least two (2) working days prior to the removal of any erosion and sediment control works specifically required as a condition of resource consent or by the Erosion and Sediment Control Plans referenced in Condition 8.
33. All decanting earth bunds (DEBs) utilised during earthworks must be designed to ensure that they:
- (a) have a two percent storage capacity, being at least two cubic metres of impoundment volume for every 100m² of contributing catchment;
 - (b) have a level invert and two layers of geotextile covering and pinned securely to the emergency spillway to prevent erosion;
 - (c) Use floating decant devices that discharge at a rate of 3 litres per second, per hectare of contributing catchment;
 - (d) All DEBs must be chemically treated in accordance with the Chemical Treatment Management Plan required under Condition 10.

Advice Note:

*The DEBs should be constructed in accordance with Auckland Council's guideline document *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, 2016/005*.*

34. Within ten (10) working days following the completion or abandonment of earthworks on the subject site all areas of bare earth must be permanently stabilised against erosion in accordance with Auckland Council Guideline Document 2016/005 *Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region*.

Dust

35. During earthworks all necessary action must be taken to minimise dust generation and sufficient water must be available and used where needed to dampen exposed soil, and/or other dust suppressing measures must be available to minimise dust formation and discharge beyond the boundary.

Flooding

36. The consent holder must ensure that development is avoided within the 1 in 100 year ARI floodplain, unless as provided for in the plans and information referenced in Condition 1.
37. The consent holder must ensure the development does not result in an increase in flood risk on properties upstream or downstream of the site.
38. The consent holder must ensure that that detailed design is completed in accordance with Auckland Council Code of Practise Version 3 including climate change provisions.

Archaeological Monitoring

39. The consent holder must engage a suitably qualified archaeologist during the earthwork operations authorised under this consent to monitor the earthworks within the estimated alignment of R12/1122 and for the area where it is considered possible that subsurface remains associated with the New Zealand War period may be present as shown in the archaeological assessment referenced in Condition 1.

Accidental Discovery Protocol

40. In the event works expose suspected archaeological remains, the Auckland Unitary Plan (Operative in Part) Accidental Discovery Rule (Standards E11.6.1 and E12.6.1) apply if an Archaeological Authority from Heritage New Zealand is not otherwise in place.

Advice Note:

The Heritage New Zealand Pouhere Taonga Act (HNZPTA) 2014 provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. It is an offence under this Act to destroy, damage or modify any archaeological site without an authority from Heritage New Zealand Pouhere Taonga. An archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand.

Archaeological features cover the whole spectrum of past human activity. They may include sites of Maori origin such as shell middens, hangi or ovens, moa hunting sites, earthworks associated with pa sites or kainga, pit depressions, defensive ditches, artefacts, or koiwi tangata (human skeletal remains), etc. They also include 19th century building foundations, wells and cesspits, rubbish dumps of pottery and glass bottles or other artefacts, transport and infrastructure remains such as bridges, dams and old railways, sites of industrial activity such as pottery kilns, mining, sawmills etc. In the coastal area shipwrecks, wharf remains, whaling sites or other marine structures may be archaeological sites. For guidance and advice on archaeological assessments, obtaining an authority to modify under the HNZPTA and managing the discovery of archaeological features contact Heritage New Zealand Pouhere Taonga on 09 307 9920.

STORMWATER DISCHARGE PERMIT (S15)

GENERAL CONDITIONS

Activity in Accordance with Application

1. The discharge must proceed in general accordance with the information and plans submitted with the application formally received by the Environment Protection Agency on [insert date], including all supporting additional information submitted. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent prevail.
 - Application form and Assessment of Environmental Effects and Statutory Analysis prepared by Barker & Associates Ltd titled “Drury East Stage 1 Precinct – 86 and 94 Fitzgerald Road, 251 and 383 Waihoehoe Road, and 65, 76 and 108 Fielding Road, Drury” and November 2021 and
 - The following reports and plans listed at **Attachment 1**

Duration

2. Stormwater diversion and discharge permit [insert permit no] must expire 35 years from the decision unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

PRE-COMMENCEMENT CONDITIONS

Pre-construction meeting

3. A pre-construction meeting must be held by the consent holder, prior to commencement of the construction of any stormwater devices onsite, that:
 - (a) is arranged five working days prior to initiation of the construction of any stormwater devices on the site;
 - (b) is located on the subject area;
 - (c) includes representation from Auckland Council; and
 - (d) includes representation from the site stormwater engineer (or) contractors who will undertake the works and any other relevant parties.

The following information must be made available before or at the meeting:

- (e) timeframes for key stages of the works authorised under this consent;
- (f) contact details of the site contractor and site stormwater engineer; and
- (g) construction plans approved (signed/stamped) by Auckland Council.

Advice Note:

To arrange the pre-construction meeting required by this consent, please contact Auckland Council on email at monitoring@aucklandcouncil.govt.nz.

41. Remedial earthworks must be undertaken in accordance with the Contaminated Site Management Plan and Remediation Action Plan, Fulton Hogan Land Development Limited, prepared by Aurecon New Zealand Limited, dated 15 November 2021 (‘the CSMP and RAP’). Any

proposed variations to the CSMP and RAP must be submitted to Auckland Council for certification that it appropriately minimises the risks posed by actual and potential soil contamination and is within the scope of this consent.

Advice Note:

The CSMP and RAP is intended to provide flexibility of the management of the works and contaminant discharges. Accordingly, the SMP and RAP may need to be updated following the results of the additional soil sampling. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact Auckland Council.

DURING CONSTRUCTION CONDITIONS

Earthworks, erosion and sediment controls

4. All excavation in the work areas must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from the subject site to either land, stormwater drainage systems, wetlands, watercourses or receiving waters.

Erosion and sediment controls must be installed along the boundaries of the disturbance areas in accordance with the CSMP and RAP, referenced in **Condition 1**. The excavation areas must be dampened during the day to suppress the generation of dust during the works. Filter cloths or cover mats must be installed over the stormwater cesspits in the vicinity of the excavation areas. Vehicles must be inspected prior to leaving the works area and wheels brushed/cleaned as required to avoid the potential for sediment to leave the site on vehicle tyres and enter the existing stormwater system.

Advice Note:

Discharge from the site includes the disposal of water (e.g. perched groundwater or collected surface water) from the land-disturbance area.

Stormwater Code of Practice – Version 3

5. Prior to the construction of any stormwater devices, the stormwater design and devices must be updated to comply with Auckland Council's Stormwater Code of Practice – Version 3 and provided to Auckland Council for certification. The consent holder must obtain written certification from Auckland Council that the stormwater devices comply with Auckland Council's Stormwater Code of Practice – Version 3 prior to construction.

Disposal of Soils/Contaminated Materials

6. In the event of the accidental discovery of contamination during earthworks which has not been previously identified, the consent holder must immediately cease the works in the vicinity of the contamination hotspot and notify Auckland Council and engage a suitably qualified and experienced contaminated land practitioner (SQEP) to assess the situation (including possible sampling and testing) and decide in conjunction with Auckland Council on the best option for managing the material.
7. The soils and/or fill material identified for off-site disposal must primarily be loaded directly into trucks and must be covered during transportation off site. Stockpiling of the excavated material must be avoided. If required, temporary stockpiles of material free from separate phase

hydrocarbons or odorous petroleum hydrocarbons must be located on an impermeable surface within an area protected by erosion and sediment controls and be covered with tarpaulins anchored at the edges outside working hours and during periods of heavy rain. Stockpiling of material containing separate phase hydrocarbons or odorous petroleum hydrocarbons must not take place.

8. The soils and/or fill material identified for off-site disposal must be disposed of to an appropriate facility licensed to accept the levels of any identified contamination.
9. All onsite reuse of contaminated soils must be undertaken in accordance with the CSMP and RAP.
10. The consent holder must ensure that the contamination level of any soil imported to the site complies with the definition of 'Cleanfill material', as set out in the AUP(OP).
11. All sampling and testing of contamination on the site must be overseen by a SQEP. All sampling must be undertaken in accordance with the Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils (Ministry for the Environment, revised 2021).

Discharge/Disposal of Perched Groundwater or Surface Water

12. Any perched groundwater, or surface run-off water encountered within the excavation area requiring removal must be considered potentially contaminated, and must either:
 - (a) Be disposed of by a licenced liquid waste contractor; or
 - (b) Pumped to sewer, providing the relevant permits are obtained; or
 - (c) Discharged to the stormwater system or surface waters provided testing demonstrates compliance with the Australian and New Zealand Environment Conservation Council (ANZECC) Guidelines for Fresh and Marine Water Quality (2000) for the protection of 80 percent of freshwater species, with the exception of benzene where the 95 percent protection level must apply, and that it is free from petroleum hydrocarbons.

Stormwater Outfall and Erosion Control Measures

13. The stormwater outfall structures and erosion control measures must be designed and constructed to comply with standard E3.6.1.14 of the Auckland Unitary Plan (Operative in Part) and to achieve the following:
 - (a) Any required erosion or scour management works must not exceed 5m in length, either side of the extended structure.
 - (b) During construction bed disturbance upstream or downstream of the structure must not exceed 10m either side, excluding the length of the structure.
 - (c) The structure must not cause more than minor bed erosion, scouring or undercutting immediately upstream or downstream.
 - (d) Construction material and ancillary structures must be removed from the bed following completion of the activity.

Stormwater management works

14.  The management of stormwater shall be in accordance with the Drury East Precinct Stormwater Management Plan (June 2021) and the following design requirements and must be completed prior to discharge commencing from the site.

Works to be undertaken	Catchment area: impervious	Design requirement(s)
<p>Bioretention (swale and raingarden) areas communal and distributed will service the impervious areas within the road reserve and trafficable, impervious areas from private lots</p> <p>Inert materials will be used for building construction</p> <p>Planting to bioretention areas will be completed in accordance with Auckland Raingarden construction guide</p>	<p>Bioretention (swale and raingarden) areas communal and distributed will service the impervious areas within the road reserve and trafficable, impervious areas from private lots</p>	<p>The design will be completed in accordance to but not limited by the following documents:</p> <p>Auckland Council Code of Practice for Land Development and Subdivision, Chapter 4 – Stormwater</p> <p>Auckland Council Technical Publication GD-01, Stormwater Management Devices: Design Guidelines Manual</p> <p>Auckland Council Technical Publication GD-04, Water Sensitive Design for Stormwater</p> <p>Auckland Council Technical Publication TP108, Guidelines for stormwater runoff modelling in the Auckland Region</p> <p>Auckland Council Technical Report 2013/035 Auckland Unitary Plan stormwater management provisions: Technical basis of contaminant and volume management requirements</p> <p>Auckland Council Technical Report 2013/018 Hydraulic Energy Management: Inlet and Outlet Design for Treatment Devices</p>

Activity/landuse	Design Requirement			 Practical Options for Stormwater Management
	Water quality treatment	Hydrological mitigation	Flooding and Overland Flows	

Private land (Residential)	 based treatment in accordance with SMP Table 12	SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1	<ul style="list-style-type: none"> • Maintain sub-catchment drainage paths where possible and/or provide area reduction or flow controls where required to limit flows to sensitive receiving tributaries. • Maintenance of similar surface water catchments into the wetlands, ensuring the hydraulic neutrality of wetlands between pre and post development • Pass forward flood flows (no attenuation required) 	<ul style="list-style-type: none"> • Buildings to use inert building materials for building roofing, spouting, external wall cladding and architectural and external walls, and to have rainwater harvesting tanks • Private trafficked impervious surfaces to use catchpits with a grate, sump volume and submerged outlet at a minimum for water quality, supplemented with tanks for hydrological mitigation. <p>Alternatives include proprietary treatment devices or bioretention devices such as raingardens and tree pits, which will be supplemented with tanks for hydrological mitigation (where this is not already achieved in the device).</p>
Road corridors Reserves 	Treatment to GD01 for all roads			<ul style="list-style-type: none"> • Distributed (at-source) bioretention devices • Communal bioretention devices with gross pollutant pre-treatment where practicable.

Advice Note:

The final design details for the stormwater management works will need to be submitted and approved at building consent stage.

Minor modifications approval

15. In the event that any minor modifications to the stormwater management system are required, that will not result in an application under section 127 of the RMA, the following information must be provided:

- (a) Plans and drawings outlining the details of the modifications; and
- (b) Supporting information that details how the proposal does not affect the capacity or performance of the stormwater management system.

All information must be submitted to, and approved by Auckland Council, prior to implementation.

Advice Note:

All proposed changes must be discussed with Auckland Council, prior to implementation. Any changes to the proposal which will affect the capacity or performance of the stormwater management system will require an application to Auckland Council under section 127 of the RMA.

POST-CONSTRUCTION CONDITIONS

42. Within three months of the completion of remedial works on the site, a Site Validation Report (SVR) must be submitted to Auckland Council for certification. The SVR must be prepared by a SQEP in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, revised 2021)2021) and contain sufficient detail to address the following matters:

- a summary of the works undertaken, including a statement confirming whether the excavation of the site has been completed in accordance with the approved Assessment of Environmental Effects and Environmental Management Plan;
- a statement on the compliance with the Remedial Action Plan during the works (if required);
- the location and dimensions of the excavations carried out, including a relevant site plan;
- a summary of any testing undertaken, including tabulated analytical results, and interpretation of the results in the context of the contaminated land rules of the ACRP:ALW;
- copies of the disposal dockets for any material removed from the site;
- records of any unexpected contamination encountered during the works and the measures employed to manage the contamination found, if applicable;
- details regarding any complaints and/or breaches of the procedures set out in the RAP and the conditions of this consent;
- details of the validation sampling undertaken on materials re-used on site; and
- a description of additional monitoring undertaken (if applicable).

Certification of stormwater management works (as-builts)

16. As-Built certification and plans of the stormwater management works, which are certified (signed) by a Chartered Professional Engineer as a true record of the stormwater management system,

must be provided to Auckland Council for approval **within 20 working days** of the completion of the stormwater management works.

17. The As-Built plans must display the entirety of the stormwater management system, and must include:
 - (a) the surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum;
 - (b) location, dimensions and levels of any overland flowpaths including cross sections and long sections;
 - (c) plans and cross sections of all stormwater management devices, including confirmation of the Water Quality Volume, storage volumes and levels of any outflow control structure;
 - (d) documentation of any discrepancies between the design plans and the As-Built plans approved by the Modifications Approval condition.

Operation and maintenance plan

18. An Operation and Maintenance Plan must be submitted to Auckland Council for approval **within 20 working days** of the completion of the stormwater management works.
19. The Operation and Maintenance Plan must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The plan must include (where relevant):
 - (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) general inspection checklists for all aspects of the stormwater management system, including visual checks; and
 - (f) a programme for inspection and maintenance of vegetation associated with the stormwater management devices.
 - (g) a copy of any current maintenance contract.
 - (h) Typical operation and maintenance practices for the suite of stormwater management devices to be constructed on the private lots.
20. The stormwater management system must be managed in accordance with the approved Operation and Maintenance Plan.
21. Any amendments or alterations to the Operation and Maintenance Plan must be submitted to, and approved by Auckland Council, in writing prior to implementation.

22. The Operation and Maintenance Plan must be updated and submitted to Auckland Council for approval, upon request.

Maintenance Contract

23. A written maintenance contract for the on-going maintenance of the device(s) must be entered into with an appropriate stormwater management system operator, prior to the operation of the proprietary stormwater management device(s). A written maintenance contract must be in place and maintained for the duration of the consent.

24. A signed copy of the contract required must be forwarded to Auckland Council **within 20 working days** of the completion of the stormwater management works.

25. A copy of the current maintenance contract must be provided to Auckland Council upon request throughout the duration of the consent.

Maintenance Report

26. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, must be retained

27. A maintenance report must be provided to Auckland Council on request.

28. The maintenance report must include the following information:

- (a) details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;
- (b) details of any maintenance undertaken; and
- (c) details of any inspections completed.

STREAMWORKS CONSENT (S13)

GENERAL CONDITIONS

Activity in Accordance with Application

1. The stream works must proceed in general accordance with the information and plans submitted with the application formally received by the Environment Protection Agency on [insert date], including all supporting additional information submitted. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent prevail.
 - Application form and Assessment of Environmental Effects and Statutory Analysis prepared by Barker & Associates Ltd titled “Drury East Stage 1 Precinct – 86 and 94 Fitzgerald Road, 251 and 383 Waihoehoe Road, and 65, 76 and 108 Fielding Road, Drury” and dated November 2021; and
 - The following reports and plans listed at **Attachment 1**.

Duration

1. The streamworks permit [permit number XXXXX] must expire 35 years from the decision unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

PRE-COMMENCEMENT CONDITIONS

Certification of Plans or Further Detail

3. The consent holder must not commence any streamworks activity until it has obtained certification from Auckland Council to the following:
 - (a) Streamworks Management Plan - see Condition 4;
 - (b) Final Stream and Wetland Restoration Plan - see Condition 5;
 - (c) Native Freshwater Habitat Assessment- see Condition 6; and
 - (d) Native Freshwater Fish Relocation Plan- see Condition 7

Streamworks Management Plan

4. Prior to streamworks commencing for each stage, a Streamworks Management Plan must be prepared and submitted to Auckland Council. No streamworks activity on the subject site for each stage, must commence until confirmation from Auckland Council is provided that the Streamworks Management Plan is satisfactory. This plan must include but not be limited to:
 - (a) Detail for the specific methodologies for reclamation, diversion, channel clearance, removal and construction of structures for each stage of the works;
 - (b) Pest management details for removal of aquatic pest species;
 - (c) Timing and duration;
 - (d) Damming and diversion methodology;
 - (e) Dewatering details;
 - (f) Location and specification of erosion and sediment controls; and

- (g) Monitoring and maintenances requirements;

Final Stream and Wetland Restoration Plan

5. Prior to the reclamation of any streams or associated vegetation removal, a final Stream and Wetland Restoration Plan is to be prepared and submitted to Auckland Council for approval. The Final Stream and Wetland Restoration Plan must be in general accordance with Ecology Assessment referenced in Condition 1, and include detail regarding the following, but is not limited to:
 - (a) The identification and description of all watercourses to be restored;
 - (b) Timing, staging and programme of works;
 - (c) Stream restoration design details identifying all elements of the activities authorised by this consent and their associated locations. The plans must show the length of stream to be ecologically enhanced and indicative locations or frequency of meanders, boulder clusters, root wads, woody debris and bank regrading as well as clearly depicting the widths of all riparian margins and representative stream cross-section and long-section plans;
 - (d) Details of the timing of when enhancement works will be undertaken, such that all enhancements are undertaken within two years of the associated impact occurring;
 - (e) Methods to ensure fish passage is improved;
 - (f) Plans identifying all areas where riparian planting will be carried out;
 - (g) A list of plant species, numbers to be planted, their common and botanical names, method of planting, planting locations, eco-sourcing details and densities;
 - (h) Details of all planting specifically required as compensation for stream loss.
 - (i) Details of all planting not specifically required for stream restoration.
 - Goals and targets the restoration actions should reach and the appropriate timeframes for those goals and targets;
 - (j) A Wetland Restoration Plan including but not limited to:
 - A plan showing the location and extent of the proposed planting of the Wetland
 - Appropriate species list including planting densities and planting methodologies.
 - Site preparation details with specific reference to the approaches proposed within the wetland.
 - (k) All planting must be consistent in accordance with the Auckland Regional Council Riparian Zone Management Strategy for the Auckland Region, Technical Publication 148, June 2001 (TP148) & AUP OP Appendix 16 – Guideline for Native Revegetation Planting.
 - (l) A monitoring and maintenance plan to ensure that the outcomes proposed will be achieved.

Native Freshwater Habitat Assessment

6. Prior to commencing any instream works the consent holder must submit a Native Freshwater Habitat Assessment that has been prepared by a suitably qualified and experienced freshwater

ecologist. The purpose of the Native Freshwater Habitat Assessment is to determine the requirement for a Native Freshwater Fish Relocation Plan (Condition 9).

7. If the Native Freshwater Habitat Assessment concludes that there is habitat present capable of supporting native fish, the consent holder must submit a Native Freshwater Fish Relocation Plan to Auckland Council for certification. The Native Freshwater Fish Relocation Plan must include the following detail:
 - (a) The timing, duration and methodologies used for fish capture and transportation;
 - (b) Specific measures for ensuring fish elsewhere in the catchment do not enter the works area;
 - (c) A description and assessment of the quantum and availability of suitable aquatic quality habitat at the relocation site; and
 - (d) The names, experience and qualifications (including any necessary permits) of those involved in undertaking the fish relocations.

Fish Relocation

8. If a Native Freshwater Fish Relocation Plan is required under Condition 7, prior to the dewatering of any watercourses, a suitably qualified and experienced ecologist must be appointed to implement the Native Freshwater Fish Relocation Plan. The Native Freshwater Fish Relocation Plan must be implemented prior to any streamworks commencing, and the appointed ecologist must be on site during dewatering activities to rescue and relocate any native fish present.

Pre-start Meeting

9. Prior to the commencement of streamworks activity, the consent holder must hold a pre-start meeting that:
 - (a) is located on the subject site;
 - (b) is scheduled not less than five days before the anticipated commencement of streamworks;
 - (c) includes relevant Auckland Council representative(s); and
 - (d) includes representatives from the contractors who will undertake the works.

The meeting must discuss the streamworks methodologies 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.
- Streamworks Management Plan required under Condition 4;
- Final Stream and Wetland Restoration Plan required under Condition 5;
- Native Freshwater Habitat Assessment required under Condition 6; and
- Native Freshwater Fish Relocation Plan if required under Condition 7.

A pre-start meeting must be held prior to the commencement of any streamworks activity in each period between October 1 and April 30 that this consent is exercised.

WORKS IN PROGRESS CONDITIONS

10. All streamworks must be undertaken in accordance with the approved Streamworks Management Plan for each stage.
11. At least 1,581m lineal metres of stream will be restored across the site in accordance with the Final Stream and Wetland Restoration Plan. This includes at least 666m in order to mitigate stream habitat loss within the site.

Seasonal Restrictions and Monitoring

12. No streamworks on the site must be undertaken between 30 April and 1 October in any year, without the prior written approval of Auckland Council at least two weeks prior to 30 April. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in GD05 and any amendments to this document.
13. The operational effectiveness and efficiency of any erosion and sediment control measures must be maintained throughout the duration of streamworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to Auckland Council upon request.
14. Any sediment or material excavated from the bed of the stream must be stockpiled outside the 100 year flood plain area and managed with appropriate erosion and sediment control measures in accordance with Auckland Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).
15. All areas of exposed earth, including the stream bed, must be stabilised in accordance with Auckland Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) at any time works are required to stop due to rainfall

Operation of machinery

16. All machinery must be operated in a way, which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during stabilisation and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body such that any spillage can be contained so it does not enter the watercourse associated with this consent. The use of grouts and concrete products must also be limited adjacent to the watercourse with all mixing of products carried out outside the 100 year floodplain area such that any spillage can be contained so it does not enter the watercourses associated with this consent. In the event that any discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified.
17. All pumps used to dewater or divert stream flow must have a fish screen installed to prevent fish from entering the pump.
18. The consent holder must ensure that all machinery operates from the stream banks at all times. No machinery may enter the wetted cross section of the bed of any stream to be retained or any stream prior to reclamation.
19. The consent holder must ensure that all exposed work areas associated with the stream works, including the bed and banks of the stream and any adjacent overland surface flow paths (for

normal flows at the time of year the works are undertaken) are stabilised at the end of each construction day.

Fish passage

20. All structures (including new culvert structures) located within, on, or over the bed of a stream must provide for fish passage in accordance with NIWA 2018 New Zealand Fish Passage Guidelines For Structure up to 4 metres, or any amendment to this document in the design, and the National Environmental Standards for Freshwater 2020 (NESF) regulations relating to fish passage (Part 3 – Subpart 3).

Inspection after rainstorm event

21. The sediment and erosion controls at the site of the works must be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the erosion and sediment controls. A record must be maintained of the date, time and any maintenance undertaken in association with this condition which must be forward to Auckland Council on request.

Construction of new stream channels

22. The new stream channel shall be constructed under the supervision of a suitably qualified and experienced freshwater ecologist to ensure the proposed stream design including the anticipated instream habitat features are achieved.
23. Stream construction and riparian enhancement planting shall be undertaken onsite and in accordance with the approved Stream and Wetland Restoration Plan referred to in condition 5 and shall include:
 - (a) Construction of new stream reaches must be undertaken in such a way as to create:
 - i. Visual and functional consistency with any natural sections of stream which remain (including enhanced reaches);
 - ii. Landform and watercourse which appears natural;
 - iii. A meandering channel with riffle, run and pool habitats (where possible);
 - iv. Erosion resistant banks;
 - v. Variation in bank slopes, ranging from supported but undercut banks to shallow “beach” areas. Undercut and vertical banks to be created using stable natural materials such as stumps, logs or rocks;
 - vi. Variable widths and depths within the channel both longitudinally (down the stream) and laterally (across the stream) as well as creating an overall narrower channel to reduce dewatering during times of low flow;
 - vii. A floodplain established by creating gently sloping banks extending out from the main channel designed to provide for flood flows;
 - viii. Areas of riparian habitat which are suitable for restoration planting in accordance with the Stream and Wetland Restoration Plan, including an average width of 10m from each side of the channel for intermittent streams and 20m from each side of the channel for permanent streams where possible and practicable.

(b) Enhanced reaches:

- i. Any reaches to be enhanced will be constructed so as to appear indistinguishable from the new stream reaches. The objectives set out above must apply.

Advice Note:

It is not always possible to create riffle habitat across reaches with low gradient change, such as those which occur across some parts of the site. A riffle is where the water flowing in the channel is shallow and fast, with a wavy, disturbed water surface. Pools begin where the fast-flowing water has carved sediment at the bottom and sides, making it deeper and wider. Pools slow down the rate of flow. In runs, water is relatively deep (like pools), but fast flowing (like riffles) with a uniform flow rate and a smooth water surface. The normal sequence in streams is riffles (straight), pools (curved) and runs (after the curve).

Wetland Enhancement

24. No physical works are proposed within the wetland on the site. Rather, enhancement will be limited to restoration planting and buffering from surrounding land uses.

POST-CONSTRUCTION CONDITIONS

Completion Report

25. Written confirmation must be provided to Auckland Council, within 30 days of all the riparian planting and wetland restoration work being implemented and completed, confirming whether the works have been completed in accordance with the approved Stream and Wetland Restoration Plan referred to in Condition 5.

Maintenance of riparian planting and wetland revegetation

26. Maintenance in accordance with the Stream and Wetland Restoration Plan certified in Condition 5 must occur until 80% canopy closure has occurred and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. The maintenance period must be a minimum of five (5) years and must commence once the completion report has been approved by Auckland Council in accordance with Condition 25 above. Plant maintenance includes the ongoing replacement of plants that do not survive.

Riparian and wetland revegetation areas to be protected

27. Within three months of the completion of the streamworks, and prior to any application for the approval of a survey plan under section 223 or 224 of the Resource Management Act for subdivision of the site relating to the local purpose (esplanade) reserve, the consent holder must provide supporting evidence to Auckland Council to confirm that the protection in perpetuity measure has been enacted and sufficient to:

- (a) Secure the protection in perpetuity of the areas of riparian and wetland planting as specified in the conditions of this consent.
- (b) Require the Consent Holder to:
 - (i) be responsible for all legal fees, disbursements and other expenses incurred by Auckland Council in connection with the legal mechanism, and procure its solicitor to give an undertaking to Auckland Council for payment of the same; and

- (ii) indemnify Auckland Council for costs, fees, disbursements and other expenses incurred by Auckland Council as a direct or indirect result of Auckland Council being a party to this covenant.

A copy of the updated Computer Register and/or Record of Title showing that the legal mechanism has been registered must be provided to Auckland Council to secure compliance with this condition.

The legal mechanism under this consent will not be required if the land containing enhancement works is vested in Auckland Council. If entered into, the legal mechanism may be extinguished if the land containing enhancement works is to be vested in Auckland Council.

Post construction monitoring of new and enhanced streams

28. Upon 5 years following permanent diversion of stream flow to the new stream channels and completion of the riparian planting and wetland revegetation, a Stream Ecological Valuation (SEV) must be undertaken to confirm whether the new streams are on a trajectory to achieve the required stream ecological value in the longer term. SEV results must be incorporated into a Stream Ecological Report (SER) and provided to Auckland Council within 2 months following the SEV being undertaken. The SER must include (but not be limited to) confirmation as to whether the streams are on a trajectory to meet their predicted ecological value in the longer term.

The predicted SEV values to be achieved are:

(a) For Watercourse 1a: 0.640

(b) For Watercourse 1c: 0.427

29. Where monitoring concludes that the SEV values for the constructed streams are not on a trajectory to achieve the SEV values applied in the mitigation and offset assessment in the long-term, a Further Offset Works Plan must be prepared, to the satisfaction of Auckland Council within 2 months following the SEV required by condition 48 being undertaken. The plan must propose repair or improvement of offset works along the constructed stream reach and further monitoring at two yearly intervals, until such time that the requirements of the Further Mitigation Works Plan are achieved.

The consent holder must implement any additional works required by the Further Offset Works Plan within 6 months following the approval by Auckland Council or during the next planting season (whichever is appropriate to the measures adopted).

SUBDIVISION (S11)

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

Activity in Accordance with Application

1. The subdivision must proceed in general accordance with the application formally received by the Environmental Protection Authority on the [insert date], and the following documents. In the event that any of the provisions of the following documents conflict with the requirements of these conditions of consent, these conditions of consent must prevail.
 - Application form and Assessment of Environmental Effects and Statutory Analysis prepared by Barker & Associates Ltd titled "Drury East Stage 1 Precinct – 86 and 94 Fitzgerald Road, 251 and 383 Waihoehoe Road, and 65, 76 and 108 Fielding Road, Drury" and dated November 2021; and
 - The following reports and plans listed at **Attachment 1**.

Lapsing of Consent

2. In accordance with clause 37(7) of Schedule 6 to the COVID-19 Recovery (Fast-Track Consenting) Act 2020, this consent lapses five years after the date it is granted unless:
 - (a) A survey plan is submitted to Auckland Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - (b) The period after which the consents lapse under section 125 of the RMA is extended.

Staging of Subdivision

For the purposes of the following conditions, the proposed subdivision of PT LOT 3 DP 119, LOT 2 DP 103102, LOT 1 DP 51324, LOT 4 DP 62165, PT LOT 5 DP 122231, LOT 2 DP 207189 & LOT 2 DP 154964 involves the following subdivision staging.

The following subsequent subdivision stages are not restricted to any particular order in their implementation provided legal access and infrastructure servicing are available for each sub-stage:

- Stage 1A: Lot 1001 & 1006 (recreation reserve); Lot 3000 (road to vest); Lots 1008 (temporary stormwater reserve) and Lots 1-37
- Stage 1B: Lot 3001 (road to vest); and Lots 223-231, 241-258, 261-278 & 281-284
- Stage 1C: Lot 3002 (road to vest); and Lots 232-240, 259-260
- Stage 1D: Lot 1009 (Esplanade reserve) and Lot 1013 (temporary stormwater reserve)
- Stage 1E: Lot 1007 (Esplanade reserve)
- Stage 1F: Lot 1010 (temporary stormwater reserve)

- Stage 2A: Lot 3003 (Road to Vest); and Lots 38-44, 54- 60, 73-86, 103-115, 127 & 170 - 171
- Stage 2B: Lot 3004 (Road to Vest); and Lots 173-176, 182-195, 197-222
- Stage 2C: Lot 3005 (Road to Vest); and Lots 177-181 & 196
- Stage 2D: Lot 3006 (Road to Vest); Lots 1002-1005 (recreation reserve); and Lots 45- 53, 61-72, 87-102, 116-121 & 123-126
- Stage 2E: Lot 1011 (Esplanade Reserve)
- Stage 3A: Lot 3007 (Road to Vest); and Lots 128-133, 139-145, 148-156, 158-160, 162-169
- Stage 3B: Lots 3008-3011 (Road to Vest); and Lots 122, 134-138, 146-147 & 157
- Stage 3C: Lot 1012 (Esplanade Reserve)

Road Naming

3. The consent holder must provide and install road naming signs in accordance with Auckland Council standards for both public and private roads that serve six or more lots within the subdivision. The names must be as approved by Auckland Council.

Advice Note:

The road naming approval must be obtained from the Local Board prior to the submission of the survey plan pursuant to Section 223 of the RMA. The road naming application should provide suggested street names (one preferred plus two alternative names) and include evidence of consultation with local iwi groups).

Transport Upgrades

4. Prior to release of the s224(c) for any sub-stage, the consent holder must ensure all the following transport upgrades are operational and have been completed in general accordance with the combined transport upgrade drawings as referenced in Condition 1:
 - (a) Waihoehoe Road west of Fitzgerald Road - 20m carriageway with 3.5m shared path on southern side, a westbound bus lane and two general traffic lanes.
 - (b) Great South Road and Waihoehoe Road intersection - interim signalised intersection with active mode crossings on all four arms.
 - (c) Intersection between Waihoehoe, Fitzgerald and the north-south Opaheke Road – signalisation.
5. In addition to the transport upgrades required in condition 4, prior to release of the s224(c) for sub-stages 1A, 1D, 1E and 1F the consent holder must ensure all the following transport upgrades are operational and have been completed in general accordance with the combined transport upgrade plan drawings as referenced in Condition 1:
 - (a) Fitzgerald Road (hybrid): 21.5m carriageway with two lanes, cycle paths, planting, parking and footpaths on both sides, with the development boundary having a wider footpath.
 - (b) Fitzgerald Road (constrained): 20m carriageway with two lanes, berm, cycle path, footpath

and berm on both sides. The berm may vary to tie into existing land.

(c) Access 1: Traffic signalised intersection of Fitzgerald Road and First Stage Collector Road.

6. In addition to the transport upgrades required in condition 4, prior to release of the s224(c) for sub-stages 1B, 1C and 2A, 2B, 2C, 2D, 2E, 3A, 3B and 3C the consent holder must ensure all the following transport upgrades are operational and have been completed in general accordance with [include combined transport upgrade plan] as referenced in Condition 1:

(a) Waihoehoe Road East (interim): 20m carriageway width with planted median, two lanes, a cycle path on both sides and planting strip (no trees) and footpath on the southern side only.

(b) Waihoehoe Road East (hybrid): 20m carriageway width with planted median, two lanes, a cycle path on both sides and planting strip (with street trees) and footpath on the southern side only.

(c) Fielding Road (long-term): 23m carriageway with two lanes, planting, parking, cycle path and footpath on both sides.

(d) Access 2: Traffic signalised intersection of Waihoehoe Road East and Fielding Road.

Advice Note: The consent holder must provide an engineering completion certificate certifying that all works in the road reserve have been constructed in accordance with the Engineering Plan Approval requirements to the satisfaction of Auckland Transport.

7. All new traffic signal hardware must be vested in Auckland Council. The consent holder must meet all costs of vesting these assets.

Water Supply

8. The consent holder must design and construct the second water main (as approved by Watercare Services Ltd) over along Waihoehoe Road from the Bulk Supply Point on Flanagan Road.

9. Prior to release of the s224(c) for the first stage, the consent holder must ensure the second water main is constructed and have been completed in accordance with the Engineering Plan Approvals.

Advice Note: The sub-stages are not restricted to any particular order in their implementation provided legal access and infrastructure servicing are available for each sub-stage.

Easement in Gross

10. Easements in gross in favour of Watercare Services Ltd for the purpose of providing right to convey water, must be created as required and included in a memorandum of easements endorsed on the survey plan and be granted or reserved, as required. The consent holder must meet the costs for the preparation, review and registration of the easement instruments on the relevant computer registers (certificates of title).

Final Landscape Plan

11. The consent holder must submit a finalised set of landscape design drawings and supporting written documentation, which have been prepared by a landscape architect or suitably qualified professional, to Auckland Council.

The submitted information must be consistent with the consented landscape concept plans prepared by Rough & Milne as referenced in Condition 1, specifications, and maintenance requirements including:

- (a) An annotated planting plan(s) which communicate the proposed location and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation (if relevant);
- (b) A plant schedule based on the submitted planting plan(s) which details specific plant species, the number of plants, height and/or grade (litre)/Pb size at time of planting, and estimated height/canopy spread at maturity;
- (c) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation, and mulching requirements;
- (d) An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing;
- (e) A landscape maintenance plan (report) for a minimum period of two years and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
 - (i) Weed control;
 - (ii) Plant replacement;
 - (iii) Inspection timeframes; and
 - (iv) Contractor responsibilities.

Implementation of landscaping

12. Within the first planting season following the completion of all the works on site (where the subdivision is staged, the landscaping within that same subdivision stage must be implemented by the consent holder), all landscaping must be implemented in accordance with the approved landscaping plans and to the satisfaction of Auckland Council's to comply with Auckland Council's latest specifications or relevant Code of Practice for green assets and landscaping, and in particular the following:

- (a) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
- (b) Should site factors preclude compliance with any of these conditions, Auckland Council must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of Auckland Council.
- (c) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must immediately inform Auckland Council.

Lighting Plan

43. The consent holder must submit a Lighting Plan for the JOALs and roads to vest, prepared by a suitably qualified Lighting Engineer, to Auckland Council. The purpose of this condition is to provide adequate lighting for the safety of people. The Lighting Plan must:

- (a) demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part);
 - (b) include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures; and
 - (c) include an executive summary of the above information in plain English that outlines the relevant requirements to their application and their design response to them.
44. The certified Lighting Plan must be implemented as part of the subdivision. The JOAL lighting must be maintained thereafter. Where the subdivision is staged, the lighting within that same subdivision stage must be implemented by the consent holder.

SURVEY PLAN APPROVAL (223) CONDITION (All STAGES)

13. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan referenced in Condition 1. The survey plan must show all lots to vest to Auckland Council (including roads and reserves), all easements and amalgamation conditions, required by this subdivision consent.

Stage 1A:

Road to Vest

14. Lot 3000 must vest in Auckland Council as public road. The consent holder must meet all costs associated with the vesting of the roads.

Park and Reserves to Vest

15. Lot 1001 and 1006 must vest in Auckland Council as local purpose recreation reserve. The consent holder must meet all cost associated with the vesting of the reserve.

Memorandum of Easement

16. The rights of way and all services easements labelled as "A" on the proposed scheme plan (insert reference) must be included in a memorandum of easements endorsed on the survey plan for proposed Lot 17 and 18 and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (records of title).
17. The rights of way and all services easements labelled as "B" on the proposed scheme plan (insert reference) must be included in a memorandum of easements endorsed on the survey plan for proposed Lot 25 and 26 and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (records of title).

Infrastructure and Servicing

18. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lots 1-37 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.
19. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lots 1-37 in accordance with the requirements of the wastewater 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.

20. The consent holder must design and construct connections to the public water supply network to serve Lots 1-37 in accordance with the requirements of the water supply 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.
21. The consent holder must make provision for telecommunications and electricity supply to Lots 1-37 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Consent Notice

22. The following conditions of consent must be registered on the ~~relevant~~ Titles of Lots 4-21, 23-32 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis until such time that the lot is rezoned to a residential zone and the new zoning provisions come into effect.
 - (a) For the construction of any new dwelling, compliance with the Design Standard Manual is required.
 - (b) Only one dwelling per lot is permitted.
23. The following conditions of consent must be registered on the Titles of Lots 4-21, 23-32 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis.
 - (a) Development of new or redevelopment of existing impervious areas greater than 50m² must comply SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1.
 - (b) private trafficked impervious surfaces such as driveways will require water quality treatment to be installed in the form of a bioretention device.

Covenant

24. 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 Lots of Lots 4-21, 23-32.
 - (b) specifies responsibilities together with an acceptable method of management of the stormwater systems.
 - (c) specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Plan (in accordance with conditions 18-22 of

the Stormwater diversion and discharge permit [insert permit no]) supplied to Council for the stormwater device and any other relevant consents.

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

SECTION 224(C) COMPLIANCE CONDITIONS

25. The consent holder must demonstrate that conditions 14-24 have been met at the time it applies for Section 224(c) certificate.
26. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 1B:

Road to Vest

27. Lot 3001 must vest in Auckland Council as public road. The consent holder must meet all costs associated with the vesting of the roads.

Amalgamation Condition

28. That Lot 2009 (JOAL) is to be held as 7 undivided one-seventh shares by the owners of Lots 223-227, 272, 273 hereon as tenants in common in the said shares and that individual registers of title be issued in accordance therewith.

Covenant

29. A portion of Lot 261 subject to the existing gas pipeline easement and designation as shown on the scheme plan referenced in Condition 1 must not be built on or fenced.

Memorandum of Easement

30. The rights of way and all services easements labelled as "E" on the proposed scheme plan (insert reference) must be included in a memorandum of easements endorsed on the survey plan for proposed Lots 251 and 252 and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (records of title).
31. The rights of way and all services easements labelled as "F" on the proposed scheme plan (insert reference) must be included in a memorandum of easements endorsed on the survey plan for proposed Lots 276 and 277 and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (records of title).

Infrastructure and Servicing

32. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lots 223 -231, 241 – 258, 261 – 278 & 281 - 284 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.
33. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lots 223 -231, 241 – 258, 261 – 278 & 281 - 284 in accordance with the requirements of the wastewater 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.
34. The consent holder must design and construct connections to the public water supply network to serve Lots 223 -231, 241 – 258, 261 – 278 & 281 - 284 in accordance with the requirements of the water supply 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.
35. The consent holder must make provision for telecommunications and electricity supply to Lots 223 -231, 241 – 258, 261 – 278 & 281 - 284 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Consent Notice

36. The following conditions the consent must be registered on the ~~relevant~~ Titles of Lots 223 -231, 241 – 258, 263 – 278 & 281 - 284 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis until such time that the lot is rezoned to a residential zone and the new zoning provisions come into effect.
 - (a) For the construction of any new dwelling, compliance with the Design Standard Manual is required.
 - (b) Only one dwelling per lot is permitted.
37. The following conditions of consent must be registered on the Titles of Lots 223 -231, 241 – 258, 263 – 278 & 281 – 284 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis.
 - (a) Development of new or redevelopment of existing impervious areas greater than 50m² must comply SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1.
 - (b) Private trafficked impervious surfaces such as driveways will require water quality treatment to be installed in the form of a bioretention device.

38. The following conditions of consent must be registered on the Title of Lot 231 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis.
- (a) Any new buildings or alterations to existing buildings containing an activity sensitive to noise within 40m to the boundary of an existing or future arterial road must be designed, constructed and maintained to not exceed 40 dB LAeq (24 hour) for all noise sensitive spaces.
 - (b) If windows must be closed to achieve the design noise levels in Standard Rule IX.6.8 1, the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements of E25.6.10(3)(b).
 - (c) A report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Rule IX.6.8(1) and (2) can be achieved prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in IX.6.8 (1).

Covenant

39. 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 Lots 223 -231, 241 – 258, 263 – 278 & 281 - 284.
 - (b) specifies responsibilities together with an acceptable method of management of the stormwater systems.
 - (c) specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Plan (in accordance with conditions 18-22 of the Stormwater diversion and discharge permit [insert permit no]) supplied to Council for the stormwater device and any other relevant consents.
 - (d) Supply a solicitor's undertaking that the land covenant as approved by Council will be registered with LINZ.

SECTION 224(C) COMPLIANCE CONDITIONS

40. The consent holder must demonstrate that conditions 27-39 have been met at the time it applies for Section 224(c) certificate.
41. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 1C:

Road to Vest

42. Lot 3002 must vest in Auckland Council as public road. The consent holder must meet all costs associated with the vesting of the roads.

Infrastructure and Servicing

43. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lots 232 – 240 & 259 -260 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.
44. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lots 232 – 240 & 259 -260 in accordance with the requirements of the wastewater 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.
45. The consent holder must design and construct connections to the public water supply network to serve Lots 232 – 240 & 259 -260 in accordance with the requirements of the water supply 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.
46. The consent holder must make provision for telecommunications and electricity supply to Lots 232 – 240 & 259 -260 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Consent Notice

47. The following conditions the consent must be registered on the ~~relevant~~ Titles of Lots 232 – 240 & 259 -260 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis until such time that the lot is rezoned to a residential zone and the new zoning provisions come into effect.
 - (a) For the construction of any new dwelling, compliance with the Design Standard Manual is required.
 - (b) Only one dwelling per lot is permitted.
48. The following conditions of consent must be registered on the Titles of Lots 232 – 240 & 259 -260 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis.
 - (a) Development of new or redevelopment of existing impervious areas greater than 50m² must comply SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1.

- (b) Private trafficked impervious surfaces such as driveways will require water quality treatment to be installed in the form of a bioretention device.
- (c) Development of new or redevelopment of existing impervious areas greater than 50m² must comply SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1.
- (d) At a minimum, private trafficked impervious surfaces such as driveways will require water quality treatment to be installed in the form of catchpits with a grate, sump volume and submerged outlet.
- (e) A report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Rule IX.6.8(1) and (2) can be achieved prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in IX.6.8 (1).

Covenant

49. 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 Lots 232 – 240 & 259 -260.
- (b) specifies responsibilities together with an acceptable method of management of the stormwater systems.
- (c) specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Plan (in accordance with conditions 18-22 of the Stormwater diversion and discharge permit [insert permit no]) supplied to Council for the stormwater device and any other relevant consents.
- (d) Supply a solicitor's undertaking that the land covenant as approved by Council will be registered with LINZ.

SECTION 224(C) COMPLIANCE CONDITIONS

50. The consent holder must demonstrate that conditions 42-49 have been met at the time it applies for Section 224(c) certificate.

51. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
- (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
- (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 1D:

Esplanade Reserve to Vest

52. Lot 1009 must vest in Auckland Council as local purpose (esplanade) reserve. The consent holder must meet all cost associated with the vesting of the reserve.

SECTION 224(C) COMPLIANCE CONDITIONS

53. The consent holder must demonstrate that condition 52 have been met at the time it applies for Section 224(c) certificate.

54. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
- (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
- (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 1E:

Esplanade Reserve to Vest

55. Lot 1007 must vest in Auckland Council as local purpose (esplanade) reserve. The consent holder must meet all cost associated with the vesting of the reserve.

SECTION 224(C) COMPLIANCE CONDITIONS

56. The consent holder must demonstrate that condition 55 have been met at the time it applies for Section 224(c) certificate.

57. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
- (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
- (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 1F:

Amalgamation Condition

58. That Lot 1008, 1010 and 1013 (temporary stormwater reserve) are to be amalgamated in one record of title issue.

SECTION 224(C) COMPLIANCE CONDITIONS

59. The consent holder must demonstrate that condition 58 have been met at the time it applies for Section 224(c) certificate.
60. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- (d) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (e) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (f) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 2A:

Road to Vest

61. Lot 3003 must vest in Auckland Council as public road. The consent holder must meet all costs associated with the vesting of the roads.

Amalgamation Condition

62. That Lot 2004 (JOAL) is to be held as 5 undivided one-fifth shares by the owners of Lots 38-42 hereon as tenants in common in the said shares and that individual registers of title be issued in accordance therewith.

Memorandum of Easement

63. The rights of way and all services easements labelled as "C" on the proposed scheme plan (insert reference) must be included in a memorandum of easements endorsed on the survey plan for proposed Lots 56 and 57 and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (records of title).

Infrastructure and Servicing

64. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lots 38 – 44, 54 – 60, 73 – 86, 103 – 115, 127 & 170 - 171 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.
65. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lots 38 – 44, 54 – 60, 73 – 86, 103 – 115, 127 & 170 - 171 in accordance with the requirements of the wastewater 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.
66. The consent holder must design and construct connections to the public water supply network to serve Lots 38 – 44, 54 – 60, 73 – 86, 103 – 115, 127 & 170 - 171 in accordance with the

requirements of the water supply 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.

67. The consent holder must make provision for telecommunications and electricity supply to Lots 38 – 44, 54 – 60, 73 – 86, 103 – 115, 127 & 170 - 171 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Consent Notice

68. The following conditions the consent must be registered on the relevant Titles of Lots 38 – 44, 54 – 60, 73 – 86, 103 – 115 & 127 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis until such time that the lot is rezoned to a residential zone and the new zoning provisions come into effect.

- (a) For the construction of any new dwelling, compliance with the Design Standard Manual is required.
- (b) Only one dwelling per lot is permitted.

69. The following conditions of consent must be registered on the Titles of Lots 38 – 44, 54 – 60, 73 – 86, 103 – 115 & 127 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis.

- (a) Development of new or redevelopment of existing impervious areas greater than 50m² must comply SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1.
- (b) Private trafficked impervious surfaces such as driveways will require water quality treatment to be installed in the form of a bioretention device.

Covenant

70. 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 Lots 38 – 44, 54 – 60, 73 – 86, 103 – 115 & 127.
- (b) specifies responsibilities together with an acceptable method of management of the stormwater systems.
- (c) specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Plan (in accordance with conditions 18-22 of the Stormwater diversion and discharge permit [insert permit no]) supplied to Council for the stormwater device and any other relevant consents.

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

SECTION 224(C) COMPLIANCE CONDITIONS

71. The consent holder must demonstrate that conditions 61-70 have been met at the time it applies for Section 224(c) certificate.
72. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 2B:

Road to Vest

73. Lot 3004 must vest in Auckland Council as public road. The consent holder must meet all costs associated with the vesting of the roads.

Amalgamation Condition

74. That Lot 2011 (JOAL) is to be held as 12 undivided one-twelfth shares by the owners of Lots 211-222 hereon as tenants in common in the said shares and that individual registers of title be issued in accordance therewith.

Memorandum of Easement

75. The rights of way and all services easements labelled as "D" on the proposed scheme plan (insert reference) must be included in a memorandum of easements endorsed on the survey plan for proposed Lots 186 and 187 and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant computer registers (records of title).

Infrastructure and Servicing

76. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lots 173 – 176, 182 -195, 197 - 222 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.
77. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lots 173 – 176, 182 -195, 197 - 222 in accordance with the requirements of the wastewater 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.

78. The consent holder must design and construct connections to the public water supply network to serve Lots 173 – 176, 182 -195, 197 - 222 in accordance with the requirements of the water supply 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.
79. The consent holder must make provision for telecommunications and electricity supply to Lots 173 – 176, 182 -195, 197 - 222 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Consent Notice

80. The following conditions the consent must be registered on the relevant Titles of Lots 173 – 176, 182 – 188, 190 - 195, 197 – 209, 211 - 221 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis until such time that the lot is rezoned to a residential zone and the new zoning provisions come into effect.
 - (a) For the construction of any new dwelling, compliance with the Design Standard Manual is required.
 - (b) Only one dwelling per lot is permitted.
81. The following conditions of consent must be registered on the Titles of Lots 173 – 176, 182 – 188, 190 - 195, 197 – 209, 211 - 221 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis.
 - (a) Development of new or redevelopment of existing impervious areas greater than 50m² must comply SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1.
 - (b) Private trafficked impervious surfaces such as driveways will require water quality treatment to be installed in the form of a bioretention device.
82. The following conditions of consent must be registered on the Titles of Lots 176, 197-198 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis.
 - (a) Any new buildings or alterations to existing buildings containing an activity sensitive to noise within 40m to the boundary of an existing or future arterial road must be designed, constructed and maintained to not exceed 40 dB LAeq (24 hour) for all noise sensitive spaces.
 - (b) If windows must be closed to achieve the design noise levels in Standard Rule IX.6.8 1, the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements of E25.6.10(3)(b).
 - (c) A report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Rule IX.6.8(1) and (2) can be achieved prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in IX.6.8 (1).

83.

Covenant

84. 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 Lots 173 – 176, 182 – 188, 190 - 195, 197 – 209, 211 - 221.
- (b) specifies responsibilities together with an acceptable method of management of the stormwater systems.
- (c) specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Plan (in accordance with conditions 18-22 of the Stormwater diversion and discharge permit [insert permit no]) supplied to Council for the stormwater device and any other relevant consents.
- (d) Supply a solicitor's undertaking that the land covenant as approved by Council will be registered with LINZ.

SECTION 224(C) COMPLIANCE CONDITIONS

85. The consent holder must demonstrate that conditions 73-84 have been met at the time it applies for Section 224(c) certificate.

86. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
- (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
- (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 2C:

Road to Vest

87. Lot 3005 must vest in Auckland Council as public road. The consent holder must meet all costs associated with the vesting of the roads.

Infrastructure and Servicing

88. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lots 177 – 181 & 196 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.

89. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lots 177 – 181 & 196 in accordance with the requirements of the wastewater

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.

90. The consent holder must design and construct connections to the public water supply network to serve Lots 177 – 181 & 196 in accordance with the requirements of the water supply 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.
91. The consent holder must make provision for telecommunications and electricity supply to Lots 177 – 181 & 196 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Consent Notice

92. The following conditions the consent must be registered on the relevant Titles of Lots 177 – 181 & 196 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis until such time that the lot is rezoned to a residential zone and the new zoning provisions come into effect.
 - (a) For the construction of any new dwelling, compliance with the Design Standard Manual is required.
 - (b) Only one dwelling per lot is permitted.
93. The following conditions of consent must be registered on the Titles of Lots 177 – 181 & 196 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis.
 - (a) Development of new or redevelopment of existing impervious areas greater than 50m² must comply SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1.
 - (b) Private trafficked impervious surfaces such as driveways will require water quality treatment to be installed in the form of a bioretention device.
 - (c) Development of new or redevelopment of existing impervious areas greater than 50m² must comply SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1.
 - (d) At a minimum, private trafficked impervious surfaces such as driveways will require water quality treatment to be installed in the form of catchpits with a grate, sump volume and submerged outlet.
 - (e) A report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Rule IX.6.8(1) and (2) can be achieved prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in IX.6.8 (1).

Covenant

94. 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 Lots 177 – 181 & 196.
- (b) specifies responsibilities together with an acceptable method of management of the stormwater systems.
- (c) specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Plan (in accordance with conditions 18-22 of the Stormwater diversion and discharge permit [insert permit no]) supplied to Council for the stormwater device and any other relevant consents.
- (d) Supply a solicitor's undertaking that the land covenant as approved by Council will be registered with LINZ.

SECTION 224(C) COMPLIANCE CONDITIONS

95. The consent holder must demonstrate that conditions 87-94 have been met at the time it applies for Section 224(c) certificate.
96. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 2D:

Road to Vest

97. Lot 3006 must vest in Auckland Council as public road. The consent holder must meet all costs associated with the vesting of the roads.

Park and Reserves to Vest

98. Lots 1002 - 1005 must vest in Auckland Council as local purpose recreation reserve. The consent holder must meet all cost associated with the vesting of the reserve.

Amalgamation Condition

99. That Lot 2000 (JOAL) is to be held as 7 undivided one-seventh shares by the owners of Lots 45-49, 52 & 53 hereon as tenants in common in the said shares and that individual registers of title be issued in accordance therewith.

100. That Lot 2001 (JOAL) is to be held as 2 undivided half shares by the owners of Lots 50 & 51 hereon as tenants in common in the said shares and that individual registers of title be issued in accordance therewith.
101. That Lot 2002 (JOAL) is to be held as 8 undivided one-eighth shares by the owners of Lots 61, 62, 67-72 hereon as tenants in common in the said shares and that individual registers of title be issued in accordance therewith.
102. That lot 2003 (JOAL) is to be held as 5 undivided one-fifth shares by the owners of Lots 116, 123-126 hereon as tenants in common in the said shares and that individual registers of title be issued in accordance therewith

Infrastructure and Servicing

103. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lots 45 -53, 61 -72, 87 – 102, 116 – 121 & 123 - 126 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.
104. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lots 45 -53, 61 -72, 87 – 102, 116 – 121 & 123 - 126 in accordance with the requirements of the wastewater 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.
105. The consent holder must design and construct connections to the public water supply network to serve Lots 45 -53, 61 -72, 87 – 102, 116 – 121 & 123 - 126 in accordance with the requirements of the water supply 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.
106. The consent holder must make provision for telecommunications and electricity supply to Lots 45 -53, 61 -72, 87 – 102, 116 – 121 & 123 - 126 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Consent Notice

107. The following conditions the consent must be registered on the ~~relevant~~ Titles of Lots 45-49, 63 -72, 87 – 102, 115 – 121 & 123 - 126 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis until such time that the lot is rezoned to a residential zone and the new zoning provisions come into effect.

- (a) For the construction of any new dwelling, compliance with the Design Standards Manual is required.
 - (b) Only one dwelling per lot is permitted.
108. The following conditions of consent must be registered on the Titles of Lots 45-49, 63 -72, 87 – 102, 115 – 121 & 123 - 126 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis.
- (a) Development of new or redevelopment of existing impervious areas greater than 50m² must comply SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1.
 - (b) Private trafficked impervious surfaces such as driveways will require water quality treatment to be installed in the form of a bioretention device. **Covenant**
109. 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 Lots 45-49, 63 -72, 87 – 102, 115 – 121 & 123 - 126.
 - (b) specifies responsibilities together with an acceptable method of management of the stormwater systems.
 - (c) specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Plan (in accordance with conditions 18-22 of the Stormwater diversion and discharge permit [insert permit no]) supplied to Council for the stormwater device and any other relevant consents.
 - (d) Supply a solicitor's undertaking that the land covenant as approved by Council will be registered with LINZ.

SECTION 224(C) COMPLIANCE CONDITIONS

110. The consent holder must demonstrate that conditions 97-109 have been met at the time it applies for Section 224(c) certificate.
111. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 2E:

Esplanade Reserve to Vest

112. Lot 1011 must vest in Auckland Council as local purpose (esplanade) reserve. The consent holder must meet all cost associated with the vesting of the reserve.

SECTION 224(C) COMPLIANCE CONDITIONS

113. The consent holder must demonstrate that conditions 112 have been met at the time it applies for Section 224(c) certificate.

114. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
- (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
- (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 3A:

Road to Vest

115. Lot 3007 must vest in Auckland Council as public road. The consent holder must meet all costs associated with the vesting of the roads.

Amalgamation Condition

116. That Lot 2010 (JOAL) is to be held as 3 undivided one-third shares by the owners of Lots 141-143 hereon as tenants in common in the said shares and that individual registers of title be issued in accordance therewith.

Infrastructure and Servicing

117. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lots 128 – 133, 139 -145, 148 – 156, 158 – 160, 162 – 169 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.

118. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lots 128 – 133, 139 -145, 148 – 156, 158 – 160, 162 – 169 in accordance with the requirements of the wastewater 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.

119. The consent holder must design and construct connections to the public water supply network to serve Lots 128 – 133, 139 -145, 148 – 156, 158 – 160, 162 – 169 in accordance with the requirements of the water supply 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.

120. The consent holder must make provision for telecommunications and electricity supply to Lots 128 – 133, 139 -145, 148 – 156, 158 – 160, 162 – 169 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Consent Notice

121. The following conditions the consent must be registered on the ~~relevant~~ Titles of Lots 128 – 133, 139 – 140, 144 – 145, 148 – 156, 158 – 160, 162 – 166 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis until such time that the lot is rezoned to a residential zone and the new zoning provisions come into effect.

- (a) For the construction of any new dwelling, compliance with the Design Standard Manual is required.
- (b) Only one dwelling per lot is permitted.

122. The following conditions of consent must be registered on the Titles of Lots 128 – 133, 139 – 140, 144 – 145, 148 – 156, 158 – 160, 162 – 166 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis.

- (a) Development of new or redevelopment of existing impervious areas greater than 50m² must comply SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1.
- (b) Private trafficked impervious surfaces such as driveways will require water quality treatment to be installed in the form of a bioretention device. **Covenant**

123. 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 Lots 128 – 133, 139 – 140, 144 – 145, 148 – 156, 158 – 160, 162 – 166.
- (b) specifies responsibilities together with an acceptable method of management of the stormwater systems.
- (c) specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Plan (in accordance with conditions 18-22 of the Stormwater diversion and discharge permit [insert permit no]) supplied to Council for the stormwater device and any other relevant consents.
- (d) Supply a solicitor's undertaking that the land covenant as approved by Council will be registered with LINZ.

SECTION 224(C) COMPLIANCE CONDITIONS

124. The consent holder must demonstrate that conditions 115-123 have been met at the time it applies for Section 224(c) certificate.
125. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 3B:

Road to Vest

126. Lots 3008-3011 must vest in Auckland Council as public road. The consent holder must meet all costs associated with the vesting of the roads.

Infrastructure and Servicing

127. The consent holder must design and construct connections to the public stormwater reticulation network to serve Lots 122, 134 – 138, 146, 147 & 157 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.
128. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lots 122, 134 – 138, 146, 147 & 157 in accordance with the requirements of the wastewater 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.
129. The consent holder must design and construct connections to the public water supply network to serve Lots 122, 134 – 138, 146, 147 & 157 in accordance with the requirements of the water supply 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.
130. The consent holder must make provision for telecommunications and electricity supply to Lots 122, 134 – 138, 146, 147 & 157 in accordance with the requirements of the respective utility operators. Certification from the utility operator 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 of the AUP(OP) and no proof is required at time of section 224(c). Any gas lines are required to be installed underground.

Consent Notice

131. The following conditions the consent must be registered on the ~~relevant~~ Titles of Lots 122, 134 – 138, 146, 147 & 157 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis until such time that the lot is rezoned to a residential zone and the new zoning provisions come into effect.
- (a) For the construction of any new dwelling, compliance with the Design Standard Manual is required.
 - (b) Only one dwelling per lot is permitted.
132. The following conditions of consent must be registered on the Titles of Lots 122, 134 – 138, 146, 147 & 157 by way of Consent Notices pursuant to s.221 of the RMA and must be complied with on an on-going basis.
- (a) Development of new or redevelopment of existing impervious areas greater than 50m² must comply SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1.
 - (b) APrivate trafficked impervious surfaces such as driveways will require water quality treatment to be installed in the form of a bioretention device.

Covenant

133. 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 Lots 122, 134 – 138, 146, 147 & 157.
 - (b) specifies responsibilities together with an acceptable method of management of the stormwater systems.
 - (c) specifies the operation and maintenance of the stormwater system to be in accordance with requirements of the Operation and Maintenance Plan (in accordance with conditions 18-22 of the Stormwater diversion and discharge permit [insert permit no]) supplied to Council for the stormwater device and any other relevant consents.
 - (d) Supply a solicitor's undertaking that the land covenant as approved by Council will be registered with LINZ.

SECTION 224(C) COMPLIANCE CONDITIONS

134. The consent holder must demonstrate that conditions 126-133 have been met at the time it applies for Section 224(c) certificate.
135. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
- (b) a consent notice has been issued in relation to any conditions to which section 221 applies;
and
- (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Stage 3C:

Esplanade Reserve to Vest

136. Lot 1011 must vest in Auckland Council as local purpose (esplanade) reserve. The consent holder must meet all cost associated with the vesting of the reserve.

SECTION 224(C) COMPLIANCE CONDITIONS

137. The consent holder must demonstrate that conditions 136 have been met at the time it applies for Section 224(c) certificate.
138. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
- (a) a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - (b) a consent notice has been issued in relation to any conditions to which section 221 applies;
and
 - (c) a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

ADVICE NOTES

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. Please note that a fee is payable upon lodgement of an application for the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991 relating to this application. Please contact Auckland Council for the current fee.
3. Please attach copies of any Code Compliance Certificate(s) for the drainage work(s) or copies of the Auckland Council Inspections Officer's sign off and drainlayer's signed "As Built" drainage plans with the application for the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991 relating to this application.
4. New water supply connection for new lots must be to the Watercare supply main and must be designed in accordance with Watercare Services Ltd.'s "Standards" and be made by a Water Care Services Ltd approved contractor. For details, please contact Watercare Services.
5. Watercare Services Ltd advises that at the time of application for a water and/or wastewater connection (or application for demand increase), completed in conjunction with a building consent, an Infrastructure Growth Charge applies. Details of this charge are available on the website www.watercare.co.nz.
6. A separate application is to be lodged in Watercare (developments@water.co.nz) for any existing water meter(s) required to be removed or relocated. Only authorised Watercare approved contractor is permitted to remove or relocate any existing water meters on site.
7. Watercare approval is required prior to connecting the proposed units to the public water and/or wastewater network. This application is generally made at the same time as the building consent application. Contact Watercare at connections@water.co.nz to arrange for a Connections Approval.
8. A Corridor Access Request, (CAR), is required for all works undertaken within the 'road corridor'. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/#applycar> for more information.
9. Any provision being made for telecommunications, power or gas to this subdivision are to be underground and are to be to the requirements of the respective utility services.
10. The consent holder is liable for the payment of development contributions applicable to the development. For more information regarding the payment of development contributions, please email through to Central - Development Contributions on ACE-ContributionTeam@aucklandcouncil.govt.nz.
11. 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.

- |
12. *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 section 13 of Schedule 5 of the COVID-19 Recovery (Fast-track Consenting) Act 2020.*

ATTACHMENT 1: TABLE OF PLANS AND REPORTS

Report title and reference	Author	Rev	Dated
Design Standard Manual	Barker & Associates Ltd	-	November 2021 May 2022
Drury East Fulton Hogan Land Development Fast Track Resource Consent Application Landscape Package	Rough Milne Mitchell Landscape Architects	-	17/11/2021
Drury East Stage 1 Resource Consent Report	Aurecon New Zealand Limited	4	17/11/2021
Flood Assessment – Drury East – Stage 1 (Fulton Hogan)	Woods & Partners Consultants Ltd	-	15/11/2021
Flood Hazard Risk Assessment	Aurecon New Zealand Limited and Barker & Associates Ltd	-	-
Geotechnical Investigation Report	Aurecon New Zealand Limited	3	15/11/2021
Contaminated Land Detailed Site Investigation	Aurecon New Zealand Limited	3	15/11/2021
Contaminated Site Management Plan and Remediation Action Plan	Aurecon New Zealand Limited	3	15/11/2021
Drury East Stage 1: Landscape Effects Assessment	Boffa Miskell Limited	4	10/11/2021
Urban Design Assessment	Barker & Associates	-	November 2021
Ecological values within Fulton Hogan Land Development's Drury East Stage 1 Fast Track Application Site	The Ecology Company	-	18/11/2021
Drury East Stage 1 Fast-Track Integrated Transportation Assessment	Stantec	2	November 2021

Drury East Stage 1 Fast Track Consent Application Economic Impact Assessment	Market Economics Limited	-	17/11/2021
Drury East Stage 1 Acoustic Effects Study	Marshall Day Acoustics	-	15/11/2021
Drury East, Stage 1 Properties, Proposed Residential Development: Archaeological Assessment	Clough & Associates Ltd	-	October 2021
Drury East Stormwater Management Plan	Tonkin & Taylor Ltd and Woods & Partners Consultants Ltd	B	June 2021

Plan title and reference	Author	Rev	Dated
Civil Drawings			
511102-0100-DRG-CC-0101 Proposed Combined Services Layout Sheet 1 of 9	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CC-0102 Proposed Combined Services Layout Sheet 2 of 9	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CC-0103 Proposed Combined Services Layout Sheet 3 of 9	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CC-0104 Proposed Combined Services Layout Sheet 4 of 9	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CC-0105 Proposed Combined Services Layout Sheet 5 of 9	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CC-0106 Proposed Combined Services Layout Sheet 6 of 9	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CC-0107 Proposed Combined Services Layout Sheet 7 of 9	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CC-0108 Proposed Combined Services Layout Sheet 8 of 9	Aurecon New Zealand Limited	A	19/11/2021
511102-0100-DRG-CC-0109 Proposed Combined Services Layout Sheet 9 of 9	Aurecon New Zealand Limited	A	19/11/2021

511102-0100-DRG-NE-0101	Erosion and Sediment Control Plan	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-NE-0102	Erosion and Sediment Control Plan Along Fitzgerald Stream	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-NE-0401	Erosion and Sediment Control Details - Sheet 1 of 3	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-NE-0402	Erosion and Sediment Control Details - Sheet 2 of 3	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-NE-0403	Erosion and Sediment Control Details - Sheet 3 of 3	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CB-0001	Existing Site Layout Plan	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CB-0101	Design Contour Plan	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CB-0102	Cut and Fill Layout Plan	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CB-0103	Earthworks and Sediment Control Protection Area	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CB-0104	Earthworks - Riparian & Wetland Offsets	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CP-0100	Proposed Road Hierarchy Plan	Aurecon New Zealand Limited	C	11/11/2021
511102-0100-DRG-CP-0101	Proposed Road Layout - Sheet 1 of 9	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CP-0102	Proposed Road Layout - Sheet 2 of 9	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CP-0103	Proposed Road Layout - Sheet 3 of 9	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CP-0104	Proposed Road Layout - Sheet 4 of 9	Aurecon New Zealand Limited	C	19/11/2021
511102-0100-DRG-CP-0105	Proposed Road Layout - Sheet 5 of 9	Aurecon New Zealand Limited	C	19/11/2021

511102-0100-DRG-CP-0106	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Layout - Sheet 6 of 9						
511102-0100-DRG-CP-0107	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Layout - Sheet 7 of 9						
511102-0100-DRG-CP-0108	Proposed	Road	Aurecon Zealand Limited	New	A	11/11/2021
Layout - Sheet 8 of 9						
511102-0100-DRG-CP-0109	Proposed	Road	Aurecon Zealand Limited	New	A	11/11/2021
Layout - Sheet 9 of 9						
511102-0100-DRG-CP-0201	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Long Section - Sheet 1 of 12						
511102-0100-DRG-CP-0202	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Long Section - Sheet 2 of 12						
511102-0100-DRG-CP-0203	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Long Section - Sheet 3 of 12						
511102-0100-DRG-CP-0204	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Long Section - Sheet 4 of 12						
511102-0100-DRG-CP-0205	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Long Section - Sheet 5 of 12						
511102-0100-DRG-CP-0206	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Long Section - Sheet 6 of 12						
511102-0100-DRG-CP-0207	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Long Section - Sheet 7 of 12						
511102-0100-DRG-CP-0208	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Long Section - Sheet 8 of 12						
511102-0100-DRG-CP-0209	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Long Section - Sheet 9 of 12						
511102-0100-DRG-CP-0210	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Long Section - Sheet 10 of 12						
511102-0100-DRG-CP-0211	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Long Section - Sheet 11 of 12						
511102-0100-DRG-CP-0212	Proposed	Road	Aurecon Zealand Limited	New	C	19/11/2021
Long Section - Sheet 12 of 12						

511102-0100-DRG-CP-0213	Proposed	JOAL	Aurecon	New	C	19/11/2021
Long Section - Sheet 1 of 2			Zealand Limited			
511102-0100-DRG-CP-0214	Proposed	JOAL	Aurecon	New	C	19/11/2021
Long Section - Sheet 2 of 2			Zealand Limited			
511102-0100-DRG-CP-0301	Typical Road Cross		Aurecon	New	C	19/11/2021
Section - Sheet 1 of 3			Zealand Limited			
511102-0100-DRG-CP-0302	Typical Road Cross		Aurecon	New	C	19/11/2021
Section - Sheet 2 of 3			Zealand Limited			
511102-0100-DRG-CP-0303	Typical Road Cross		Aurecon	New	C	19/11/2021
Section - Sheet 3 of 3			Zealand Limited			
511102-0100-DRG-WA-0100	Proposed		Aurecon	New	C	19/11/2021
Overland Flow Paths			Zealand Limited			
511102-0100-DRG-WA-0101	Proposed		Aurecon	New	C	19/11/2021
Stormwater Layout - Sheet 1 of 9			Zealand Limited			
511102-0100-DRG-WA-0102	Proposed		Aurecon	New	C	19/11/2021
Stormwater Layout - Sheet 2 of 9			Zealand Limited			
511102-0100-DRG-WA-0103	Proposed		Aurecon	New	C	19/11/2021
Stormwater Layout - Sheet 3 of 9			Zealand Limited			
511102-0100-DRG-WA-0104	Proposed		Aurecon	New	C	19/11/2021
Stormwater Layout - Sheet 4 of 9			Zealand Limited			
511102-0100-DRG-WA-0105	Proposed		Aurecon	New	C	19/11/2021
Stormwater Layout - Sheet 5 of 9			Zealand Limited			
511102-0100-DRG-WA-0106	Proposed		Aurecon	New	C	19/11/2021
Stormwater Layout - Sheet 6 of 9			Zealand Limited			
511102-0100-DRG-WA-0107	Proposed		Aurecon	New	C	19/11/2021
Stormwater Layout - Sheet 7 of 9			Zealand Limited			
511102-0100-DRG-WA-0108	Proposed		Aurecon	New	B	19/11/2021
Stormwater Layout - Sheet 8 of 9			Zealand Limited			
511102-0100-DRG-WA-0109	Proposed		Aurecon	New	A	19/11/2021
Stormwater Layout - Sheet 9 of 9			Zealand Limited			
511102-0100-DRG-WA-0120	Proposed		Aurecon	New	A	19/11/2021
Bioretention Device Catchments			Zealand Limited			

511102-0100-DRG-WA-0401 Stormwater Details - Sheet 1	Proposed	Aurecon Zealand Limited	New	A	28/05/2021
511102-0100-DRG-WS-0101 Wastewater Layout - Sheet 1 of 7	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WS-0102 Wastewater Layout - Sheet 2 of 7	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WS-0103 Wastewater Layout - Sheet 3 of 7	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WS-0104 Wastewater Layout - Sheet 4 of 7	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WS-0105 Wastewater Layout - Sheet 5 of 7	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WS-0106 Wastewater Layout - Sheet 6 of 7	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WS-0107 Wastewater Layout - Sheet 7 of 7	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0101 Water Reticulation - Sheet 1 of 8	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0102 Water Reticulation - Sheet 2 of 8	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0103 Water Reticulation - Sheet 3 of 8	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0104 Water Reticulation - Sheet 4 of 8	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0105 Water Reticulation - Sheet 5 of 8	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0106 Water Reticulation - Sheet 6 of 8	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0107 Water Reticulation - Sheet 7 of 8	Proposed	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0108 Water Reticulation - Sheet 8 of 8	Proposed	Aurecon Zealand Limited	New	A	19/11/2021

511102-0100-DRG-WI-0101	Proposed Water Reticulation - Sheet 1 of 8	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0102	Proposed Water Reticulation - Sheet 2 of 8	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0103	Proposed Water Reticulation - Sheet 3 of 8	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0104	Proposed Water Reticulation - Sheet 4 of 8	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0105	Proposed Water Reticulation - Sheet 5 of 8	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0106	Proposed Water Reticulation - Sheet 6 of 8	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0107	Proposed Water Reticulation - Sheet 7 of 8	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-WI-0108	Proposed Water Reticulation - Sheet 8 of 8	Aurecon Zealand Limited	New	C	19/11/2021
511102-0100-DRG-UT-0100	Proposed Utilities Layout	Aurecon Zealand Limited	New	B	28/05/2021
511102-0100-DRG-UT-0301	Proposed Utilities Cross Sections	Aurecon Zealand Limited	New	B	28/05/2021
511102-0100-DRG-CS-0101	Proposed Retaining Wall Layout	Aurecon Zealand Limited	New	D	09/11/2021
511102-0100-DRG-CS-0401	Proposed Retaining Wall - Details	Aurecon Zealand Limited	New	B	28/05/2021
SK050-0	Drury East Offsite Road Upgrades Overall Plan	Crang Civil		1	09/12/2021
SK050	Drury East Offsite Road Upgrades Sheet 1	Crang Civil		1	09/12/2021
SK051	Drury East Offsite Road Upgrades Sheet 2	Crang Civil		1	09/12/2021
SK052	Drury East Offsite Road Upgrades Sheet 3	Crang Civil		1	09/12/2021

SK053 Drury East Offsite Road Upgrades Sheet 4	Crang Civil	1	09/12/2021
510611-0100-SKE-RR-1910 Roads Hierarchy Master Plan Sections	Aurecon New Zealand Limited	B	17/11/2021
Subdivision Scheme Plans			
511102-0100-DRG-UU-0001 Masterplan	Aurecon New Zealand Limited	L	19/11/2021
511102-0100-DRG-UU-1000 Proposed Subdivision of Pt Lot 3 DP 119, Lot 2 DP 103102, Lot 1 DP 51324, Lot 4 DP 62165, Pt Lot 5 DP 122231, Lot 2 DP 207189 & Lot 2 DP 154964	Aurecon New Zealand Limited	D	19/11/2021
511102-0100-DRG-UU-1001 Proposed Subdivision Diagram 1	Aurecon New Zealand Limited	D	19/11/2021
511102-0100-DRG-UU-1002 Proposed Subdivision Diagram 2	Aurecon New Zealand Limited	D	19/11/2021
511102-0100-DRG-UU-1003 Proposed Subdivision Diagram 3	Aurecon New Zealand Limited	D	19/11/2021
511102-0100-DRG-UU-1004 Proposed Subdivision Diagram 4	Aurecon New Zealand Limited	D	19/11/2021
511102-0100-DRG-UU-1005 Proposed Subdivision Diagram 5	Aurecon New Zealand Limited	D	19/11/2021
511102-0100-DRG-UU-1006 Proposed Subdivision Diagram 6 & 7	Aurecon New Zealand Limited	D	19/11/2021
511102-0100-SKT-UU-0003 Esplanade Reserve Widths Proposed Layout	Aurecon New Zealand Limited	D	19/11/2021

Trent Sunich Proposed Stormwater Discharge Consent Condition 14 and 14a:

14. The management of stormwater shall be in general accordance with the following design requirements:

Activity/landuse	Water quality treatment	Hydrological mitigation	Flooding and overland flows	Design Requirements
Private land including residential super lots	Risk based treatment in accordance with the SMP certified under Condition 14a	SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1	<ul style="list-style-type: none"> • Maintain sub-catchment drainage paths where possible and/or provide area reduction or flow controls where required to limit flows to sensitive receiving tributaries. • Maintenance of similar surface water catchments into the wetlands, ensuring the hydraulic neutrality of wetlands between pre and post development • Pass forward flood flows (no attenuation required or as certified under Condition 14a) 	<p>The design will be completed in accordance to but not limited by the following documents:</p> <ul style="list-style-type: none"> • Auckland Council Technical Publication GD-01, Stormwater Management Devices: Design Guidelines Manual • Auckland Council Technical Publication GD-04, Water Sensitive Design for Stormwater • Auckland Council Technical Publication TP108, Guidelines for stormwater runoff modelling in the Auckland Region
Private Land (Large Format Retail)	Treatment to GD01 for all contaminant producing impervious surfaces	SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1	<ul style="list-style-type: none"> • Maintain sub-catchment drainage paths where possible and/or provide area reduction or flow controls where required to limit flows to sensitive receiving tributaries. 	<p>The design will be completed in accordance to but not limited by the following documents:</p> <ul style="list-style-type: none"> • Auckland Council Technical Publication GD-01, Stormwater Management Devices: Design

Activity/landuse	Water quality treatment	Hydrological mitigation	Flooding and overland flows	Design Requirements
			<ul style="list-style-type: none"> • Maintenance of similar surface water catchments into the wetlands, ensuring the hydraulic neutrality of wetlands between pre and post development • Pass forward flood flows (no attenuation required or as certified under Condition 14a) 	<p>Guidelines Manual</p> <ul style="list-style-type: none"> • Auckland Council Technical Publication GD-04, Water Sensitive Design for Stormwater • Auckland Council Technical Publication TP108, Guidelines for stormwater runoff modelling in the Auckland Region
<p>Road corridors (Public and Private Commercial)</p>	<p>Treatment to GD01 for all roads and carparks</p>	<p>SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1</p>	<ul style="list-style-type: none"> • Maintain sub-catchment drainage paths where possible and/or provide area reduction or flow controls where required to limit flows to sensitive receiving tributaries. • Maintenance of similar surface water catchments into the wetlands, ensuring the hydraulic neutrality of wetlands between pre and post development • Pass forward flood flows (no attenuation required or as certified under 	<p>The design will be completed in accordance to but not limited by the following documents:</p> <ul style="list-style-type: none"> • Auckland Council Technical Publication GD-01, Stormwater Management Devices: Design Guidelines Manual • Auckland Council Technical Publication GD-04, Water Sensitive Design for Stormwater • Auckland Council Technical Publication TP108, Guidelines for stormwater runoff modelling in

Activity/landuse	Water quality treatment	Hydrological mitigation	Flooding and overland flows	Design Requirements
			Condition 14a)	<p>the Auckland Region</p> <ul style="list-style-type: none"> Auckland Council Stormwater Code of Practice – Version 3 including designing all public infrastructure to include allowance for 3.8 degrees C of climate change
Reserves	None	SMAF 1 hydrological mitigation as per AUP(OP) Table E10.6.3.1.1 for impervious surfaces connected the stormwater network	<ul style="list-style-type: none"> Maintain sub-catchment drainage paths where possible and/or provide area reduction or flow controls where required to limit flows to sensitive receiving tributaries. Maintenance of similar surface water catchments into the wetlands, ensuring the hydraulic neutrality of wetlands between pre and post development Pass forward flood flows (no attenuation required or as certified under Condition 14a) 	Stormwater outfalls to be green outfalls the design consistent with Condition 17 “Stormwater Outfall Structures”
Public Stormwater Infrastructure	All			<ul style="list-style-type: none"> Auckland Council

<i>Activity/landuse</i>	<i>Water quality treatment</i>	<i>Hydrological mitigation</i>	<i>Flooding and overland flows</i>	<i>Design Requirements</i>
				<i>Stormwater Code of Practice – Version 3 including designing all public infrastructure to include allowance for 3.8 degrees C of climate change</i>

14a. The Consent Holder shall submit a site-specific Stormwater Management Plan to the Manager for certification at least 30 working days prior to the start of construction of any stormwater management devices. The Stormwater Management Plan shall be developed in accordance with the Auckland Design Manual Stormwater Management Plan Template and additionally shall outline the criteria for adopting a risk based approach to select stormwater treatment devices on private land.