

Subdivision and land use [XXXXXX] – Proposed conditions of consent for Selwyn District Council

The following definitions and abbreviations apply to this consent.

AEP	Annual Exceedance Probability
BMP	Bird Management Plan
Consent Holder	Hughes Developments Limited
CRC or ECan	Canterbury Regional Council
CTMP	Construction Traffic Management Plan
District Plan	Partially Operative Selwyn District Plan
ECoP	Selwyn District Council Engineering Code of Practice
ENGEO DSI	Detailed Site Investigation provided as part of the substantive application for the Project under the FTAA
ESCP	Erosion and Sediment Control Plan
FTAA	Fast-track Approvals Act 2024
Lot(s)	The allotments shown on the subdivision plans referenced in Schedule 1 and created in accordance with this resource consent.
LPS system	Low Pressure Sewer system described in the Infrastructure Assessment referenced in Schedule 1
Project	The subdivision and development of Bangor Village, being the project authorised by the Project Consents
Project Consents	RMXXXXX, CRCXXXXX
Qualifying Allotments	Any Lots created in accordance with this resource consent for the Project that has a net site area that is less than 3000m ² and/or has a road frontage width of under 35m
RMA	Resource Management Act 1991
SDC or the Council	Selwyn District Council
SH	State Highway
Site	160 Bangor Road, Darfield, legally described as Section 2 SO 438579 and Lot 2 DP 81020.
SMP	Stormwater Management Plan

SQEP	Suitably Qualified and Experienced Practitioner
SWL	Selwyn Water Limited
TMP	Traffic Management Plan
Water Races	The two branches of the Malvern irrigation water race regime which intersect with the Site and are described in the substantive application for the Project as the "Waterways"
Working Day	As defined in section 2 of the RMA

GENERAL	
1	The subdivision and development of the Site for the Project must be carried out in general accordance with the drawings, plans and documents listed in Schedule 1.
2	In the event of any conflict between drawings, plans and documents listed in Schedule 1, the conditions below shall prevail.
3	This consent shall lapse 5 years after the date that consent is granted unless a survey plan giving effect to Stage 1 is submitted to SDC for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within 3 years of the approval date in accordance with section 224 of the RMA.
STAGING	
4	Subject to condition 6 below, the subdivision authorised by this resource consent may be staged and progressed in any order and any stages may be combined or reconfigured, provided all necessary subdivision works (such as servicing, provision of formed legal access and other works required to satisfy consent conditions of this resource consent) are completed for each stage, prior to certification being issued as necessary under sections 223 and 224(c) of the RMA. The indicative staging of the subdivision is set out in Schedule 2.
5	For the purposes of issuing approvals under sections 223 and 224(c) of the RMA, the conditions of this consent shall be applied only to the extent that they are relevant to each particular stage proposed. Where conditions of this consent require design plans or other documentation to be reviewed and certified or accepted by SDC, staging plans shall be provided that clearly delineate the works (or part works) to be completed for the specific stage being applied for.

6	The following works must be completed as part of the first stage of subdivision: a) The dryland planting area which will provide new habitat for lizards described in the Landscape Framework Report and Lizard Management Plan referenced in Schedule 1.
PROJECT COMPONENTS	
<i>Stormwater</i>	
7	All stormwater infrastructure for the Project (including the swales and soakpits) described in the Infrastructure Assessment referenced in Schedule 1 shall be constructed in accordance with the plans accepted by SDC under condition 46.
8	All swales on Lots adjoining the roadside constructed in accordance with the plans accepted by SDC under condition 46 must be: a) maintained in accordance with the accepted plans and supporting documentation (including planting plans) and must not be altered without SDC approval. b) kept free of any obstruction.
<i>Wastewater</i>	
9	Any existing on-site effluent treatment and disposal systems shall be decommissioned and removed from the Site or backfilled.
10	All wastewater infrastructure for the Project (including the rising main, sewer laterals and the wastewater pumping units) described in the Infrastructure Assessment referenced in Schedule 1 shall be constructed in accordance with the plans accepted by SDC under condition 47. The net area of all Lots must each be provided with individual wastewater connections to SWL's reticulation network. All wastewater connections for the Project must be made to the LPS system shown on the plans accepted by SDC under condition 47.
11	Connection to SWL's reticulated wastewater network shall be carried out by the Five Waters Maintenance Contractor, or a suitably qualified wastewater installer under the supervision of the Five Waters Maintenance Contractor or a SWL representative. Costs incurred through supervision by the Five Waters Maintenance Contractor or the SWL representative must be met directly by the Consent Holder.
<i>Water Supply</i>	
12	All water supply infrastructure for the Project described in the Infrastructure Assessment referenced in Schedule 1 shall be constructed in accordance with the plans accepted by SDC under condition 47. The net area of each lot shall be provided with an individual potable connection to SWL's reticulated water supply and each connection must be metered.

13	Water meters shall be installed in the road reserve only. Multi meter boxes may be utilised.
14	Connection into SWL's reticulated water supply must either be carried out by the Five Waters Maintenance Contractor, or a suitably qualified water installer under the supervision of the Five Waters Maintenance Contractor. Costs incurred through supervision by the Five Waters Maintenance Contractor must be met directly by the Consent Holder.
Utilities	
15	<u>Front lots</u> The Consent Holder must provide electricity and telecommunications to the net area of each lot of the Project with direct frontage to a road by way of underground reticulation in accordance with the standards of the relevant network utility operator.
16	<u>Rear lots</u> The Consent Holder must provide electricity and telecommunications to the net area of each rear lot of the Project by way of underground reticulation in accordance with the standards of the relevant network utility operator.
Roading infrastructure	
17	All roading infrastructure for the Project (including roads, accessways and vehicle crossings, shared paths, and street lighting) described in the Infrastructure Assessment and the Integrated Transport Assessment referenced in Schedule 1 shall be constructed in accordance with the plans accepted by SDC under condition 45.

18	<u>Transport Upgrades</u> The upgrades referenced in the first column in the table below must be completed prior to the issuing of section 224(c) completion certificates for the number of Lots for the Project shown in the second column. <table border="1" data-bbox="245 360 1426 1211"> <thead> <tr> <th data-bbox="245 360 1254 421"><i>Upgrades</i></th><th data-bbox="1254 360 1426 421"><i>Lot Trigger</i></th></tr> </thead> <tbody> <tr> <td data-bbox="245 421 1254 573">a) The upgrades to the Bangor Road / McLaughlins Road intersection (including the right-turn bay on Bangor Road) described in the Integrated Transport Assessment (referenced in Schedule 1) and the plans accepted by SDC under condition 45.</td><td data-bbox="1254 421 1426 573">182</td></tr> <tr> <td data-bbox="245 573 1254 725">b) The upgrade of the footpath along the southern side of Bangor Road to SH 77 (including a refuge island on Bangor Road) described in the Integrated Transport Assessment (referenced in Schedule 1) and the plans accepted by SDC under condition 45.</td><td data-bbox="1254 573 1426 725">182</td></tr> <tr> <td data-bbox="245 725 1254 1211"> c) The upgrade to SH 77 (Bangor Road) / SH 73 (West Coast Road) intersection described in the Integrated Transport Assessment (referenced in Schedule 1) unless New Zealand Transport Agency has provided confirmation to the Consent Holder in writing that the intersection upgrade is not required to accommodate the traffic generated by more than 550 Lots because either: i. the upgrade to SH 77 (Bangor Road) / SH 73 (West Coast Road) has already been constructed; or ii. alternative upgrades have been constructed or are proposed to accommodate the traffic generated by more than 550 Lots. d) If the upgrade to SH 77 (Bangor Road) / SH 73 (West Coast Road) is not required in accordance with this condition, evidence of confirmation from the New Zealand Transport Agency must be provided to SDC prior to the issuing of section 224(c) completion certificates for more than 550 Lots. </td><td data-bbox="1254 725 1426 1211">550</td></tr> </tbody> </table>	<i>Upgrades</i>	<i>Lot Trigger</i>	a) The upgrades to the Bangor Road / McLaughlins Road intersection (including the right-turn bay on Bangor Road) described in the Integrated Transport Assessment (referenced in Schedule 1) and the plans accepted by SDC under condition 45.	182	b) The upgrade of the footpath along the southern side of Bangor Road to SH 77 (including a refuge island on Bangor Road) described in the Integrated Transport Assessment (referenced in Schedule 1) and the plans accepted by SDC under condition 45.	182	c) The upgrade to SH 77 (Bangor Road) / SH 73 (West Coast Road) intersection described in the Integrated Transport Assessment (referenced in Schedule 1) unless New Zealand Transport Agency has provided confirmation to the Consent Holder in writing that the intersection upgrade is not required to accommodate the traffic generated by more than 550 Lots because either: i. the upgrade to SH 77 (Bangor Road) / SH 73 (West Coast Road) has already been constructed; or ii. alternative upgrades have been constructed or are proposed to accommodate the traffic generated by more than 550 Lots. d) If the upgrade to SH 77 (Bangor Road) / SH 73 (West Coast Road) is not required in accordance with this condition, evidence of confirmation from the New Zealand Transport Agency must be provided to SDC prior to the issuing of section 224(c) completion certificates for more than 550 Lots.	550
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Consent Notices – Water and Natural Hazards									
19	The overland flow paths identified in the Overland Flow Path Plan R0 referenced in Schedule 1 must be kept free from any development, disturbance or obstruction in order to maintain the conveyance of stormwater in events up to the 0.5% AEP flood event. Pursuant to section 221 of the RMA a consent notice must be registered on the Record of Title for Lots 1, 20-27, 211, 214, 682, 689, 694, 706, 707, 711, 730 and 738-741 to ensure ongoing compliance with this condition.								
20	All residential units constructed on Lots 1, 20-27, 211, 214, 682, 689, 694, 706, 707, 711, 730 and 738-741 shall achieve a finished floor level with at least 300mm clearance above the 0.5% (1 in 200 year) AEP event. Pursuant to section 221 of the RMA a consent notice must be registered on the Record of Title for Lots 1, 20-27, 211, 214, 682, 689, 694, 706, 707, 711, 730 and 738-741 to ensure ongoing compliance with this condition.								
Consent notices – LPS									

21	For each Lot, an individual wastewater pumping unit must be installed within the Lot prior to the occupation of any residential unit or principal building constructed on the Lot (i.e. at building consent stage). Any maintenance or costs associated with the individual pumping unit will be the responsibility of the landowner of the Lot. Pursuant to section 221 of the RMA a consent notice must be registered on the Record of Title for all Lots to ensure ongoing compliance with this condition.
Consent notices – Qualifying Allotments	
22	Residential units or other principal buildings (as defined under the District Plan) constructed on Qualifying Allotments shall: a) not exceed a maximum building coverage of 40% of the net site area (as defined in the District Plan); b) be set back a minimum of: i. 4m from any road boundary; and ii. 2m from any shared accessway, reserve or internal boundary, unless the residential unit or other principal building has been designed to share a common wall along an internal boundary. c) provide an area of outdoor living space that: i. is directly accessible from a habitable room; ii. has a minimum area of 50m²; iii. has a minimum horizontal dimension of 4m; iv. is not located between the road boundary and the residential unit; and v. is free of driveways, manoeuvring areas, parking spaces, accessory building and service areas. Pursuant to section 221 of the RMA a consent notice must be registered on the Record of Title for the Qualifying Allotments to ensure ongoing compliance with this condition.
23	Garages constructed on Qualifying Allotments shall comply with the following setbacks. a) Any garage that has a vehicle door that faces a road boundary or shared accessway shall be set back: i. 5.5m from the road boundary or shared accessway; and ii. 2m from the internal boundary if the wall length adjacent the internal boundary is greater than 7m; or iii. 1m from the internal boundary if the wall length adjacent the internal boundary is less than or equal to 7m. b) Any garage that has a vehicle door that faces an internal boundary and: i. the wall length adjacent to any road boundary or shared accessway is greater than 7m, shall be set back 4m from the road boundary or shared accessway; ii. the wall length adjacent to any road boundary or shared accessway is less than or equal to 7m, shall be set back 2m from the road boundary or shared accessway; iii. the wall length adjacent any internal boundary is greater than 7m, shall be set back 2m from the internal boundary;

	iv. the wall length adjacent any internal boundary is less than or equal to 7m, shall be set back 1m from the internal boundary. Pursuant to section 221 of the RMA a consent notice must be registered on the Record of Title for the Qualifying Allotments to ensure ongoing compliance with this condition.
Consent notices – Water Races	
24	The landowners of the Lots which contain any part of the Water Races within the boundary of those Lots are responsible for cleaning and maintenance of Water Races within the property boundary in accordance with SDC Policy W103 – Water Race Cleaning and Maintenance Policy. Pursuant to section 221 of the RMA a consent notice must be registered on the Record of Title for Lot(s) 554, 555, 565-569, 676, 677 and 678 to ensure ongoing compliance with this condition.
25	To protect and allow for access and ongoing maintenance of the Waterways where they intersect with Lots 554, 555, 565-569, 676, 677 and 678, no structures (including private soakage systems) may be constructed within the Lots that are within ten metres from the top of the bank of the Waterways without the prior written approval of SDC. Pursuant to section 221 of the RMA a consent notice must be registered on the Record of Title for Lot(s) 554, 555, 565-569, 676, 677 and 678 to ensure ongoing compliance with this condition.
Consent notices – fencing and boundary treatments	
26	The acoustic bund to be established along the Site boundary adjoining State Highway 73 shall be landscaped in general accordance with the planting palette included in the Landscape Framework Report referenced in Schedule 1 and the final plans accepted in accordance with condition 44. The landscaping must be maintained in perpetuity by the owners of the sites on which the bund is located. Any dead, diseased, or damaged landscaping must be replaced within the following planting season (extending from 1 April to 30 September) with plants of the same or similar indigenous species to the landscaping shown in the plans approved in accordance with condition 44. Pursuant to section 221 of the RMA a consent notice must be registered on the Record of Title for Lots 677,678, 682, 683, 688, 689, 694,695, 700, 701 and 704 to ensure ongoing compliance with this condition.
27	The Consent Holder shall ensure that SDC is indemnified from liability to contribute to the cost of erection or maintenance of boundary fences between reserves and adjoining lots. This shall be ensured by way of a fencing covenant registered against the Record of Title to issue for each adjoining lot. a) The covenant is to be prepared by SDC’s solicitor at the expense of the Consent Holder. b) The Consent Holder shall procure a written undertaking from the Consent Holder’s solicitor that the executed fencing covenant will be registered on deposit of the subdivision plan.
28	Any fencing or freestanding walls (other than those established in general accordance with the Landscape Framework Report referenced in Schedule 1 the final plans approved in accordance with condition 44) erected on a boundary with a reserve or walkway shall be limited to a single fence erected that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety).

	Pursuant to section 221 of the RMA a consent notice must be registered on the Record of Title for any allotment (other than allotments created for roads or reserves) that shares a boundary with a reserve or walkway.
Consent notices – Balance lots	
29	Any balance lot created as part of any stage of subdivision shall remain undeveloped until services (power, telecommunications, water and sewer) are provided to the balance lot. No services (power, phone, water or sewer) are required to service any balance lot. Connections to the relevant services will be required at the time future development of the balance lot occurs. No development contributions are required to be paid and no credits are available. Pursuant to section 221 of the RMA, where any balance lot is created as part of any stage of subdivision and the Consent Holder provides no services to the balance lot, a consent notice must be registered on the Record of Title to issue for each balance lot created to ensure it remains undeveloped until services are subsequently provided. The consent notice may be cancelled in-part or in whole for each relevant subdivision stage: a) once each development lot is provided with the relevant service connections; and b) all works required prior to s224(c) are completed for that subdivision stage in accordance with subdivision consent RCXXXXX; and c) the applicable development contributions are paid. The above consent notices shall be prepared and registered by SDC's solicitor at the request and expense of the Consent Holder.
PRIOR TO COMMENCEMENT OF WORKS	
30	All works authorised by the Project Consents must be undertaken in general accordance with: a) The management plans certified by SDC in accordance with conditions 31 – 40. b) The plans and supporting information which have received engineering design approval by SDC in accordance with conditions 41 – 49..
Management plans	
31	Prior to the commencement of construction works on the Site, the Consent Holder shall provide to SDC for information (development.engineer@selwyn.govt.nz; compliance@selwyn.govt.nz): a) Copies of the Project Consents. b) A copy of the certified ESCP, required by condition 10 of CRCXXXXX. c) A copy of the certified SMP, required by condition 16 of CRCXXXXX. d) A copy of the certified Fish Management Plan, required by condition 10 of CRCXXXXX.
32	<u>Erosion and Sediment Control Plan</u> At least 20 working days prior to the commencement of construction works on the Site, the Consent Holder shall submit a finalised ESCP prepared by a SQEP to SDC for certification (development.engineer@selwyn.govt.nz). The objective of the ESCP is to outline the best practice principles, techniques, inspections and monitoring for erosion, sediment and dust control based on CRC's Erosion and Sediment Control Toolbox for Canterbury http://esc Canterbury.co.nz/.

	The purpose of the certification is to ensure that the finalised ESCP complies with the relevant conditions of this consent.
33	The finalised ESCP must be in general accordance with the Draft ESCP referenced in Schedule 1 and must include: a) Site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways, etc. b) Details of proposed activities. c) A report including the method and time of monitoring to be undertaken. d) A locality map. e) Drawings showing the Site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of run on/runoff. f) Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate. g) Environmental monitoring and auditing, including frequency. h) Corrective action, reporting on solutions and update of the ESCP. i) Stabilised entrance/exit and any haul roads. j) Site laydown and stockpile location(s) and controls. k) A dust management plan.
33A	The ESCP must be amended to incorporate any measures required by the Remedial Action Plan certified in accordance with condition 50 of this resource consent. The changes must be certified by SDC's Development Engineer prior to implementation.
34	Any changes to the finalised ESCP certified in accordance with condition 32 must be submitted to SDC in writing following consultation with SDC's Development Engineer. The changes must be certified by SDC's Development Engineer prior to implementation.
35	<u>Stormwater Management Plan</u> At least 20 working days prior to the commencement of construction works on the Site, the Consent Holder shall submit a finalised SMP prepared by a SQEP to SDC for certification. The objectives of the SMP are to: a) manage stormwater during the construction of the Project to ensure that it does not enter the Waterways and is able to discharge to ground without ponding or generating adverse effects on surrounding properties; b) manage the implementation of the operational stormwater system for the Project in accordance with the Infrastructure Assessment referenced in Schedule 1 and the conditions of the Project Consents. The purpose of the certification of the SMP by SDC is to ensure that the finalised SMP complies with the relevant conditions of this consent.
36	The finalised SMP must be in general accordance with the Infrastructure Assessment and Draft SMP referenced in Schedule 1 and must include: a) A plan showing existing ground levels on neighbouring properties along with proposed levels on the subdivision sites. Interference with pre-existing stormwater flows needs to be considered so as not to cause ponding or nuisance on neighbouring or developed land. b) Existing and proposed drainage plan with sub-catchments and flow arrows to show how the drainage will be affected.

	c) Calculations to demonstrate compliance with the ECoP and the conditions of CRCXXXXX. d) Ongoing operation and maintenance requirements.
37	<u>Construction Traffic Management Plan</u> At least 20 working days prior to the commencement of construction works on the Site, the Consent Holder shall submit a CTMP prepared by a SQEP to SDC for certification. The objective of the CTMP is to manage construction traffic attending to, and entering and exiting, the Site to ensure effects on the safety and efficiency of the transport network are avoided or minimised. The purpose of the certification of the CTMP by SDC is to ensure that the CTMP complies with the relevant conditions of this consent.
38	The CTMP must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management and the relevant Road Controlling Authority's Local Operating Procedures and must identify: a) a description of the construction site, the scope of works and the timing for completion of those works; b) routes to be used by construction traffic to access and egress the Site and a description of how activities on any public road will be planned so as to cause as little disruption, peak traffic safety delay or inconvenience to road users as possible without compromising safety; c) the nature and extent of temporary traffic management to ensure a safe environment for all road users, including existing nearby residents and pedestrians, and the continued efficient operation of the road network; and d) the provision of on-site parking for construction staff. Advice note: The CTMP must be submitted to the relevant Road Controlling Authority through the web portal www.myworksites.co.nz). To submit a TMP, a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR must be supplied to SDC's resource consent monitoring team (via email to compliance@selwyn.govt.nz) at least 3 working days prior to the commencement of works under this consent.
39	<u>Bird Management Plan</u> At least 20 working days prior to the commencement of construction works on the Site, the Consent Holder shall submit a BMP prepared by a SQEP to SDC for certification. The objective of the BMP is to manage construction activities to minimise the risk of disturbance to birds and bird habitats and to avoid the incidental killing of birds. The purpose of the certification of the BMP by SDC is to ensure that the BMP complies with the relevant conditions of this consent.
40	The BMP must be in general accordance with the Terrestrial Ecology Impact Assessment referenced in Schedule 1 and must: a) Identify the bird nesting habitat types on the Site, where those habitats are located and the recommended buffer zone to be applied to those habitats. b) Describe the measures that will be implemented during construction of the Project to limit bird occupation of nesting habitats and areas of the Site affected by the Project, and to avoid disturbing or killing birds. These measures must include: i. Engaging a suitably qualified and experienced ecologist within ten working days of commencing construction to undertake a survey of the identified nesting habitats within the construction area to identify the presence of any active nests of protected avifauna.

	ii. Where practicable, staging the construction works to avoid disturbing active nests of protected avifauna. iii. Establishing measures during nesting seasons to ensure the Site is unattractive for nesting or foraging, including minimising bare earth, exposed gravel, or aggregate stockpiling; and installing bird deterrents. c) Identify the accidental discovery protocols that must be implemented if bird nests are found during construction of the Project. d) Describe the measures that will be implemented in the reserve areas to improve nesting and foraging opportunities for birds.
Engineering design approval	
41	At least 20 working days prior to the commencement of the related works for the relevant stage, the Consent Holder shall submit the plans and supporting information required by conditions 43 – 49 below to SDC or SWL (as applicable) for engineering design approval (development.engineer@selwyn.govt.nz). Those plans and information relate to: a) Earthworks (condition 43). b) Landscaping (condition 44). c) Roading (condition 45). d) Waters Infrastructure (conditions 46 – 47). e) Water Races (condition 48). f) Utilities (condition 49). The purpose of the acceptance is to ensure that the information provided complies with the relevant conditions of this consent. Where the Consent Holder receives a written request from SDC or SWL for further information or changes to the plans, that information must be submitted to SDC or SWL.
42	If construction of the activities authorised by approval provided in accordance with condition 41 have not commenced within 12 months of SDC issuing that approval, the Consent Holder must resubmit plans for engineering design approval in accordance with these conditions prior to works commencing.
43	<u>Earthworks and overland flow paths</u> At least 20 working days prior to the commencement of related works, finalised engineering plans and supporting information relating to earthworks and overland flow paths prepared by a SQEP must be submitted to SDC for engineering design approval. The plans and information must be in general accordance with the Engineering Plans in Schedule 1, and must demonstrate compliance with the following requirements: a) Except as agreed with SDC through the engineering approval and/or authorised through the Project Consents, the earthworks will comply with the ECoP and that all engineered fill designs will comply with New Zealand Standard (NZS) 4431:2022 Code of Practice for Earth Fill for Residential Development. b) The plans and supporting information must show the location and design of any swales to be located in private property that is intended to direct stormwater flows and/or overland flow paths through private property. c) The secondary flow paths are able to convey the 0.5% AEP storm event such that the capacity of the flow paths will not be exceeded. d) Flow paths will direct stormwater flows and/or overland flows away from the Water Races.

	e) Any change in ground levels will not cause ponding or drainage nuisance to neighbouring properties. f) All filled land is shaped to fall to the road boundaries. g) Existing drainage paths from neighbouring properties are maintained. h) For any filling proposed against existing boundaries, calculations must be provided along with the mitigation proposed to avoid adverse effects on adjoining properties.
44	<u>Landscaping</u> At least 20 working days prior to the commencement of related works, finalised landscaping plans and supporting information prepared by a SQEP must be submitted to SDC for acceptance. The plans and information must be in general accordance with the Landscape Framework Report in Schedule 1, and must comply with the following requirements: a) The finalised landscaping plans must include: i. An annotated planting plan(s) and specifications which identify the proposed location and extent of all areas of planting, including the riparian zones of the Water Races. The planting for the riparian zones of the Water Races must be in general accordance with the recommendations of the Aquatic Ecology Assessment in Schedule 1. ii. A plant schedule 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. iii. Tree and plant selection. iv. An annotated pavement plan and related specifications, detailing proposed site levels gradients and the materiality and colour of all proposed hard surfacing. v. An annotated furniture plan and related specifications which confirms the location and type of seats, bins, lights, signage, and other structural landscape elements within the Site. vi. An annotated fencing plan and related specifications, which confirms the location and type of fencing and gates, including locations, type, style, heights, materials, colours and finishes. b) All structures within Reserves Lots 801, 815, 816 and 187 (excluding boundary fences and pedestrian crossings across the Water Races) must be setback at least 10m from the top of the bank of the Water Races. c) Landscaping must be located clear of all services and demonstrated on plan/s that that show proposed landscaping and all proposed services.
45	<u>Roading</u> At least 20 working days prior to the commencement of related works, finalised plans and supporting information prepared by a SQEP relating to the following matters must be submitted to SDC for engineering design approval: a) Alterations to the existing roading network. b) Extensions of the existing roading network. c) Provision of pedestrian access reserves. d) Provision of streetlighting on all new roads. The plans and information must be in general accordance with the Engineering Plans in Schedule 1, and must demonstrate compliance with the following requirements: e) Except where agreed with SDC through the engineering approval and/or authorised through the Project Consents, all new roading infrastructure must comply with the ECoP. f) All Lots located at the corner of a road intersection must be splayed with a rounded minimum radius of 3 metres.

	g) The finalised plans must include detailed designs for: i. The localised upgrades to the Bangor Road / McLaughlins Road intersection referenced in condition 18(a). ii. The Bangor Road footpath upgrade (including refuge island) referenced in condition 18(b). iii. The location and design of street lighting, to be constructed in accordance with the ECoP. h) A Safe System Audit, to be undertaken by an independent assessor at the Consent Holder's expense. A copy of the Safe System Audit must be provided to SDC.
46	<u>Stormwater</u> At least 20 working days prior to the commencement of related works, finalised engineering plans and supporting information relating to the installation of stormwater infrastructure to service the Project prepared by a SQEP must be submitted to SDC for engineering design approval. The plans and information must be in general accordance with the Engineering Plans and Infrastructure Assessment in Schedule 1, and must demonstrate compliance with the following requirements: a) Except where agreed with SDC through the engineering approval and/or authorised through the Project Consents, the stormwater infrastructure will comply with the SMP approved under condition 35 and the ECoP. b) The natural ground is suitable to receive and dispose of water without causing damage or nuisance to neighbouring properties. c) The stormwater infrastructure will ensure that post development stormwater discharges must not exceed pre-development stormwater discharges for all critical duration design storm events up to and including the 1% AEP storm. d) The stormwater infrastructure will include low maintenance stormwater treatment installed to meet the stormwater treatment outcomes prescribed by the Canterbury Land and Water Regional Plan.
47	<u>Waters Infrastructure</u> At least 20 working days prior to the commencement of related works, finalised engineering plans and supporting information relating to the installation of water supply and wastewater infrastructure to service the Project (including a Hydraulic Design Report) prepared by a SQEP must be submitted to SWL for engineering design approval. The plans and information must be in general accordance with the Engineering Plans and Infrastructure Assessment in Schedule 1, and must demonstrate compliance with the following requirements: a) Except where agreed with SWL through the engineering approval and/or authorised through the Project Consents, the wastewater and water supply infrastructure will comply with the ECoP, and in particular: i. The ECoP pressure testing and CCTV inspection standards for wastewater. ii. The testing and hygiene standards for water supply prescribed by the ECoP and Council Policy WSP005 b) All water infrastructure to be vested in SWL must be designed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509:2008 and subsequent variations).
48	<u>Water Races</u> At least 20 working days prior to the commencement of related works, finalised engineering plans and supporting information relating to the realignment and enhancement of the Water Races prepared by a SQEP must be submitted to SDC for engineering design approval. The plans and information must be in general accordance with the Aquatic Ecology Assessment and

	Engineering Plans in Schedule 1, and must demonstrate compliance with the following requirements: a) Except where agreed with SDC through the engineering approval and/or authorised through the Project Consents, works undertaken in or relating to the Water Races must comply with the ECoP and, where applicable, NZS 4431:2022. b) The realignment of Waterway 1 must incorporate a v-shaped channel cross section and must include cobble substrate. Where Waterway 1 intersects with Reserve Lots 801, 815, 816, 817, a variety of instream habitats must be established or enhanced including pools, riffle and run habitats. c) All road culverts constructed within Waterway 1 (as described in the Aquatic Ecology Assessment referenced in Schedule 1) must have diameters approximately equal to the Waterway width and the invert of each culvert should be buried and include continuous substrate throughout the length of the culvert. The culvert design must ensure that water velocity through the culverts does not exceed 0.3 ms^{-1}. d) Any pedestrian crossing over the Water Races which is not part of a road crossing must consist of footbridges.
49	<u>Utilities</u> At least 20 working days prior to the commencement of related works, finalised plans and supporting information showing the location and design of electricity and telecommunications services approved by the relevant network utility operators must be submitted to SDC for certification.
Contamination	
49A	Except where it is required for soil sampling, no earthworks in the following areas described in the ENGEO DSI may occur until the further investigations and risk assessments described in condition 49B have been provided to SDC and until the measures for remediation of those areas (where necessary) have been certified by SDC's Development Engineer (development.engineer@selwyn.govt.nz) in accordance with condition 50: a) Beneath the existing buildings and existing stockpiles on the Site. b) The area identified in the ENGEO DSI as the location of a presumed underground storage tank. c) The former confirmed offal pit and the suspected offal pit areas described in the ENGEO DSI.
49B	The further investigations and risk assessments of the areas described in condition 49A(a) – (c) must be undertaken by a SQEP in accordance with the Ministry for the Environment (MfE) Contaminated Land Management Guidelines (CLMG) No. 1: Reporting on Contaminated Sites in New Zealand (MfE, 2021a) and CLMG No 5: Site Investigation and Analysis of Soils (MfE, 2021b) and must identify: a) whether the soil samples from the areas described in condition 49A(a) – (c) contain concentrations of contaminants in excess of soil contaminants standards or guidelines for residential land use under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS); and b) the measures recommended by an SQEP for the remediation and/or disposal of those contaminated areas which will be incorporated into the Remedial Action Plan described in condition 50. Where soil samples confirm that the concentration of contaminants in the areas described in condition 49A(a) – (c) are in excess of the standards or guidelines for residential land use under the NES-CS those areas become Affected Areas for the purposes of condition 50.

50	At least 20 working days prior to the commencement of earthworks in any area of the Site identified as Environmental Areas of Concern in the ENGEO DSI and as shown on the attached Plan RCXXXXXX (Affected Area(s)), the Consent Holder shall submit the following documents prepared by a SQEP in accordance with the Ministry for the Environment Guideline for Reporting on Contaminated Sites in New Zealand (2011) to SDC's Development Engineer for certification: a) A Remedial Action Plan for the remediation of soil and material in the Affected Areas that contain concentrations of contaminants in excess of soil contaminants standards or guidelines for residential land use under the NES-CS. The Remedial Action Plan must include: i. A summary of the preferred remediation and management options for addressing contaminated soils within Affected Area(s). ii. If contaminated soils within Affected Area(s) are proposed to be retained on site, a protocol for further investigation and testing to quantify the ecological risk of contaminant leaching. iii. A protocol for further delineating and remediating the Affected Area(s) to an acceptable level (defined as below the NES-CS criteria for residential land use). iv. A protocol and / or design for on-site encapsulation, blending, treatment methodology, retention or off-site disposal of contaminated soils within the Affected Areas. For completeness, where contaminated soils cannot be remediated to an acceptable level, they will be disposed of at an appropriate facility. v. Protocols for management of risk to site workers, members of the public, and environmental receptors during earthworks within managed fill areas identified in the ENGEO DSI. These protocols shall identify what, if any, further measures are required to be incorporated into the ESCP required by condition 32 of this resource consent. vi. Protocols for investigation and management of soils within untested areas, including currently unidentified contamination sources which may be encountered through accidental discovery. b) Plans confirming that that any contaminated soil that is suitable for repurposing will be stockpiled in locations and in a manner which will prevent the stockpile from adversely affecting the environment. Prior to their use within the Site, any replacement soils must be certified as clean fill by the supplier or tested to confirm that they are suitable for residential land use under the NES-CS. c) where soils within the Affected Areas will be retained, encapsulated or otherwise managed on Site, an Ongoing Site Management Plan to ensure that any risks of residual contamination from those the retention and repurposing of those soils are managed appropriately.
51	Any soils removed from the Site during the course of the activity must be disposed of to a facility authorised to accept the material. The Consent Holder must submit the waste manifest of the disposal of surplus soils from the Site to an authorised facility to SDC, by email to compliance@selwyn.govt.nz no later than 20 working days following this disposal.
52	The Consent Holder must submit a Site Validation Report to SDC for acceptance, by way of email to compliance@selwyn.govt.nz no later than 20 working days following the completion of soil disturbance in any Affected Area and prior to any further construction works being undertaken in the Affected Area. The Site Validation Report must include but not be limited to: a) Details of the project works completed. b) A site plan showing the location and volume of the completed earthworks and drawing of the 'as built' state of the site. c) For soils imported to site, information on the soil source site and any sample results.

	d) Documentation of any incidents and how they were resolved. e) The results of any sampling undertaken. f) The soil guideline value that the Affected Area(s) has been remediated to. g) Records of the disposal of material identified as containing concentrations of contaminants above background levels. The record must include: - The approximate location of the Affected Area(s) where the contaminated material was found. - The name of the person and company that collected the contaminated material from the Affected Area(s). - The date of collection. - The destination of the material. - A description of the material, including known contaminants. - The volume of the material collected. - Evidence of that disposal to an authorised facility. The Site Validation Report must be written in accordance with the Ministry for the Environment Guideline for Reporting on Contaminated Sites in New Zealand (revised 2011).
Erosion and sediment control measures	
53	With the exception of any earthworks needed to establish the measures required by the ESCP, no earthworks may commence on Site until: - all measures required by the ESCP certified in accordance with condition 32 have been installed; and - an Engineering Completion Certificate, signed by an appropriately qualified and experienced engineer, has been submitted to SDC. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the certified ESCP.
Pre-construction briefing	
54	Prior to commencing relevant work, the Consent Holder shall ensure that all persons involved in, or supervising works on-site are made aware of and are familiar with: - The conditions of the Project Consents and all associated documents including the supporting plans and information approved in accordance with conditions 31 – 49 above. - The Accidental Discovery Protocol established under condition 58 below. The Accidental Discovery Protocol shall be clearly displayed and accessible on site at all times during work under this consent.
55	The Consent Holder or the Consent Holder's agent must provide written notification to SDC of intention to commence physical works at least 10 working days prior to commencement of works. Advice note: Notification should be provided to the Development Engineering Team, attention Development Engineer via email (development.engineer@selwyn.govt.nz). The Consent Holder or Consent Holder's agent may need to discuss the following with SDC's Development Engineer: - Suitable time for pre-start meeting to meet with contractor on site and discuss SDC construction requirements. - Any infrastructure requirements associated with the Project. - Council approvals necessary for future connections.

DURING CONSTRUCTION	
56	<u>Construction hours</u> All construction works must only take place on the Site between the hours of 7:30am and 6:00pm, Monday to Saturday. Construction works must not be undertaken on Sundays or public holidays. Advice note: <i>This restriction does not apply to low noise generating activities such as site set up or landscaping, which may occur outside of these hours.</i> Advice note: <i>Noise and vibration from construction activities must comply with the limits set out in NOISE-TABLE 6 of the District Plan at all times. Any exceedances of those limits must be authorised by resource consent or enforcement action may be taken by SDC.</i>
57	<u>Contamination discovery</u> Where evidence of a contaminated site/materials not identified in the ENGEO DSI is found in any area of the site development works, then: - earthworks within ten metres of discovered contaminant soil or material must cease immediately; - all practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: - diverting any stormwater runoff from surrounding areas away from the contaminated material; and - minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; - Work shall cease in that area until the risk has been assessed by an SQEP with respect to contaminated land in accordance with current Ministry for the Environment Guidelines and, if required, a resource consent obtained under the NES-CS. - Once the risk has been assessed and any required resource consent obtained, the Consent Holder shall undertake all necessary work to remediate the contaminated area to applicable land use NES-CS standards and in accordance with Remedial Action Plan certified in accordance with condition 50.
58	<u>Accidental discovery protocol</u> In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or human remains/kōiwi in a 'place', the following applies: - Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'. - The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager. - The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga (HNZPT) Archaeologist, SDC and CRC. - HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder. - If the material is of Māori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).

	f) In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder. g) If human remains (kōiwi) are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. h) Remains are not to be moved or disturbed until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved. i) Any works within an affected area shall not resume until Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of human remains (kōiwi)) authorise work to continue.
59	<u>Earthworks – general control measures</u> In addition to compliance with the finalised ESCP certified in accordance with condition 32: a) Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the Site. In the event that such deposition does occur, it must immediately be removed. Roads or footpaths must not be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system or the Water Races. b) All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment, or sediment-laden water beyond the Site. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified. c) All machinery associated with the earthworks activity must be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented. d) The fill sites must be stripped of vegetation and any topsoil prior to filling. The content of fill must be clean fill (as defined in the District Plan). e) Any change in ground levels must not affect the stability of the ground or fences on neighbouring properties. f) At the completion of filling, an Earth Fill report including a duly completed certificate in the form of Appendix D of NZS 4431 must be submitted to SDC at development.engineer@selwyn.govt.nz so that the information can be placed on the property record. This report must detail depths, materials, compaction test results and include as-built plans showing the location and finished surface level of the fill.
60	<u>Asset damage</u> Unless specifically provided for by this consent, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity associated with the Project, including truck movements. In the event that such damage does occur, SDC must be notified by the Consent Holder within 24 hours of its discovery to determine the timing of any necessary restorative works. The costs of rectifying such damage and restoring the asset to its original (or interim) condition must be met by the Consent Holder.
PRIOR TO ISSUING OF SECTION 224(C)	

61	Conditions 62 – 66 must be satisfied at the Consent Holder’s cost prior to the issuing of the section 224(c) completion certificates for the relevant stages.
62	<u>Easements</u> a) Any easements for public utility sites and associated rights of way and/or service easements required by a network operator must be granted provided that they are not within any reserves to be vested in SDC. b) All required easements must be created and granted or reserved. c) The easement in gross for SDC vested assets located in private land must be duly granted or reserved in accordance with the stamped plans that form part of this consent. d) An easement in gross in favour of SDC must be established over the Water Races to a width that is the greater of (1.5 x the width of the Water Races) + 6m or 8m.
63	<u>Required information</u> The following information must be provided to SDC for all work on assets to be vested in SDC in accordance with condition 67 below: a) As-builts. b) As-built AMIS Schedule. c) As-builts AMDS Schedules. d) As-builts vested asset Schedule. e) Producer statements relating to the vested assets. f) A Contractors Completion Certificate from the principal civil contractor and an Engineer’s Completion certificate from an SQEP certifying that all vested assets have been installed in accordance with the plans and supporting information accepted by SDC in accordance with conditions 31 – 49 above. g) The Stormwater Management Plan required by condition 35. h) The Operations and Maintenance Manual required by condition 65. i) Confirmation from a SEQP that all earthworks have complied with the conditions of NZS4431:2022. j) An accurate digital elevation model (DEM) and as-built plans for all earthworks confirming compliance with the ECoP and engineering approvals provided by SDC in accordance with conditions 41 – 49 above. k) Confirmation from a SQEP that the realignment of the Water Races complies with NZS 4431:2022 and the ECoP. l) Confirmation from a SQEP that all roading infrastructure meets the testing standards in the ECoP. m) Confirmation that all fences around reserves have been constructed in accordance with the finalised landscaping plans approved in accordance with condition 44 above. n) Evidence in writing from relevant network utility operators that electrical and telecommunications services connections have been installed on each lot. o) Confirmation that street name signs displaying SDC approved street name and poles have been installed at each intersection in accordance with SDC Policy Manual - Policy R430. p) Provision of three name options for each road and street numbering plans in accordance with SDC Property Numbering Policy - Policies N101 and N102.

	q) Confirmation from a SQEP that stormwater infrastructure to be vested meets SDC's pressure testing and CCTV inspection standards in the ECoP.
64	<u>Required information</u> The following information must be provided to SWL for all work on wastewater and water supply assets to be vested in SWL: a) Confirmation from an SQEP that the wastewater infrastructure to be vested in SWL complies with the plans approved by SWL in accordance with condition 47. b) Confirmation from an SQEP that the water supply infrastructure to be vested in SWL with the plans approved by SWL in accordance with condition 47.
65	<u>Stormwater Operations and Maintenance Manual</u> The Consent Holder shall prepare and submit a Stormwater Operations and Maintenance Manual to be provided to SDC for engineering approval. The purpose of the approval is to confirm that the Plan complies with the relevant conditions of this consent.
66	The Stormwater Operations and Maintenance Manual shall include: a) As built documents/images of system for baseline records. This would include the extent of the stormwater catchments, surveyed long-sections and x-sections of pipelines and stormwater management devices e.g. basins wetlands and swales, and where available, any baseline data i.e. water quality, quantity or soil monitoring results. b) Contact details for maintenance personnel engaged by the developer over the maintenance period c) As built documents/images of system for baseline records. This would include the extent of the stormwater catchments and any baseline data i.e. heavy metal level in receiving environment. d) Maintenance procedures and how compliance with the consent conditions must be achieved and recorded. This will also cover stormwater system maintenance during the maintenance period(s). e) What actions will be undertaken when non-compliance is detected and recorded. f) Where all cleanings from sumps are proposed to be disposed of in accordance with Regional and local landfill requirements. g) Summary of costs to maintain the system including details of the number of inspections and cleaning of sumps/disposal of sump material. h) What actions will be undertaken before handover to SDC is proposed i.e. notification procedure at least two months prior to requesting handover.
POST CONSTRUCTION	
67	<u>Vested assets - SDC</u> Subject to conditions 61 – 66, the following assets are to be vested with SDC on the issuance of the section 224(c) completion certificate: a) All roads (Lots 900-913 and Lots 915-934). b) Reserves (Lots 800-811 and Lots 813-824).
Maintenance	

68	The Consent Holder shall enter into a bond and be responsible for the maintenance of all subdivision and associated works vested in SDC in relation to the resource consent at the issuance of the section 224(c) certificate and continue until SDC and/or Selwyn Water Limited tests and accepts the quality of the bonded infrastructure and the agreed or stipulated maintenance period (taking into account any needed repairs, replacement or rectification required) for a period of: a) 12 months for roading and water and sewer reticulation; and b) 24 months for landscaping, reserve assets, stormwater treatment and discharge systems.
REVIEW	
69	For the first five years following the commencement of this resource consent, SDC may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of: a) dealing with adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; or b) requiring the adoption of the best practicable option to avoid, remedy or mitigate any adverse effect on the environment. After the first five years following the commencement of this resource consent, SDC may, every second year on the last working day of May, serve notice of its intention to review the conditions of this resource consent for the purposes set out in (a) or (b).

Schedule 1 – Project Consents documentation

REFERENCE	TITLE	AUTHOR	REV	DATE
20-016	Urban Design Assessment	Urban Acumen	-	June 2026
5544	Landscape Framework Report	Kamo Marsh	F	26 June 2026
-	Aquatic Ecology Assessment	Aquatic Ecology Limited	-	25 June 2026
-	Terrestrial Ecological Impact Assessment	Effects Management Ecology Ltd	2	8 July 2026
21112	Infrastructure Report	Davie Lovell-Smith	R1	11 July 2026
033067b	Integrated Transport Assessment	Novo Group Ltd	1	3 July 2026
24181.000.01	Geotechnical and Natural Hazard Assessment	ENGEO Limited	2	30 June 2026
24181.000.01	Preliminary Site Investigation and Detailed Site Investigation	ENGEO Limited	-	30 June 2026
Rp 001 R03 20260246	Sound Level Assessment	Marshall Day Acoustics Limited	R04	2 July 2026
H.21112	Proposed Subdivision of Section 2 SO 438579 & Lot 2 DP 81020	Davie Lovell-Smith	R10	August 2026
H.21112 STG1 – STG23	Proposed Subdivision of Section 2 SO 438579 & Lot 2 DP 81020	Davie Lovell Smith	R10	August 2026
H21112	Engineering Concept Overall Plan (Sheet 1 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Roding Plan (Sheet 2 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Roding Plan (Sheet 3 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Roding Plan (Sheet 4 of 31)	Davie Lovell-Smith	R77	August 2026
H21112	Engineering Concept Roding Plan (Sheet 5 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Roding Plan (Sheet 6 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Roding Plan (Sheet 7 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Roding Plan (Sheet 8 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Roding Cross Sections (Sheet 9 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Roding Cross Sections (Sheet 10 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Stormwater Plan (Sheet 11 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Stormwater Plan (Sheet 12 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Stormwater Plan (Sheet 13 of 31)	Davie Lovell-Smith	R7	August 2026

H21112	Engineering Concept Stormwater Plan (Sheet 14 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Stormwater Plan (Sheet 15 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Stormwater Plan (Sheet 16 of 31)	Davie Lovell-Smith	R6	August 2026
H21112	Engineering Concept Stormwater Plan (Sheet 17 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Water Plan (Sheet 18 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Water Plan (Sheet 19 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Water Plan (Sheet 20 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Water Plan (Sheet 21 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Water Plan (Sheet 22 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Water Plan (Sheet 23 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Water Plan (Sheet 24 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 25 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 26 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 27 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 28 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 29 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 30 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 31 of 31)	Davie Lovell-Smith	R7	August 2026
H21112	Earthworks Concept Overall Plan (Sheet 1 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Concept Design Contours (Sheet 2 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Concept Design Contours (Sheet 3 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Concept Design Contours	Davie Lovell-Smith	R6	August 2026

	(Sheet 4 of 15)			
H21112	Earthworks Concept Design Contours (Sheet 5 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Concept Design Contours (Sheet 6 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Concept Design Contours (Sheet 7 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Concept Design Contours (Sheet 8 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Cut Fill Plan (Sheet 9 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Cut Fill Plan (Sheet 10 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Cut Fill Plan (Sheet 11 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Cut Fill Plan (Sheet 12 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Cut Fill Plan (Sheet 13 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Cut Fill Plan (Sheet 14 of 15)	Davie Lovell-Smith	R6	August 2026
H21112	Earthworks Cut Fill Plan (Sheet 15 of 15)	Davie Lovell-Smith	R6	August 2026

Schedule 2 – Indicative Staging

STAGE	RESIDENTIAL LOTS	RESERVE LOTS	ROAD LOTS	TOTAL LOTS
1	Lots 1-5, 27-70, 466-468, 493, 494, 742 and 743	-	Lots 900 and 901	55 + 2
2	Lots 6-9, 25, 26, 71-78, 99-101 and 124-130	-	Lots 902 and 903	24 + 2
3	Lots 10-13, 23,24, 102-108, 131-136, 151-157 and 178-181	-	Lots 904 and 905	30 + 2
4	Lots 14-22, 158-161, 182, 183, 195, 196, 211-213, 243 and 244	-	Lot 906	22 + 1
5	Lots 109-115, 137-150, 170-177, and 197-207	Lots 801, 803, 805 and 819	Lot 907	40 + 4 + 1
6	Lots 57, 79-98, 116-123, 208-210 and 457-465	Lots 804, 806 and 815	Lot 908	41 + 3 + 1
7	Lots 469-492, 496-507 and 511-526	Lots 802 and 807-809	Lots 909 and 910	52 + 3 + 2
8	Lots 495, 508-510, 527-530, 540-547, 556-564, 570, 581-583, 592 and 605-607	-	Lot 911	33 + 1
9	Lots 405, 531-539, 571-580, 584-589, 593-598, 608, 609, 612, 635 and 652-654	Lots 811 and 824.	Lot 912	39 + 2 + 1
10	Lots 548-555, 565-569 and 676-679	-	Lots 913 and 915	17 + 2
11	Lots 590, 591, 599-604, 610, 611, 634 and 680-692	-	Lot 916	24 + 1
12	Lots 625-633, 670, 671 and 693-702	-	Lot 917	21 + 1
13	Lots 397-404, 451, 613-624, 636-651, 655 and 672-675	Lots 813 and 814	Lots 918 and 919	42 + 2 + 2
14	Lots 364-374, 383-396, 429, 430 and 452-456	-	Lots 920 and 921	32 + 2
15	Lots 346-363, 375-382, 406 and 431-433	-	Lot 922	30 + 1
16	Lots 311-318, 320-345, 407, 434 and 717-719	-	Lots 923 and 924	39 + 2
17	Lots 274-281, 283-310, 319 and 720-729	-	Lots 925 and 926	47 + 2
18	Lots 226-232, 248-273, 282 and 730	Lot 816	Lots 927 and 928	35 + 1 + 2
19	Lots 162-169, 184-194 and 233-242	Lots 800 and 817	Lots 929 and 930	29 + 2 + 2
20	Lots 214-223 and 737-741	-	Lot 931	15 + 1
21	Lots 224, 225, 245-247 and 731-736	-	Lot 932	11 + 1
22	Lots 408-428, 435, 436, 444-448 and 709-716	Lots 822 and 823	Lot 933	36 + 2 + 1
23	Lots 437-443, 449, 450, 656-669 and 703-708	Lots 810, 820 and 821	Lot 934	29 + 3 + 1