

Topic	Management Plan/Report	Information Submitted with Application	Purpose of Management Plan/Report	Proposed Condition of Document Status	Rationale for Document Status	
Geotechnical	Geotechnical Completion Report	Addressed in Geotechnical Report as part of substantive application.	Confirm foundation design parameters, describe future building/earthworks limitations, apply restrictions ensure development has been undertaken in accordance with geotechnical recommendations.	Condition 50	To be prepared after development is completed	Geotechnical Completion Report can only be provided once the works have been completed.
	Groundwater Settlement Monitoring and Contingency Plan	Addressed in Geotechnical Report as part of substantive application.	Identify settlement monitoring locations, timing/frequency of monitoring stations and define the criteria to be met upon completion of earthworks.	Condition 204	To be prepared prior to the commencement of works.	Standard condition of consent to provide final plan prior to commencement of works, once the project has completed detailed design. Certification by Council ensures that all relevant aspects are covered.
Arborist	Tree Management Plan	Draft Management Plan provided within Arboricultural Assessment as part of substantive application.	The purpose of the Tree Management Plan is to manage arboricultural effects on protected trees and vegetation growing within the Project area directly adjacent to areas proposed for clearance as part of physical works, coupled with those trees or vegetation of which works are proposed within their respective protected root zones, or are likely to be affected by adjacent land changes (such as overland flow path alterations, cut/fill works or temporary environmental controls or enabling works).	Condition 27	Final to be prepared prior to commencement of works	Standard condition of consent to provide final plan prior to commencement of works, once the project has completed detailed design. Certification by Council ensures that all relevant aspects are covered.
Ecology	Fauna Management Plan	Draft Management Plan provided with further responses.	The aim of the FMP is to manage the following species during vegetation removal and/or works within wetlands: <div>(a) Long tail bats; (b) Threatened or At-Risk birds</div>	Conditions 30 - 35	Final to be prepared prior to commencement of works	The proposed conditions require that ecological surveys are undertaken for specific species prior to the commencement of any vegetation clearance or works within wetlands occurring. The outcomes of these surveys will indicate the details of the management plans to be provided. At that stage further details of the project (including construction methodologies) will be available, whereby further details can be incorporated into the FMP. It is standard practice for councils to impose a condition of consent requiring these

			(excluding wetland birds); (c) Threatened or At-Risk wetland birds; and (d) Native lizards.			plans to be provided before works begin, rather than at the time of resource consent. Certification by Council ensures that all relevant aspects are covered.
	Wetland Offset Plan	Final to be provided as a condition of consent. Further detail has been provided as part of the further responses which confirms that the wetland locations are suitable. A planting schedule for the wetland areas has also been provided.	Provides details of the proposed wetland offset areas including locations, planting details, maintenance and monitoring.	Condition 39	Final to be prepared prior to commencement of works	Standard condition of consent to provide final plan prior to commencement of works, once the project has completed detailed design. Certification by Council ensures that all relevant aspects are covered.
	Streamworks Management Plan, including Native Fish Management Plan	Draft methodology for stream works provided with further responses. Condition included which outlines the parameters of the proposed management plan.	<p>The purpose of the SWMP is to provide a finalised streamworks methodology and management measures that enable effects of streamworks to be managed during construction in accordance with best practice. The SWMP must include as a minimum but is not limited to:</p> <ul style="list-style-type: none"> <li>• A plan showing the specific areas where streamworks are to occur;</li> <li>• Management measures to demonstrate how erosion and sediment controls will avoid sediment or sediment laden water entering the stream in accordance with best practice;</li> <li>• Management of contaminants to water (e.g. hydrocarbons, construction materials);</li> <li>• An explanation of how and measures to ensure maintenance of fish passage during and after the streamworks is achieved;</li> <li>• A Native Fish Capture and Relocation Plan. This</li> </ul>	Conditions 189 and 193	Plan to be prepared and submitted to Council prior to the commencement of works.	Standard condition of consent to provide final plan prior to commencement of works, once the project has completed detailed design. Certification by Council ensures that all relevant aspects are covered.

			<p>shall be prepared by a suitably qualified and experienced freshwater ecologist;</p> <ul style="list-style-type: none"> <li>• Methodology for diverting upstream flows during the streamworks, including how sufficient flow will be maintained at all times below the site of the works to maintain in-stream biota, and the location and nature of any temporary diversion structures;</li> <li>• A detailed methodology for the installation of permanent structure(s); and</li> <li>• Details of final streambed remediation or stabilisation upon completion of stream works.</li> </ul>			
Earthworks	Construction Management Plan	Draft plan provided with further responses	The purpose of the CMP is to detail the management procedures and construction methods to be undertaken to avoid, remedy or mitigate potential adverse effects on the environment arising from earthworks and construction works.	Condition 14 - 15	Final to be prepared prior to commencement of works.	Detailed CMP can only be prepared once a contractor has been awarded for the project and the construction methodology has been developed. The draft CMP sets out specific details for what needs to be included and is based on standard CMPs. Certification by Council ensures that all relevant aspects are covered.
	Construction Traffic Management Plan	Incorporated into CMP	The objective of the CTMP is to ensure that during construction the surrounding road network (including the footpaths) operates safely and efficiently for all road users including existing residents and pedestrians, and that internal construction traffic movements operate safely and efficiently.	Condition 19 – 20	Final to be prepared prior to commencement of works.	Detailed CTMP can only be prepared once a contractor has been awarded for the project and the construction methodology has been developed. The draft CMP sets out specific details for what needs to be included in a CTMP. Certification by Council ensures that all relevant aspects are covered.
	Dust Management Plan	Incorporated into CMP	Identify appropriate dust mitigation strategies for the site.	Condition 14 - 15	Final to be prepared prior to commencement of works.	Detailed DMP can only be prepared once a contractor has been awarded for the project and the construction methodology has been developed. The draft CMP sets out specific details for what needs to be included in a DMP.

						Certification by Council ensures that all relevant aspects are covered.
	Chemical Treatment Management Plan	Incorporated into CMP	Provide confirmation that works will be in accordance with GD05 measures.	Condition 23 - 24	Final to be prepared prior to commencement of works.	Standard condition of consent to provide this prior to commencement of earthworks activity.
	Construction Noise and Vibration Management Plan	Incorporated into CMP	Identify, require and enable the adoption of the best practicable option to minimise construction noise and vibration effects and ensure compliance with the project noise and vibration conditions.	Condition 21 - 22	Final to be prepared prior to commencement of works.	Detailed CNVMP can only be prepared once a contractor has been awarded for the project and the construction methodology has been developed. The draft CMP sets out specific details for what needs to be included in a CNVMP. Certification by Council ensures that all relevant aspects are covered.
	Erosion and Sediment Control Plan (ESCP)	Draft Plan provided as part of substantive application	Provides specific erosion and sediment control measures, design drawings, construction methods, monitoring and maintenance and management of exposed areas.	Condition 16 - 17	Drafted and submitted with Application. Final to be prepared prior to commencement of works	Standard condition of consent to provide this prior to commencement of earthworks activity.
<b>Stormwater</b>	Stormwater Management Plan (SMP)	Draft Plan provided as part of substantive application	Outlines the stormwater management approach for the post-development outcome at the site. It aligns with the provisions of the AUP, and the objectives set out in schedule 4 of the NDC from greenfield developments. The purpose of this approach is to promote sustainable stormwater management and land development on the site. Additionally, it aims to safeguard, restore, and improve the receiving environment, such as watercourses.	Condition 1	Drafted and submitted with Application. This is not required to be implemented at consent stage.	Standard condition of consent to provide this prior to commencement of the discharge activity.
<b>Wastewater</b>	Wastewater Treatment Plant Environmental Management Plan	Draft plan provided with further response.	Ensure the risks from the site are managed appropriately in accordance with the assessment undertaken by Apex.	Condition 72 - 73	Final to be prepared prior to commencement of works.	Standard condition of consent to be provided at detailed design / prior to commencement of the discharge activity.
	Wastewater Treatment Plant Discharge Plan	Condition included which outlines the parameters of the proposed management plan. Further details regarding wastewater discharge are to be provided	The purpose of the WTPDP is to set out how treated wastewater that cannot be discharged on the site is to be discharged. The WTPDP must explain the alternative	Condition 233 - 235	Final to be prepared prior to commencement of works.	Standard condition of consent to be provided at detailed design / prior to commencement of the discharge activity. Certification by Council ensures that all relevant aspects are covered.

		within a memo to Council on 19 June.	<p>discharge option or options to be used in addition to the on-site disposal, including but not limited to:</p> <ul style="list-style-type: none"> <li>Discharge into the public wastewater network;</li> <li>Discharge into a holding tank(s) and removal off-site for disposal; and</li> <li>Reuse on-site or off-site.</li> </ul>			
	Operation and Maintenance Management Plan	Draft plan provided with further response.	Provides a framework for the operation and management of the WWTP and discharge facilities to ensure compliance with the conditions of consent.	Condition 272	Final plan to be prepared and submitted to Council for certification prior to commencement of works.	Standard condition of consent to be provided at detailed design / prior to commencement of the discharge activity. Certification by Council ensures that all relevant aspects are covered.
	Emergency Response Plan	Draft plan provided with further response.	Identifies risks to personnel on site and within the vicinity of the WWTP and how these shall be responded to in the event of an emergency.	Condition 235	Final plan to be prepared and submitted to Council for certification prior to commencement of works.	Standard condition of consent to be provided at detailed design / prior to commencement of the discharge activity. Certification by Council ensures that all relevant aspects are covered.
	Odour Management Plan	Draft plan provided with further response.	Details the maintenance and inspection procedures for the odour control system, as well as the procedures for the receipt, recording, and handling of odour complaints.	Condition 273 - 274	Final plan to be prepared and submitted to Council for certification prior to commencement of works.	Standard condition of consent to be provided at detailed design / prior to commencement of the discharge activity. Certification by Council ensures that all relevant aspects are covered.
Landscaping	Street Tree Plans	Draft plans provided as part of substantive application. Updated as part of further responses.	Details the locations, types of trees and size of trees to be planted within the road network.	Condition 1	Final plan to be prepared and submitted to Council for certification prior to commencement of works.	Standard condition of consent to be provided at detailed design stage. Certification by Council ensures that all relevant aspects are covered.
	Revegetation Plans	Draft plans provided as part of substantive application. Updated as part of further responses.	Planting schedule and locations for native bush revegetation areas, riparian planting, revegetation within proposed private lots, and pond edge revegetation areas.	Condition 1	Final plan to be prepared and submitted to Council for certification prior to commencement of works.	Standard condition of consent to be provided at detailed design stage. Certification by Council ensures that all relevant aspects are covered.
	Private Lot Landscaping Plans	Draft plans provided as part of substantive application. Updated as part of further responses.	Provides details for on-lot bin storage areas, public waste and private waste collection, proposed retaining walls, lighting, fencing, and on-lot landscaping.	Condition 1	Final plan to be prepared and submitted to Council for certification prior to commencement of works.	Standard condition of consent to be provided at detailed design stage. Certification by Council ensures that all relevant aspects are covered.

	Implementation Plan	Example plan provided with further responses.	Outlines the required implementation, establishment and maintenance strategies for the landscaping works as indicated on the Revegetation Plans.	Condition 82	Final plan to be prepared and submitted to Council for certification prior to commencement of works.	Standard condition of consent to be provided at detailed design stage. Certification by Council ensures that all relevant aspects are covered.
<b>Lighting</b>	Street Lighting Plan	Indicative lighting plan provided as part of substantive application (refer road network drawings).	Provides details for the proposed lighting within the road network.	Condition 111- 112	Final plan to be prepared and submitted to Council for certification prior to commencement of works.	Standard condition of consent to be provided at detailed design stage. Certification by Council ensures that all relevant aspects are covered.
	Lighting Plan JOAL	Indicative lighting locations included within the Landscape Plans.	Provides details for the proposed lighting within the JOALs.	Condition 111 – 112	Plan to be prepared and submitted to Council for certification prior to commencement of works.	Standard condition of consent to be provided at detailed design stage. Certification by Council ensures that all relevant aspects are covered.
<b>Waste</b>	Waste Management Plan	Lots that require private waste collection are indicated on the updated landscape plans. As per discussions with Council's waste specialist, a waste management plan for these lots will be provided as a condition of consent.	Provides waste management details for the lots that require private waste collection.	Condition 118 – 119	Plan to be prepared and submitted to Council for certification prior to commencement of works.	Standard condition of consent to be provided at detailed design stage. Certification by Council ensures that all relevant aspects are covered.
<b>Archaeology</b>	Archaeological Management Plan	Final management plan provided with application	This archaeological management plan outlines the procedures to be followed during archaeological monitoring of earthworks and procedures for recording any archaeological evidence before it is modified or destroyed. It also provides protocols for the exposure of archaeological remains including koiwi tangata (human remains) or taonga (Māori artefacts).	Condition 283	Plan is final and has been reviewed and accepted by HNZPT.	N/A