Appendix 7a - REDACTED Consultation Report Attachments

Local Authorities Collated Correspondence

Attachment 1

Hawke's Bay Regional Council Collated Correspondence

[redacted]

From: [redacted] <[redacted]hbrc.govt.nz>
Sent: Wednesday, 16 July 2025 3:26 pm
To: [redacted]
Cc: [redacted] FastTrack; [redacted]
Subject: RE: P24-244 - Arataki FT Project - Draft Consent Conditions Suite

Hi [redacted]

Thanks for the extra time for our engineers.
In addition to those I circulated on Monday, our engineers do not have any further comments/feedback on the draft conditions.

Kind regards,
[redacted]

HAWKES BAY REGIONAL COUNCIL
TE KAUNIHERA Ā-ROHE O TE MATAU-A-MĀUI

[redacted]
Senior Consents Planner
[redacted]
Hawke's Bay Regional Council | Te Kaunihera ā-rohe o Te Matau a Māui
159 Dalton Street, Napier 4110 | hbrc.govt.nz
Enhancing Our Environment Together | Te Whakapakari Tahi I Tō Tātau Taiao

From: [redacted] <[redacted]woods.co.nz>
Sent: Monday, 14 July, 2025 9:45 AM
To: [redacted] <[redacted]hbrc.govt.nz>
Cc: [redacted] <[redacted]hbrc.govt.nz>; FastTrack <FastTrack@hbrc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]cdli.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]ellisgould.co.nz>; [redacted] <[redacted]ellisgould.co.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: RE: P24-244 - Arataki FT Project - Draft Consent Conditions Suite

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Hi [redacted]

Thanks very much to your team for taking the time to review the Arataki Project conditions set. I have had a quick flick through and appreciate the detail you have gone to here.

I think it would be worthwhile getting engineering feedback into this condition review. We are still targeting lodgement Friday, but could push out condition mark ups to Wednesday if that is doable for your technical experts?

Thanks,
[redacted]

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]
Warkworth | **Auckland** | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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From: [redacted] <[redacted]hbrc.govt.nz>
Sent: Monday, 14 July 2025 9:33 am
To: [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]hbrc.govt.nz>; FastTrack <FastTrack@hbrc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]cdli.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]ellisgould.co.nz>; [redacted] <[redacted]ellisgould.co.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: RE: P24-244 - Arataki FT Project - Draft Consent Conditions Suite

Hi [redacted]

Thanks again for the opportunity to provide feedback on the draft conditions prior to lodging the application. HBRC feedback is attached however, we unfortunately were not able to include any input from our engineers as they have been away on leave during this time.

In terms of lodgement, are you still aiming for the 18th July?

Let me know if you have any questions or seek clarification, happy to discuss.

Kind regards,
[redacted]

[redacted]
Senior Consents Planner
[redacted]
Hawke's Bay Regional Council | Te Kaunihera ā-rohe o Te Matau a Māui
159 Dalton Street, Napier 4110 | hbrc.govt.nz
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From: [redacted] <[redacted]woods.co.nz>
Sent: Wednesday, 2 July, 2025 10:26 PM
To: [redacted] <[redacted]hbrc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hbrc.govt.nz>; FastTrack <FastTrack@hbrc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]cdli.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]ellisgould.co.nz>; [redacted] <[redacted]ellisgould.co.nz>
Subject: P24-244 - Arataki FT Project - Draft Consent Conditions Suite

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Evening all,

Please find attached the draft suite of consent conditions for the Arataki Project, provided on a **without prejudice** basis for your review and comment.

- The conditions are presented in an editable Word document (with PDF attached for printing) to allow you to mark up changes directly if that is your preference.
- I have attached the draft scheme plan for reference (particularly for review of the subdivision consent conditions).
- The draft engineering drawings and plans/reports previously issued should be used for proposal information.
- The conditions report includes background and interpretation sections to understand how and why they have been prepared in the way that they have.

If possible, we'd appreciate receiving any comments or suggested amendments by **Monday 14 July** to support our preparation for lodgement and ensure alignment with both HDC and HBRC expectations. Please note that there is also further opportunity to feedback into the process through the EPA consenting phase.

We're open to discussion on any points that may require clarification or refinement, particularly the regional consent conditions(!).

Ngā mihi nui,

[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design

[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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[redacted]

From: [redacted]
Sent: Thursday, 26 June 2025 4:23 pm
To: [redacted] FastTrack; [redacted]
Cc: [redacted]
Subject: FW: P24-244 - Arataki FT Project - Discharge consent

Good afternoon [redacted] and [redacted]

Following on from our discussion yesterday regarding consent matters and the consent holder, I've been in contact with [redacted] at HDC. I'm passing on our correspondence for your information which [redacted] has kindly agreed to.

I'll include conditions in the draft set to reflect this approach. These will be circulated to both councils next week for review and comment.

Thanks,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

Warkworth | Auckland | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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From: [redacted] <[redacted]hdc.govt.nz>
Sent: Wednesday, 25 June 2025 3:29 pm
To: [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: RE: P24-244 - Arataki FT Project - Discharge consent

Hi [redacted]

Happy to take a phone call mate, but I think we can cover this one off in my response here.

I have a meeting on the 8th of July to get an update for the global consent and will bring it up with our consultant to see if it is possible to amend the application to align the consent with the sub-catchment b discharge point. I will also give him a call this week to raise it with him so he can do some prep work before our meeting and/or give me an answer quicker.

If amending our global consent is not an option or timing does not align, I'm sure we can, and will be happy to condition a hand over of CDL's HBRC consent to HDC at a time agreeable.

To my mind, a 12 month (4 seasons) proving and monitoring period (carried out by CDL, or HDC on behalf of, and at CDL's cost) that started at 224c sign off would be the logical starting point to ensure the system was operating as it should and meeting the consent condition requirements before handing over. If staging is proposed and the system would not be fully tested to its maximal operating threshold until the final stage reached 224c, the trigger for the 12-month proving and monitoring period would be 224c of the last stage.

Whatever option we land on, there is a pathway forward.

Let me know your thoughts.

Regards,

[redacted]
3 Waters Growth & Development Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted] | **Wāea Pūkoro/Mobile** [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

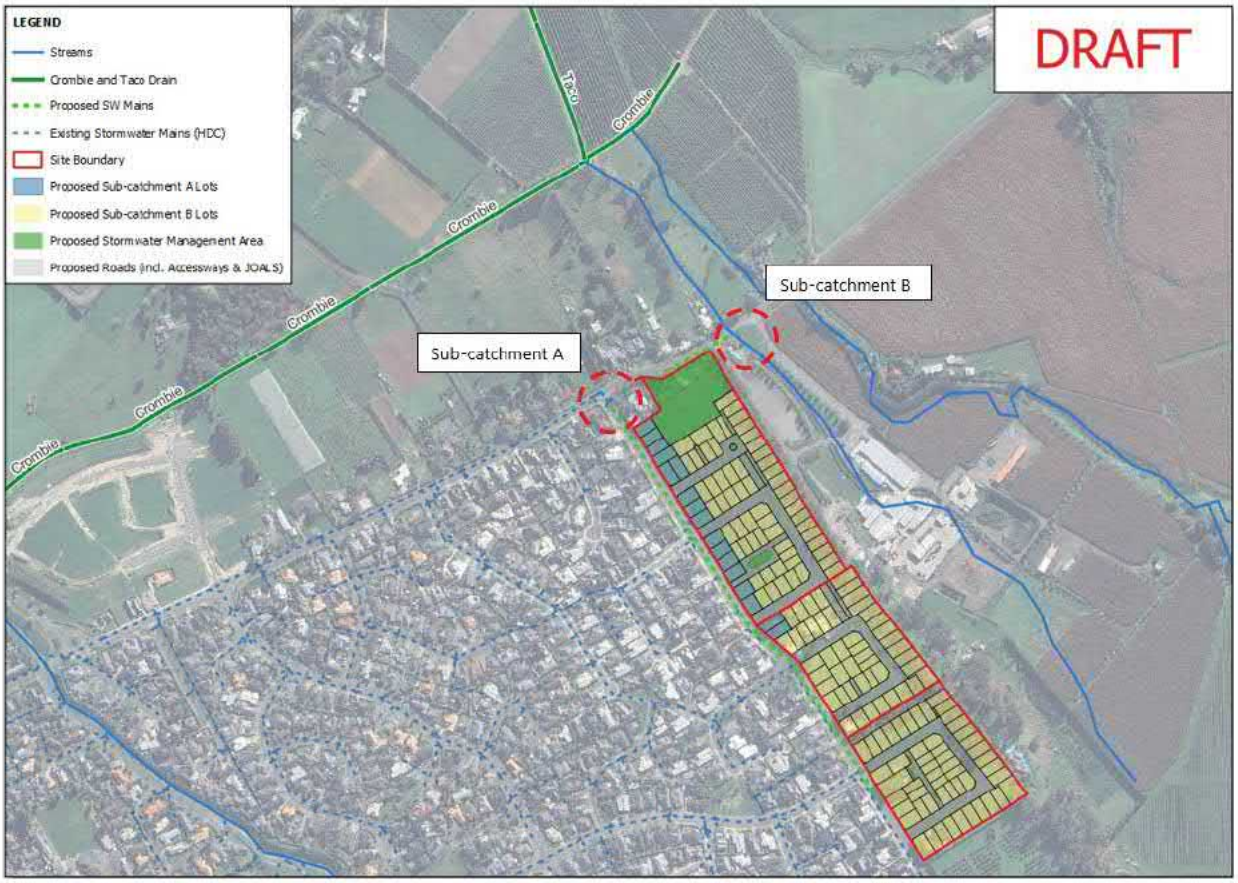
From: [redacted] <[redacted]woods.co.nz>
Sent: Wednesday, 25 June 2025 2:18 PM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: P24-244 - Arataki FT Project - Discharge consent

Kia ora [redacted]

Hope you are well. I've been in contact with HBRC around the discharge consent for the Arataki Fast-track project as we firm up the final consent matters and conditions. One of the outstanding queries we have is around who the 'consent holder' will be for the SW discharge consent for the development.

As you know we have the two SW catchments on site (see image below):

- Catchment A – to HDC reticulated network
- Catchment B – to the unnamed stream.



We got to the bottom of who manages the unnamed stream (HBRC).

However, while we discussed the discharge approach earlier in the year, we didn't fully close it out. Our understanding is that the stormwater from the entirety of the Arataki site is included in the revised HDC network discharge consent, but the proposed new stream discharge point sits outside the NDC area. Therefore, the approach is for CDL to apply for the new SW discharge into the unnamed stream. However with the assets then being vested in HDC, it makes sense for HDC to become the consent holder. But is there another option to explore whether catchment B and the stream discharge point could fall under the global NDC if this suits HDC's purposes better?

As part of our stakeholder engagement, HBRC has requested that correspondence from HDC confirming the agreed discharge approach be included with the EPA application.

It would be good to have a discussion with you about the above if you are free tomorrow or Friday? Happy to take a phone call.

Kind regards,

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]
Warkworth | Auckland | Hamilton | Tauranga | Napier |

Christchurch | Queenstown

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Please consider the environment before printing this e-mail

[redacted]

From: [redacted] <[redacted]hbrc.govt.nz>
Sent: Monday, 23 June 2025 6:00 pm
To: [redacted]
Subject: RE: P24-244 - Arataki FT Project - Draft Expert Report Issue 12/6/25
Attachments: Consent_Document-AUTH-128489-01.pdf; Consent Doc Stormwater.pdf; Consent Doc Structures (4).pdf

Hi [redacted]

No problem, I've attached is the standard/general stormwater conditions for stormwater discharges (often for smaller scale activities but many conditions will still be relevant) – note that these are not specific and we often personalise these. And I've attached our general conditions for structures too.
Also attached a CDL stormwater discharge to for a subdivision in havelock north (AUTH-128489-01), off the top of my head this consent was to be vested in the district council after completion of the works.
I thought a decision had been issued on the other CDL development in that area however, that is still being processed, so just the one example sorry.

I come from a district planning background so can understand the headache regional consenting conditions sometimes seem to be!

Thanks, good to get a heads up on these.

Kind regards,
[redacted]

[redacted]
Senior Consents Planner
[redacted]
Hawke's Bay Regional Council | Te Kaunihera ā-rohe o Te Matau a Māui
159 Dalton Street, Napier 4110 | hbrc.govt.nz
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From: [redacted] <[redacted]woods.co.nz>
Sent: Monday, 23 June, 2025 5:42 PM
To: [redacted] <[redacted]hbrc.govt.nz>
Subject: RE: P24-244 - Arataki FT Project - Draft Expert Report Issue 12/6/25

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Hi [redacted]

Thanks. I'll send through a calendar invite for Wednesday shortly.

Any examples you're able to share would be greatly appreciated. We've based the draft conditions on the Wairatahi consent as a starting point, but I'm not entirely satisfied with where they've landed, particularly in terms of their suitability for our specific proposal at Arataki. Your insight would be helpful in refining these. I'm not a regional consents planner, so I've approached this from an effects-based perspective and done my best to align with what I understand the regional requirements to be.

Therefore, I'd value your technical input to ensure we've captured everything appropriately – hence the request for a catch up on Wednesday.

To provide some context, the regional component of the proposal includes:

- Water take of impounded stormwater from the dry basin pond during construction for dust suppression;
- Diversion and discharge of water during the construction period;
- Stormwater diversion and discharge to an unnamed tributary of the Maungateretere Stream (majority of site);
- Stormwater diversion and discharge to the HDC reticulated stormwater network (minor portion of site);
- Construction of a stormwater outfall located within 6m of the tributary (clear of the stream bed).

Looking forward to catching up Wednesday and thanks again for offering to share those examples.

Kind regards,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

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From: [redacted] <[redacted]hbrc.govt.nz>
Sent: Monday, 23 June 2025 5:32 pm
To: [redacted] <[redacted]woods.co.nz>
Subject: RE: P24-244 - Arataki FT Project - Draft Expert Report Issue 12/6/25

Hi [redacted]

I'm unable to do Tuesday but I am flexible on Wednesday morning at this stage, so feel free to send through a meeting invite for Wednesday.

We have some general conditions of consent for stormwater discharges (of varying scales). If it'd be of use I can send these through.
I could also give you an example of a different CDL development in Havelock North that was granted in the last year or two if that'd be of help (you may have already seen these).

Let me know if you'd like either of these and I'll try find time to send them through to you tomorrow.

It'd be awesome if we could have a copy of at least the draft conditions prior to lodgement.

Kind regards,
[redacted]

[redacted]
Senior Consents Planner
[redacted]
Hawke's Bay Regional Council | Te Kaunihera ā-rohe o Te Matau a Māui
159 Dalton Street, Napier 4110 | hbrc.govt.nz
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From: [redacted] <[redacted]woods.co.nz>
Sent: Monday, 23 June, 2025 5:23 PM
To: [redacted] <[redacted]hbrc.govt.nz>
Subject: RE: P24-244 - Arataki FT Project - Draft Expert Report Issue 12/6/25

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Hi [redacted]

Thanks very much to you and your team for providing this feedback to the Project. I have passed it on to the relevant experts to address in their reporting.

On the consent matters and conditions, I have a few questions to run past you. Would you be **available for a short teams meeting Tuesday or Wednesday morning** so I can run you through our draft set and get some guidance around how Council would like these set out? We have a draft set of conditions to address the effects concerns you have raised. These are currently with our legal team and client for review so I can't issue them to you as draft as yet. However the intention is to provide you with a copy of these prior to lodgement.

Kind regards,
[redacted]

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]
Warkworth | Auckland | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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From: [redacted] <[redacted]hbrc.govt.nz>
Sent: Monday, 23 June 2025 2:52 pm
To: [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]hbrc.govt.nz>; FastTrack <FastTrack@hbrc.govt.nz>; [redacted]

<[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Subject: RE: P24-244 - Arataki FT Project - Draft Expert Report Issue 12/6/25

Hi [redacted]

Thanks for the opportunity to provide comment on the reports.
As requested, our team has provided the following high-level input on the reports as requested.
I note that it's not totally clear what stormwater rule consent is being applied for under therefore, feedback is limited to general matters.

If the ownership of the consent will remain with the applicant (and not be transferred to Hasting District Council (HDC)), either TANK Rule 22 or 25 may be the applicable stormwater discharge rule. However, I note ownership of the consent may be something to think about, especially in relation to ongoing maintenance during the consent lifetime (and any subsequent renewals).
Otherwise, if the consent would be transferred into HDC's ownership, TANK Rule 23 as a controlled activity for the stormwater discharge may be applicable.

You've noted correctly that Rule 71 for the outlet structure will be applicable.

Ecology report:

The assessment concludes that ecological effects will be "Very Low" or "Negligible," I think that somewhat downplays the degraded state of the receiving environment. The tributary to the Mangateretere Stream, which will receive stormwater from the development, is already well below national bottom lines for macroinvertebrates (MCI-sb scores of 44-57). Describing it as having "low sensitivity" misses the point that the system is already under pressure and has limited resilience to further impact.

As I understand it, under PC9, catchments below bottom line should be on a trajectory of improvement. I'd suggest reinforcing sediment control during development and construction as a key mitigation, and possibly clarifying expectations around their contribution to overall catchment health.

They've proposed reasonably good stormwater treatment for water quality (e.g., rain gardens), but sediment remains a likely stressor for the downstream macroinvertebrate community, and kōura (found at the downstream site) are sensitive to sediment.

To clarify regarding the TANK plan change, in particular, target attributes of schedule 26 (being the freshwater quality objectives) is a matter of control/discretion for stormwater discharges so we expect to see detail how the proposal contributes towards those targets.

Stormwater report:

The principle of the proposed design appears suitable for the subdivision development. There are some clarifications regarding the spillway design and downstream effects are required.

The emergency spillway needs to be designed in accordance with HBRC's Stormwater Management guidelines. Extract below:

"*Emergency spillway*
The emergency spillway will convey flows beyond the service spillway's capacity. It should be designed to convey at least the 100-year storm with a freeboard of at least 300 mm.
The emergency spillway should be located in natural ground and not placed on fill material unless it is armoured to prevent scour of the embankment. Operating

velocities must be calculated for spillways in natural ground in order to determine the need for additional armouring. If the emergency spillway is placed on fill, the embankment should be constructed higher than the final design to allow for settlement.

In situations where embankment failure may lead to loss of life or extreme property damage, the emergency spillway must be able to:

- *Pass an extreme flood, which may be the Probable Maximum Flood (PMF), with no freeboard (after post-construction settlement) and with the service outlet blocked. The PMF is defined as the largest probable flood event that could occur at the site, or the theoretical upper limit to flood magnitude. The extreme flood (Q_V) is defined as detailed in NIWA Science and Technology Series No. 19, "A Guide to Probable Maximum Precipitation in New Zealand", June 1995. For high-risk dams discussion with the Hawke's Bay Regional Council is essential to determine the needed factor of safety.*
- *Pass the full Q_{IV} (the 1% AEP event flow) assuming the service spillway is blocked with at least 0.5 metres of freeboard (after construction settlement)."*

From the information provided once the emergency spillway is activated water will flow from the spillway in an uncontrolled fashion across Brookfield Road. Additional information is needed to understand the downstream effects.

As an FYI – given relevance of sediment to the catchment, we'd expect a condition of consent be imposed requiring the consent holder to provide an ESCP for certification prior to construction commencing.

Please don't hesitate to contact me if you have any questions.

Kind regards,
[redacted]

[redacted]
Senior Consents Planner
[redacted]
Hawke's Bay Regional Council | Te Kaunihera ā-rohe o Te Matau a Māui
159 Dalton Street, Napier 4110 | hbrc.govt.nz
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From: [redacted] <[redacted]woods.co.nz>
Sent: Thursday, 12 June 2025 10:12 am
To: [redacted] <[redacted]hbrc.govt.nz>; FastTrack <FastTrack@hbrc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Subject: P24-244 - Arataki FT Project - Draft Expert Report Issue 12/6/25

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Hi [redacted]

Thanks for your patience waiting on the technical reports for review. Please find attached draft documents on a without prejudice basis for your officers consideration and feedback here: **Click here**

- Infrastructure Report
- Stormwater Management Plan
- Ecology Assessment

I have also included a copy of the last issue civil drawings to assist with reviewing the technical reports. Please note that some of the technical manuals have not been included with the draft SMP as they are still being drafted, but their omission shouldn't impact a high-level review of the SMP at this stage.

We are now nearing the end of the consultation phase with stakeholders and neighbours and have a clear view of where the Project is likely to land as a final application. We are aiming to lodge the application in the **week of 14 July**. Would it be possible to receive **final high-level comments from your team by Monday 23 June**? This would allow us sufficient time to consider any critical feedback and reflect this appropriately in the final reporting. I'd be happy to discuss this timeframe with you if needed – please get in touch.

Thanks again for your ongoing collaboration and for facilitating communications with your wider team. It is much appreciated at my end!

Kind regards,

[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design

[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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[redacted]

From: FastTrack <FastTrack@hbrc.govt.nz>
Sent: Friday, 6 June 2025 7:59 am
To: [redacted]
Cc:
Subject: RE: P24-244 - Arataki - Havelock North - s30 FTAA Letter HBRC [APP-131013]

Thanks [redacted] that sounds good, thanks for the update

[redacted]

From: [redacted] <[redacted]woods.co.nz>
Sent: Thursday, 5 June 2025 8:38 pm
To: FastTrack <FastTrack@hbrc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>
Subject: RE: P24-244 - Arataki - Havelock North - s30 FTAA Letter HBRC [APP-131013]

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Hi [redacted]

Thank you for your email. Final QA is underway this week on both the infrastructure and stormwater reports, and we expect to have draft versions ready to send through late next week. The ecology report is also nearing completion.
I would like to be able to be in a position to send you a draft copy of conditions week of 16 June.

We've now shifted our lodgement timeframe from early June to early July. This is due to the volume of neighbour feedback received and the need to work through design refinements in response, along with some extended time needed to complete the final technical flood modelling.

The EPA process is certainly something that we are keeping a close eye on. They have emphasised the importance of council engagement prior to lodgement so we are certainly taking that seriously for our application. Once you have received our draft reports and conditions, let touch base then to confirm a reasonable and fair timeframe for a HBRC response.

Thanks,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]
Warkworth | Auckland | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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From: FastTrack <FastTrack@hbrc.govt.nz>
Sent: Thursday, 5 June 2025 8:07 pm
To: [redacted] <[redacted]woods.co.nz>
Subject: RE: P24-244 - Arataki - Havelock North - s30 FTAA Letter HBRC [APP-131013]

Kia ora [redacted]

I just wanted to check in and get an update on your intended timing for provision of any technical reports and then lodgement with EPA? I just want to make sure we can be as ready as possible to provide feedback on the technical detail (most critically stormwater).

Thanks

[redacted]

From: [redacted] <[redacted]woods.co.nz>
Sent: Monday, 19 May 2025 8:22 am
To: FastTrack <FastTrack@hbrc.govt.nz>
Subject: RE: P24-244 - Arataki - Havelock North - s30 FTAA Letter HBRC [APP-131013]

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Thanks [redacted]

PDF minutes and presentation attached for your records.

Yes, TPW has been our main point of contact for the project and has put us in touch with local hapu. They have been great to deal with.

Kind regards,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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From: FastTrack <FastTrack@hbrc.govt.nz>
Sent: Monday, 19 May 2025 8:01 am

To: [redacted] <[redacted]woods.co.nz>
Subject: RE: P24-244 - Arataki - Havelock North - s30 FTAA Letter HBRC [APP-131013]

Kia ora [redacted]

No issues with the minutes from us.

Just one comment/question about iwi engagement being that Tamatea Pokai Whenua (TPW) is the treaty settlement entity for this area and we would recommend that they are consulted if they haven't been already (Tamatea Pōkai Whenua | Hastings PSGE | 117 Heretaunga Street West, Hastings, New Zealand).

Let me know if you need contact details for TPW,

Thanks

[redacted]

From: [redacted] <[redacted]woods.co.nz>
Sent: Wednesday, 14 May 2025 11:18 am
To: FastTrack <FastTrack@hbrc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Subject: RE: P24-244 - Arataki - Havelock North - s30 FTAA Letter HBRC [APP-131013]

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Mōrena [redacted]

I like the email address! The s30 letter you have provided is great. And yes, noted about the stream works consent requirement from our meeting. This will be included in the application. Cheers.

I have **attached meeting minutes** from our 6/5/25 hui. If you could please briefly review and let me know if it covers our conversation accurately and I can issue as a PDF version along with the presentation.

Finally, yes, absolutely agree that having technical reports issued to council is critical to the success of this project. The SW report is about 10 days away from being ready to issue and as soon as it is ready we will forward through. I need to wait on all final expert reports before I can finalise the draft conditions, so these will follow shortly after. The draft Infrastructure Report will be issued next week.

In the meantime, if your team has any feedback on the draft civil plans, please feel free to send through your comments as [redacted] is keen to ensure that the documentation is technically sound. Also keep in mind there is still another opportunity to provide feedback as part of the formal EPA process once lodged. This is really just a first cut to make sure there is nothing fundamental we are missing / should have considered, etc in the expert reporting.

Kind regards,
[redacted]

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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From: FastTrack <FastTrack@hbrc.govt.nz>
Sent: Wednesday, 14 May 2025 9:30 am
To: [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]woods.co.nz>
Subject: RE: P24-244 - Arataki - Havelock North - s30 FTAA Letter HBRC [APP-131013]

Kia ora [redacted]

Thanks you for your letter and for the pre-application meeting last week. As discussed, we are really keen to ensure we can do as much review work pre-lodgement as possible, and so we would really appreciate receiving the technical reports (especially stormwater) and draft conditions as soon as they are available.

I've attached a letter covering s30(3) requirements. It is or first FTAA process and so I'd appreciate your feedback - please let me know if you think there is anything missing or if further clarity is required in this notice.

Thanks

[redacted]

From: [redacted] <[redacted]hbrc.govt.nz>
Sent: Friday, 2 May 2025 11:00 am
To: FastTrack <FastTrack@hbrc.govt.nz>
Subject: FW: P24-244 - Arataki - Havelock North - s30 FTAA Letter HBRC

[redacted]
Manager Consents
[redacted]
Hawke's Bay Regional Council | Te Kaunihera ā-rohe o Te Matau a Māui
159 Dalton Street, Napier 4110 | hbrc.govt.nz
Enhancing Our Environment Together | Te Whakapakari Tahi I Tō Tātau Taiao

From: [redacted] <[redacted]woods.co.nz>
Sent: Wednesday, 30 April 2025 9:03 pm
To: [redacted] <[redacted]hbrc.govt.nz>

Cc: [redacted] <[redacted]woods.co.nz>
Subject: P24-244 - Arataki - Havelock North - s30 FTAA Letter HBRC

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Kia ora [redacted]

As mentioned at our last meeting, please find attached s30 letter required by the FTAA prior to the lodgement of the Arataki Project with the EPA. Please don't hesitate to get in contact with myself or [redacted] should you have any questions regarding the enclosed.

Kind regards,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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[redacted] – Manager Consents
Hawkes Bay Regional Council
Via email: [redacted]hbrc.govt.nz

[redacted] – Senior Associate Planner
Woods

W-REF: P24-244
30 April 2025

Arataki Project – Havelock North

Fast-track Approvals Act 2024: Section 30 Notice

Tēna koe [redacted]

As you are aware, the Arataki Project is a listed project contained within Schedule 2 of the Fast-track Approvals Act 2024 (**FTAA**). CDL Land New Zealand (**CDL**) is listed as the authorised person.

The proposal, which is also referred to as the '**Arataki Project**', will facilitate the development of 171 detached dwellings, which will provide additional housing capacity to Havelock North and the Hawkes Bay region. CDL intend to lodge a Substantive Application (**Application**) with the Environmental Protection Authority | Te Mana Rauhī Taiao (**EPA**) under the FTAA in May 2025.

The site is located at 86, 108, 122 Arataki Road, Havelock North, Hawkes Bay and held under Records of Title (**ROT**) Lot 2 DP 546439, Section 10S Te Mata SETT, and Lot 2 DP 540945.

The Arataki Project will comprise two phases of development:

- **Phase 1:** The first phase will realise the residential subdivision of the land and will be delivered by CDL. The residential subdivision and bulk earthworks phase will create 171 residential lots (average lot size 450m^2), a drainage reserve to vest, four roads to vest, two accessways to vest, 10 JOALs, bulk earthworks landform modification, infrastructure provision, buffer planting and external boundary fencing.
- **Phase 2:** The second phase of development will deliver the residential built form in accordance with the planning design framework established for the site. This phase of development will be delivered by CDL's build partners and will involve house construction on individual lots and include vehicle access, parking, landscaping and fencing.

In accordance with Section 42(4)(a) of the FTAA, the Application will seek approval for a resource consent that would otherwise be applied for under the Resource Management Act 1991 (**RMA**). The Arataki Project requires the following approvals under the RMA:

- **Hastings District Plan:** Land use and subdivision consent
- **Hawkes Bay Regional Resource Management Plan:** Stormwater discharge consent
- **NES-CS:** Contamination remediation consent

It is our understanding that there are no existing resource consents relating to the site for the same activity proposed under the Application for the Arataki Project.

Formal Notification and Written Response from Council

This letter responds to the requirements of Section 30 of the FTAA. A substantive application for resource consent cannot be lodged until the process pursuant to this section is completed. We set out the following comments in relation to Section 30:

- **FTAA Section 30(1)**

  We confirm that those matters set out in s30(1) are relevant and are satisfied, and therefore s30 applies. The approval sought is for a resource consent described in s42(4)(a) FTAA[1], and CDL does not hold an existing resource consent for the same activity (as the Activity applied for) using some or all of the same natural resource[2].

- **FTAA Section 30(2)**

  Pursuant to s30(2) of the FTAA, we are writing to notify **Hawkes Bay Regional Council** that we are lodging the substantive application with the EPA in May 2025. This letter is a formal notice pursuant to s30(2).

- **FTAA Section 30(3)**

  Section 30(3) of the Act requires a response in writing by the consent authority to provide formal notice pursuant to s30 (2). The response in writing must advise the authorised person:

  a) *of any existing resource consent to which section 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply if the approval were to be applied for as a resource consent under that Act; or*
  b) *that there are no existing resource consents of that kind.*

  Our understanding is that there are no existing resource consents to which s124C(1)(c) or 165ZI of the RMA would apply. In that circumstance, assuming Council agrees, Council would respond in accordance with s30(3)(b) FTAA - and s 30 (4) and (5) are not engaged.

  Once you have had an opportunity to review Council's records with respect to existing resource consents for the Site, could you please respond in writing as required by s30(3).

  Hawkes Bay Regional Council's response would be in accordance with s30(3)(b) FTAA. Based on the information we are aware of, the response would state that there are no existing resource consents for the Site to which s124C(1)(c) or 165ZI of the RMA would apply.

- **FTAA Section 30(7)**

  CDL is the only authorised person for a project on the Site pursuant to the FTAA, and therefore s30(7) does not apply

Given planned lodgement dates, we would appreciate it if you could provide a letter to us by 15 May 2025 to enable prompt lodgement of the Application with the EPA.

If you have any questions regarding this, please do not hesitate to contact the undersigned.

Ngā mihi nui

[redacted]

[redacted]
Senior Associate Planner
[redacted] woods.co.nz / [redacted]

[1] Section 30(1)(a)
[2] Section 30(1)(b)

ARATAKI DEVELOPMENT	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	TOTAL
STANDALONE LOTS	24	35	21	40	24	27	**171**

LEGEND

- STAGE BOUNDARIES
- BOUNDARIES
- ROAD CARRIAGEWAY
- PEDESTRIAN PATHS
- INFORMAL PEDESTRIAN PATHS
- SHARED PATHS
- JOINT OWNED ACCESS LOTS (JOAL)
- STANDALONE - ZONE 1 TBC
- STANDALONE - ZONE 2 TBC
- STANDALONE - LANDSCAPE BOUNDARY
- PROPOSED DRAINAGE RESERVE
- COVENANT AREA



REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR DISCUSSION	BM	APR 2025	DESIGNED	AB
				DRAWN	BM
				CHECKED	BLO
				APPROVED	BF

BUILDING B, LEVEL 1
8 NUGENT ST, GRAFTON,
AUCKLAND 1023
[redacted]
WOODS.CO.NZ

CDL LAND NEW ZEALAND LTD

ARATAKI DEVELOPMENT - HAVELOCK NORTH

DEVELOPMENT CONTROL PLAN

14 May 2025

CDL Land New Zealand Limited
C/- [redacted]
Woods
By email: [redacted]woods.co.nz

Our Ref: **APP-131013** *(quote this number when discussing application with HBRC staff)*

Dear Sir/Madam

Arataki Project Havelock North - Fast Track Approvals Act (FTAA) - Section 30(3)

Thank you for your letter dated 30 April 2025 which provided formal notice in accordance with s30(2) of the FTAA.

Your letter indicates that consent is required for the stormwater discharge from the site. Based on our recent pre-application discussions, we also consider that it is also likely that a land use consent will be required for the stormwater outlet structure as it will be located within 6 m of a stream within a land drainage or flood control scheme area (RRMP, Rule 71).

Section 30(3) of the Act requires a response in writing by the consent authority providing formal notice to advise the authorised person:
a) of any existing resource consent to which section 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply if the approval were to be applied for as a resource consent under that Act; or
b) that there are no existing resource consents of that kind.

In accordance with s30(3) of the FTAA, please be advised that there are no existing Hawke's Bay Regional Council administered resource consents to which s124C(1) or 165ZI of the RMA would apply.

Yours faithfully,

[redacted]

[redacted]
Manager Consents
Policy and Regulation Group
Phone: [redacted]
Email: [redacted]hbrc.govt.nz

To	From
Hawkes Bay Regional Council	*Woods*
[redacted]	[redacted] – *Senior Associate Planner*
For distribution to meeting attendees	*W-REF: P24-244*
	12 May 2025

Meeting Minutes - 6/05/2025

Arataki / Havelock North

Location	HBRC Offices			
Time & Date	3:30pm	6/05/2025	**Minutes**	[redacted]
Attendees	**Initials**	**Name**		**Company / Position**
	Hawkes Bay Regional Council			
	PB	[redacted]		HBRC / Consents Manager
	JS	[redacted]		HBRC / Senior Engineer
	BB	[redacted]		HBRC / Senior Planner
	GI	[redacted]		HBRC / Strategic Planning
	CDL Team			
	JB	[redacted]		CDL / General Manager
	BO	[redacted]		Woods / Civil Engineer
	BP	[redacted]		Woods/ Stormwater Engineer
	EH	[redacted]		Woods / Project Lead
	JS	[redacted]		Woods / Planner

MINUTES

1. Introductions

2. Project Overview

- PowerPoint presentation of the project was provided (attached) and presented covering the following key matters:
  - Background
  - Site Context
  - Proposal
  - Consent matters
  - Expert input
  - Stakeholder engagement
  - EPA process and timing

3. Civil Works

- Overview of civil design and stormwater strategy - landform, dry basin, sediment ponds, discharge, construction methodology.

Earthworks

- Construction management plans will be employed for the duration of works. Likely to be 1.5 years works programme in stages. CDL will deliver the bulk earthworks, infrastructure, roading and subdivision. Future build partners will construct housing.
- Dust has been a problem in the district for construction sites adjacent to residential areas. Plan to use impounded water for dust suppression. In alternative, watercart will be used from HDC source. HBRC also recommended looking into silt fences (action [redacted]).
- CDL have a fill site that they plan to use for the construction period. This location will be confirmed in the application (action[redacted]
- Contaminated fill (localised to buildings and burn piles) will go to a managed facility.

Stormwater Basin

- Stormwater dry basin will be vested in HDC.
- Proposed design has sought to address water temperature. Will not be utilising a wetland system partially to address this effect.

Stormwater discharge

- Consent required for stormwater discharge into HBRC watercourse.
- Option to have discharge point on south side of Brookvale Rd ruled out due to location of asbestos pipe and a number of infrastructure lines in this tight corridor.
- Noted that Rule 71 will also apply for works within 6m of a watercourse in the flood control scheme area (action [redacted]).
- Need to confirm who the consent holder will be for the SW discharge device (action[redacted]
- No recent HBRC flood modelling of the stream. Work currently being undertaken won't be ready in time for lodgement date. Hazard portal has most up to date relevant information that can be used (action[redacted]).

Aquifers

- HBRC identified local issues with semi-confined aquifer encountered on Te Mata Mushrooms site; Havelock North Inquiry (water quality); source protection zone. Woods to consider these in the application material (action [redacted]).
- Investigations to date show that proposed site earthworks will not go deep enough to encounter groundwater. SW basin will be deepest works on the site and it is proposed to line the basin. This will be addressed in the Infrastructure Report provided with the application (action [redacted]).

4. Planning

Neighbouring Consent:

- HBRC advised to be aware of the Te Mata Mushrooms discharge consent which has an expiry date of 2039 and address in application. Noted that existing permit has restrictions around odour and noise and significant works would need to be undertaken to the facility to bring this up to standard (action [redacted]).

Conditions:

- Application will include consent conditions which we plan to send through to HBRC for review ahead of lodging the consent. The Wairatahi consent conditions will be used as base to develop proposed conditions set.

5. Ecology

- Ecological expert undertaking additional reporting as per advice given by HBRC officers at recent meetings. Additional fauna and water surveys underway.
- Woods to touch base with [redacted] to confirm if any recent water quality monitoring data is available in this catchment (action [redacted].

6. Expert Reports

- HBRC would find it useful to be provided with the following reports ahead of lodgement to provide feedback. Woods to provide in DRAFT form as soon as possible (action [redacted]):
    - Infrastructure Report
    - SW Report
    - Ecology Report

7. EPA Pre Application Meeting

- CDL have held a pre application meeting with the EPA.
- The process and timeframes are very tight and procedural. All aspects of the application have to be ship shape to be accepted for lodgement. HBRC are provided with limited timeframes with which to provide feedback on proposals.
- CDL plan to provide information to HBRC ahead of lodgement for review and feedback. We will release these DRAFT reports / conditions as they become available (action [redacted]).
- CDL confirmed they will contact HBRC once the application is lodged and provide a OneDrive link to the documentation to front foot the EPA process (action [redacted]).
- The intention is that these measures will help HBRC processing timeframes and facilitate meaningful and timely input into the process.

8. Mana Whenua Engagement

- Tamatea Pōkai Whenua is the treaty settlement entity for this area.
- [redacted] advised that CDL should also contact Te Tai Whenua o Heretaunga and Ngāti Kahungunu Iwi Authority as part of their stakeholder engagement (action [redacted].
- CDL noted that early conversations were held with Ngati Kahungunu who directed us to the local Hapu. Note made to update Ngāti Kahungunu again (action [redacted].

9. Meeting Close



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Arataki Project

Substantive Application - Fast-track Approvals Act 2024

6 May 2025



Project Context

Schedule 2 Listed Project

- **Authorised Person:** CDL Land New Zealand Limited
- **Project Name:** Arataki
- **Project Description:** Subdivide land and develop approximately 150 to 200 residential allotments
- **Approximate Geographical Location:** 11 hectares at 86, 108, and 122 Arataki Road, Havelock North, Hastings, Hawkes Bay

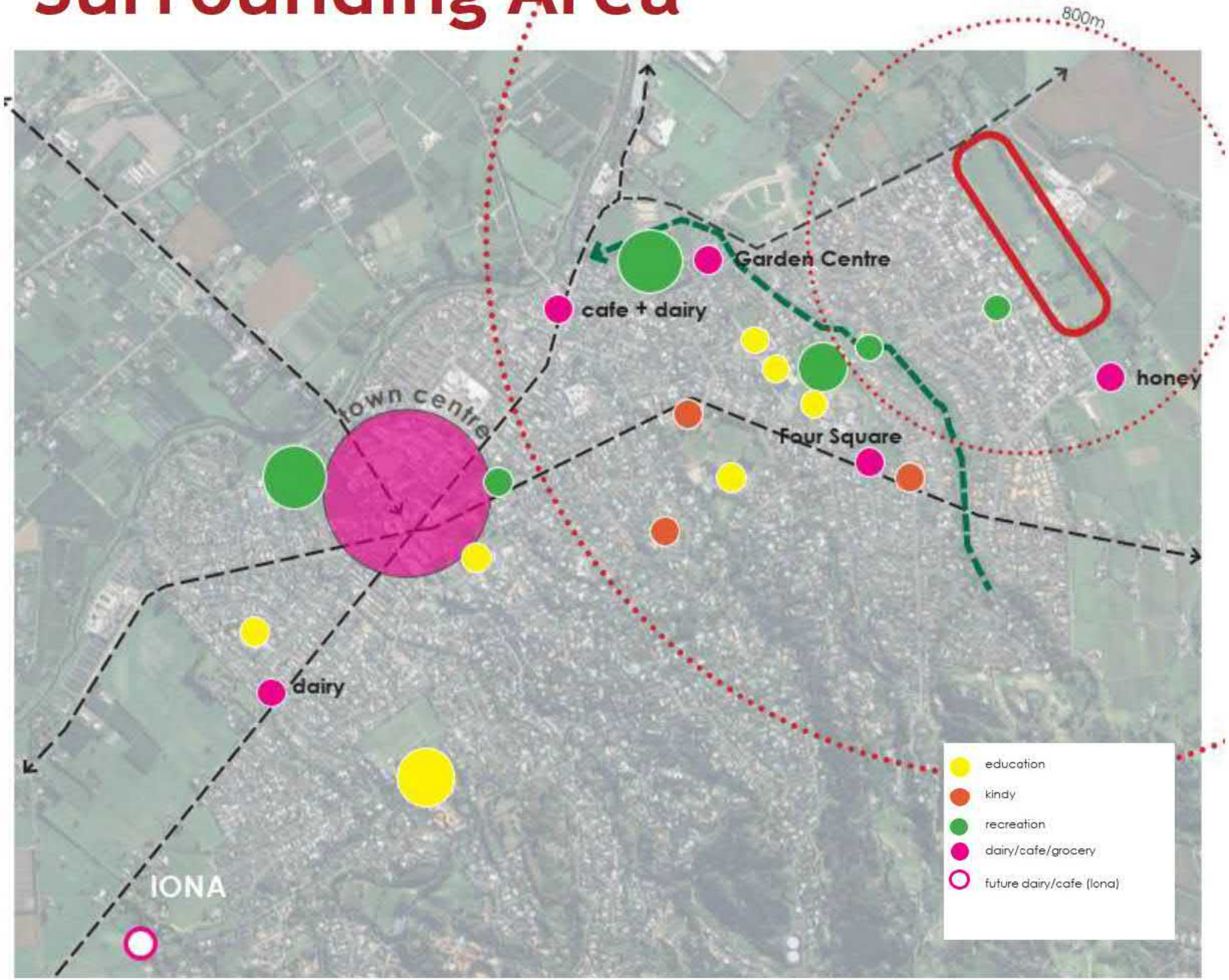


Site Context

- Location: 86, 108 and 122 Arataki Road, Havelock North
- Developer: CDL Land New Zealand Limited
- Lead consultants: Woods
- Area: ~11ha
- Yield: ~171 houses
- Average lot size: 450m^2
- Currently zoned Plains Production
- Identified for urban development within HPUDS and Draft FDS

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Surrounding Area



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Adjacent Landowners



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Site Photos



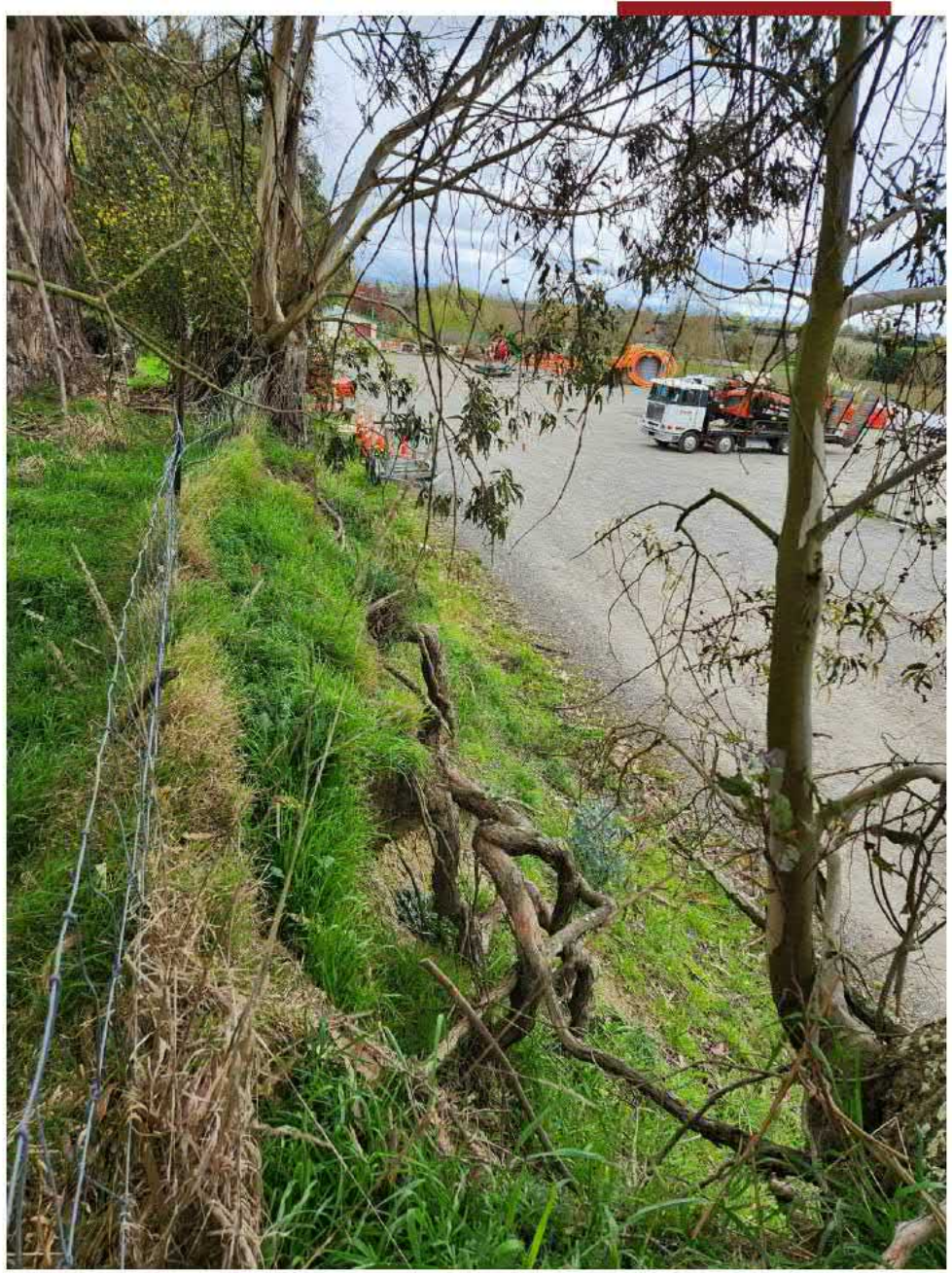
Site Appraisal Photograph A: Photograph taken from the northeastern corner of Paddock A, looking in a southerly direction.



Site Appraisal Photograph B: Photograph taken from the northwestern corner of Paddock A, looking in a southeasterly direction.



Interface with Brookvale Business Hub / Plains Production Zone





Arataki Road – looking south to distant views of Te Mata Peak



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Proposal



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CONCEPT PLAN

Scope of Substantive Application

Phase 1:

- The first phase will realise the residential subdivision of the land and will be delivered by CDL.
- The residential subdivision and bulk earthworks phase will create 171 residential lots (average lot size 450m^2), a drainage reserve to vest, roads to vest, accessways to vest, JOALs, bulk earthworks landform modification, infrastructure provision, buffer planting and external boundary fencing.

Phase 2:

- The second phase of development will deliver the residential built form in accordance with the planning design framework established for the site.
- This phase of development will be delivered by CDL's build partners and will involve house construction on individual lots and include vehicle access, parking, landscaping and fencing.



REVISION DETAILS		INT	DATE
1	ISSUED FOR DISCUSSION	TB	APR 2025

SURVEYED	WOODS
DESIGNED	AB
DRAWN	TB
CHECKED	BLO
APPROVED	BF

BUILDING B, LEVEL 1
8 NUGENT ST, GRAFTON,
AUCKLAND 1023
+64 9 308 9229
WOODS.CO.NZ

CDL LAND NEW ZEALAND LTD

ARATAKI DEVELOPMENT - HAVELOCK NORTH

ROAD PLAN

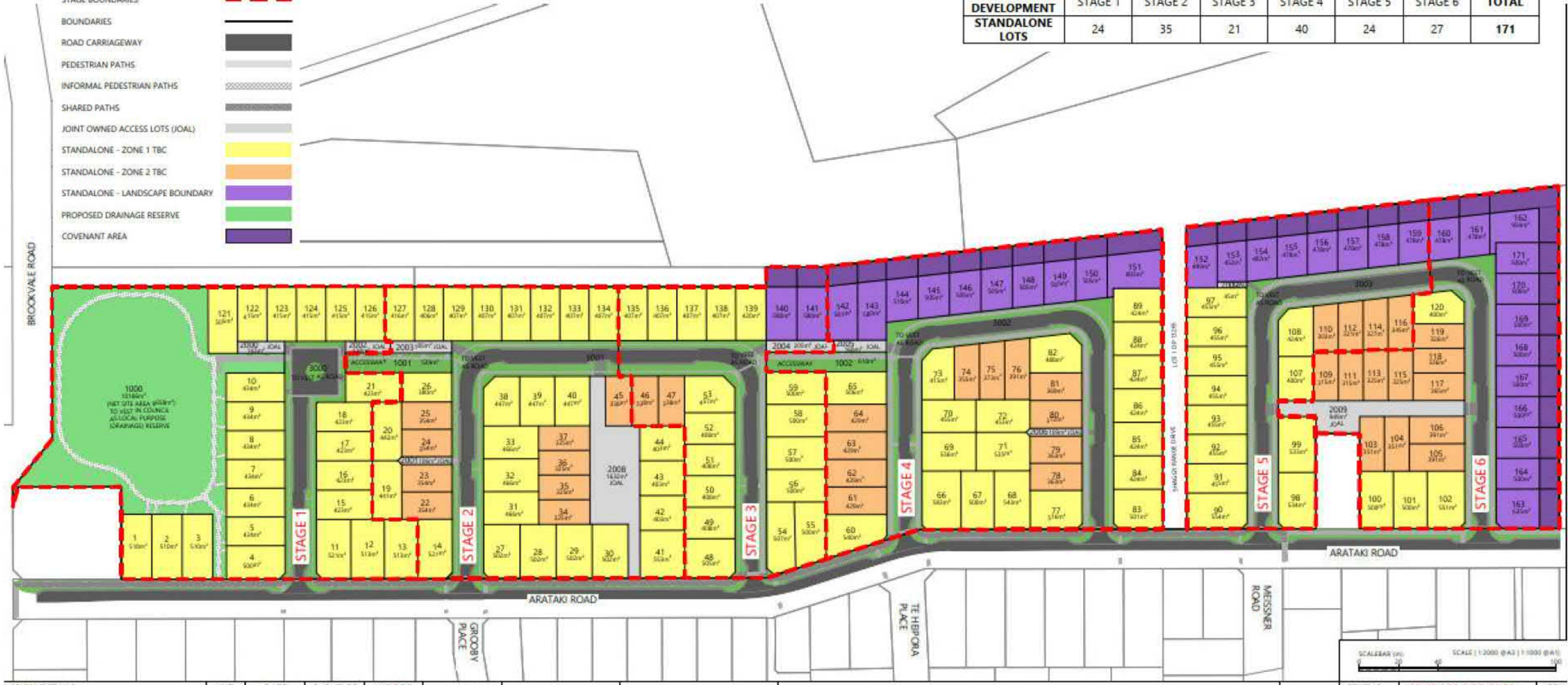
STATUS	ISSUED FOR DISCUSSION
SCALE	1:2000 @ A3
COUNCIL	HASTINGS DISTRICT COUNCIL
DWG NO	P24-244-00-2000-RD
REV	1

File: C:\12DS\DATA\WP-AKL-APP-02\P24-244 - ARATAKI - HAVELOCK NORTH_21690\02 DRAWINGS\01 ENG\P24-244-00-2000-RD_ROAD PLAN.DWG

LEGEND

- STAGE BOUNDARIES
- BOUNDARIES
- ROAD CARRIAGEWAY
- PEDESTRIAN PATHS
- INFORMAL PEDESTRIAN PATHS
- SHARED PATHS
- JOINT OWNED ACCESS LOTS (JOAL)
- STANDALONE - ZONE 1 TBC
- STANDALONE - ZONE 2 TBC
- STANDALONE - LANDSCAPE BOUNDARY
- PROPOSED DRAINAGE RESERVE
- COVENANT AREA

ARATAKI DEVELOPMENT	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	TOTAL
STANDALONE LOTS	24	35	21	40	24	27	171



VISION DETAILS	INT	DATE	SURVEYED	WOODS
ISSUED FOR DISCUSSION	BM	APR 2025	DESIGNED	AB
			DRAWN	BM
			CHECKED	BLO
			APPROVED	BF

BUILDING B, LEVEL 1
8 NUGENT ST, GRAFTON,
AUCKLAND 1023
+64 9 308 9229
WOODS.CO.NZ

CDL LAND NEW ZEALAND LTD

ARATAKI DEVELOPMENT - HAVELOCK NORTH

DEVELOPMENT CONTROL PLAN

STATUS	ISSUED FOR DISCUSSION	REV
SCALE	1:2000 @ A3	1
COUNCIL	HASTINGS DISTRICT COUNCIL	
DWG NO	P24-244-00-0100-GE	

PROPOSED DEVELOPMENT

DRAFT

LANDSCAPE MASTERPLAN



KEY FEATURES

1. STORMWATER RESERVE
2. LINK TO ARATAKI RD
3. CUL-DE-SAC COURTYARD
4. MID-BLOCK CROSSING
5. CENTRAL JOAL AND PRIVATE COMMUNAL SPACE
6. GREEN STREET WITH 'PLAY ALONG THE WAY'
7. TYPICAL JOAL WITH OPEN SPACE
8. EASTERN JOAL
9. BOUNDARY PLANTING
10. SHARED PATH CROSSING
11. POTENTIAL FUTURE BUS STOP

To be confirmed:
- Existing trees retained / removed from Arborist report
- Stormwater strategy for Arataki Rd (swales / treepits)

LEGEND

- EXISTING TREES RETAINED
- PROPOSED TREES
- TREES TO BE REMOVED
- PLANTING
- GRASS
- PLAY ALONG THE WAY
- CONCRETE
- HOGGIN
- ASPHALT
- INDICATIVE DRIVEWAY
- PROPOSED LIGHT POLES
- EXISTING LIGHT POLES
- SOLAR BOLLARDS (IN PRIVATE JOALS)
- SITE BOUNDARY

LANDSCAPE STRATEGY

STREET NETWORK

Streets follow a hierarchy of scale, with Arataki Rd the primary street, connections into the site as a secondary scale. Streets are described in more detail on the following page.

- ARATAKI RD
- GREEN STREET
- GREEN PEDESTRIAN LINK
- TYPICAL STREET
- JOAL 8m
- JOAL 6m (BESIDE STORMWATER RESERVE)
- JOAL 4m
- PAVED CUL-DE-SAC / COURTYARD
- CORNER THRESHOLD TREATMENT

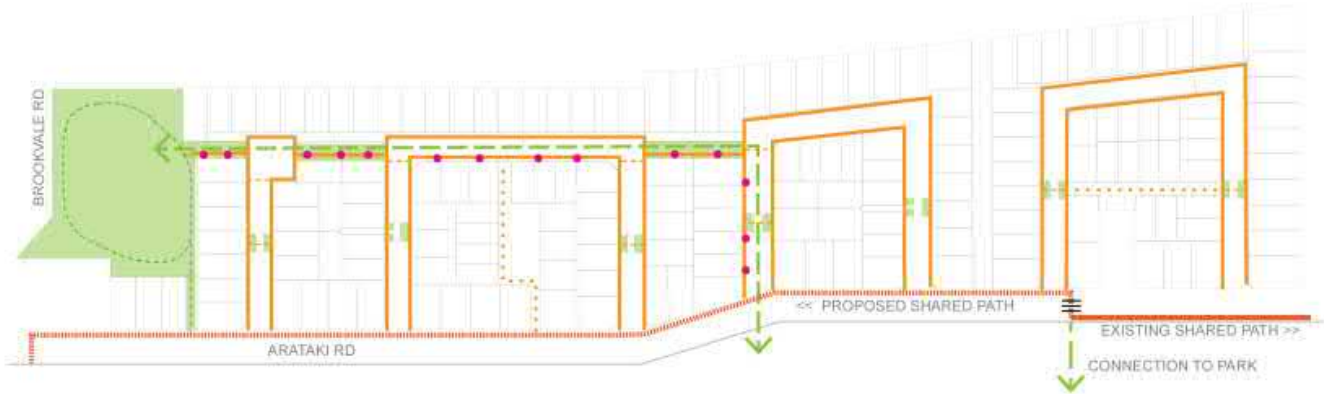


PEDESTRIAN NETWORK

There is a comprehensive network of pedestrian connections both within the site and at a number of locations along Arataki Rd to integrate with the adjacent community.

There is a 'green link' that connects the stormwater reserve to Meissner Reserve. This route features clusters of native trees, wide planted berms and 'play along the way' features such as artistic elements to discover, informal play opportunities and alternative playful routes for young people to interact with.

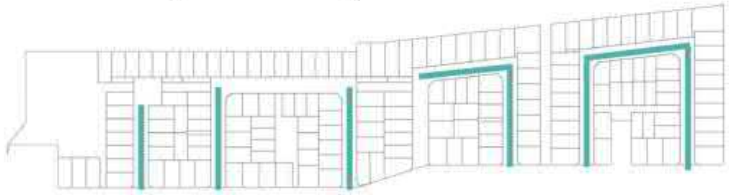
- FOOTPATHS
- PLAY ALONG THE WAY
- GREEN LINK WITH WIDER PLANTED BERMS
- RECREATIONAL PATHWAY
- INFORMAL CROSSING
- PLANTED BUILD-OUT
- PEDESTRIAN CROSSING
- PRIVATE FOOTPATH THROUGH JOAL
- OPEN SPACE AND PLANTED THRESHOLDS



NTS

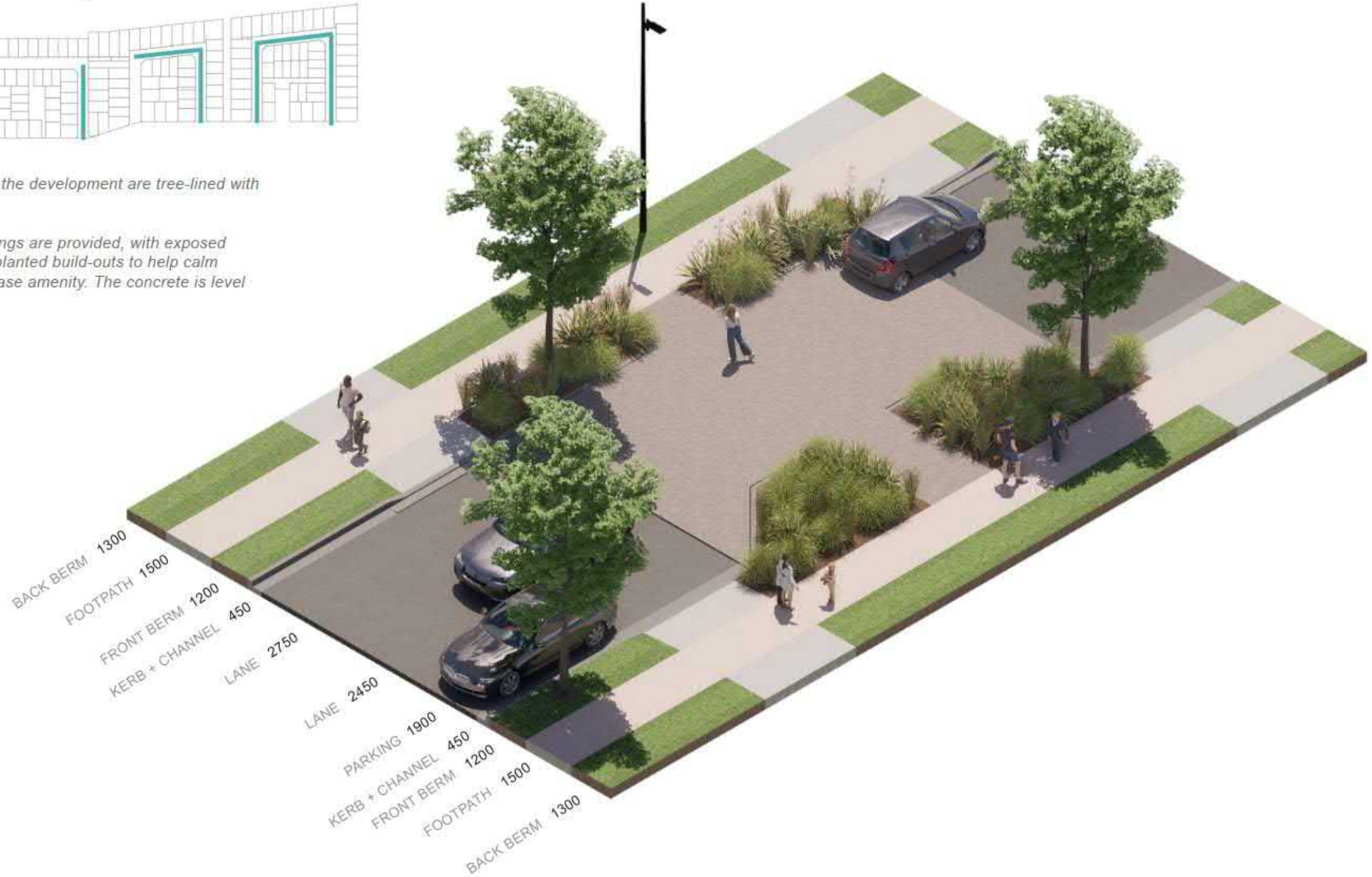
TYPICAL STREET - 16m

Refer to Cilvil drawings - Access Road Type 1



The typical streets within the development are tree-lined with a footpath to both sides.

Informal mid-block crossings are provided, with exposed aggregate concrete and planted build-outs to help calm vehicle speeds and increase amenity. The concrete is level with the road surface.



PROPOSED DEVELOPMENT

GREEN STREET - 18m

Refer to Civil drawings - Access Road Type 2



These wider streets form part of the green pedestrian link that connects through the development to the stormwater reserve. They feature a wide planted berm with 'play along the way' features that have a natural aesthetic. Berms are planted with clusters of native trees and swathes of low-growing native planting.



PROPOSED DEVELOPMENT

JOAL - 6m

(Refer to Civil drawings - JOAL Type 3)



The jointly owned access lots are 6m wide and are adjacent to a 10m wide council owned stormwater reserve to convey overland flow. This forms a wide, vegetated laneway.

As part of the 'play along the way' pedestrian link, playful features are integrated into the reserve, such as logs, hopscotch or artistic features to discover.



*FOOTPATH INCREASED WIDTH TO 2500 IN CONNECTION TO STORMWATER RESERVE FOR MAINTENANCE VEHICLE ACCESS

ARATAKI ROAD - SHARED PATH

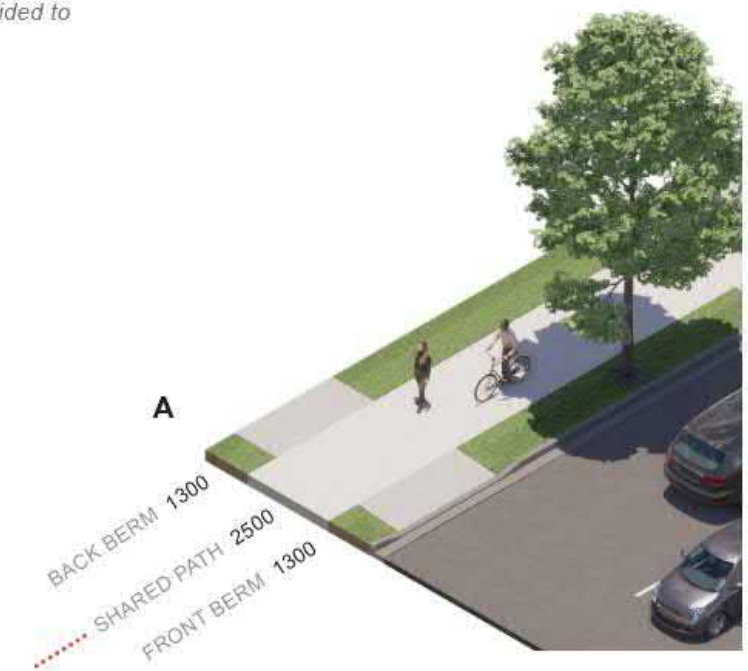
(Refer to Civil drawings - Arataki Road Sections 1-3)

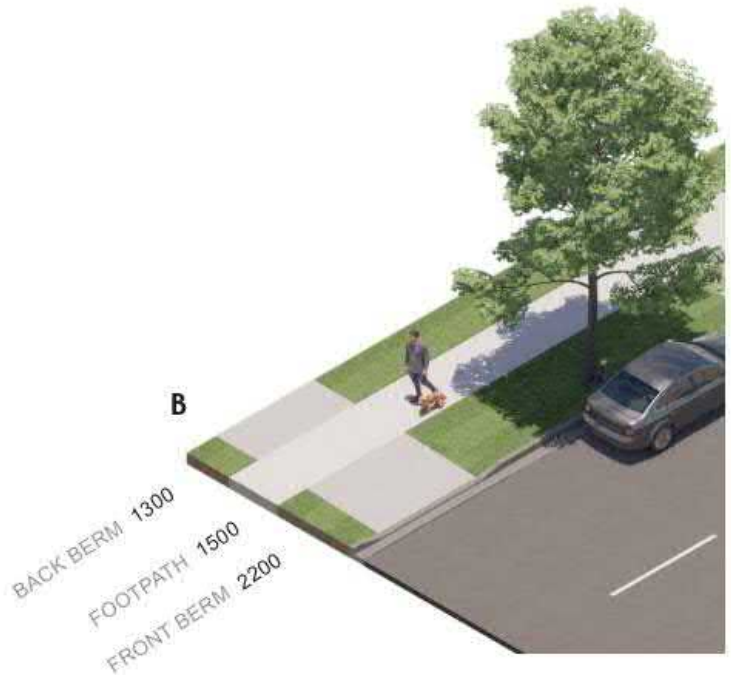


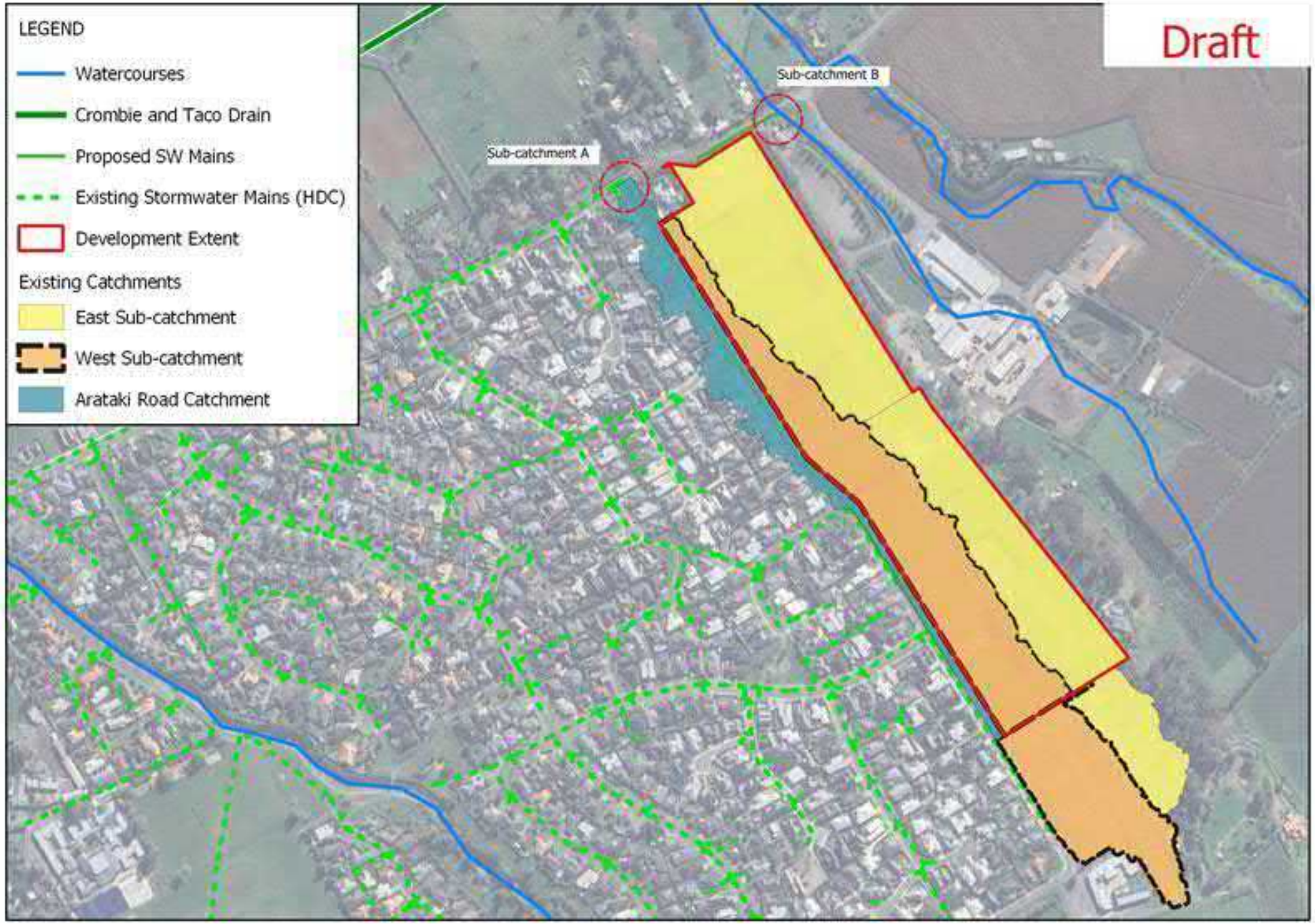
PROPOSED SHARED PATH

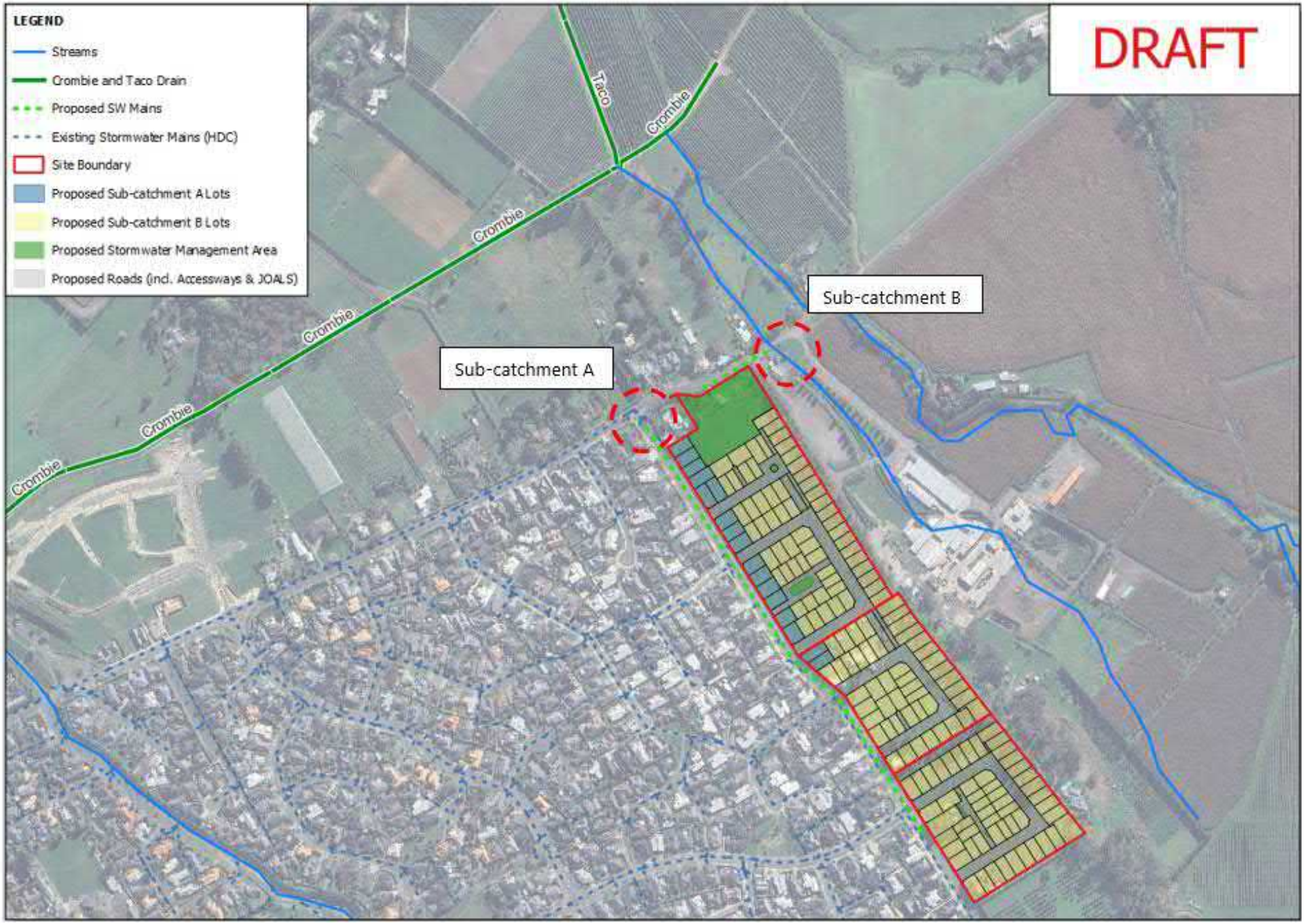
EXISTING SHARED PATH

The shared path is extended for the the length of Arataki Rd adjacent to the development. A formal crossing is provided to connect to the existing shared path across Arataki Rd.






LEGEND
Watercourses
Crombie and Taco Drain
Proposed SW Mains
Existing Stormwater Mains (HDC)
Development Extent
Existing Catchments
East Sub-catchment
West Sub-catchment
Arataki Road Catchment
Sub-catchment A
Sub-catchment B
Draft


LEGEND
Streams
Crombie and Taco Drain
Proposed SW Mains
Existing Stormwater Mains (HDC)
Site Boundary
Proposed Sub-catchment A Lots
Proposed Sub-catchment B Lots
Proposed Stormwater Management Area
Proposed Roads (incl. Accessways & JOALS)
DRAFT
Taco
Crombie
Crombie
Crombie
Crombie
Crombie
Sub-catchment A
Sub-catchment B



REVISION DETAILS	INT	DATE		
1 ISSUED FOR DISCUSSION	AS	APR 2025	SURVEYED	WOODS
			DESIGNED	AS
			DRAWN	AS
			CHECKED	BLO
			APPROVED	BF

BUILDING B, LEVEL 1
8 NUGENT ST, GRAFTON,
AUCKLAND 1023
+64 9 308 9229
WOODS.CO.NZ

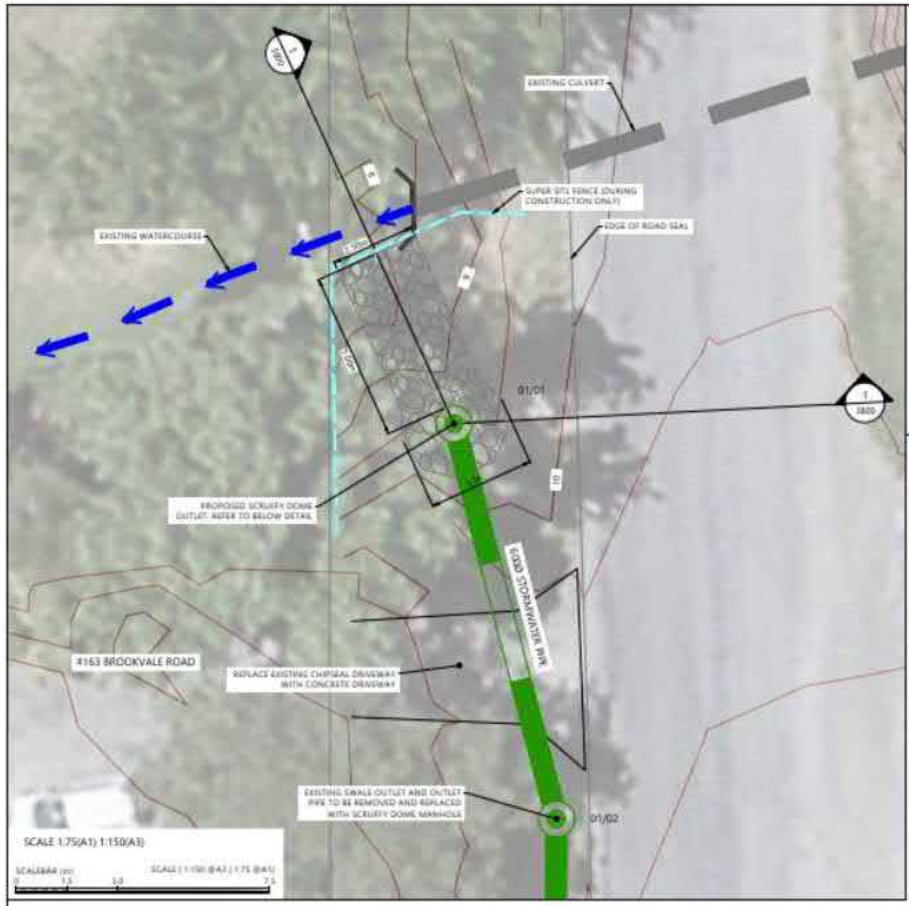
CDL LAND NEW ZEALAND LTD

ARATAKI DEVELOPMENT - HAVELOCK NORTH

STORMWATER DRAINAGE LAYOUT PLAN

STATUS	ISSUED FOR DISCUSSION	REV
SCALE	1:2000 @ A3	1
COUNCIL	HASTINGS DISTRICT COUNCIL	
DWG NO	P24-244-00-3000-DR	

PROPOSED DEVELOPMENT



LEGEND

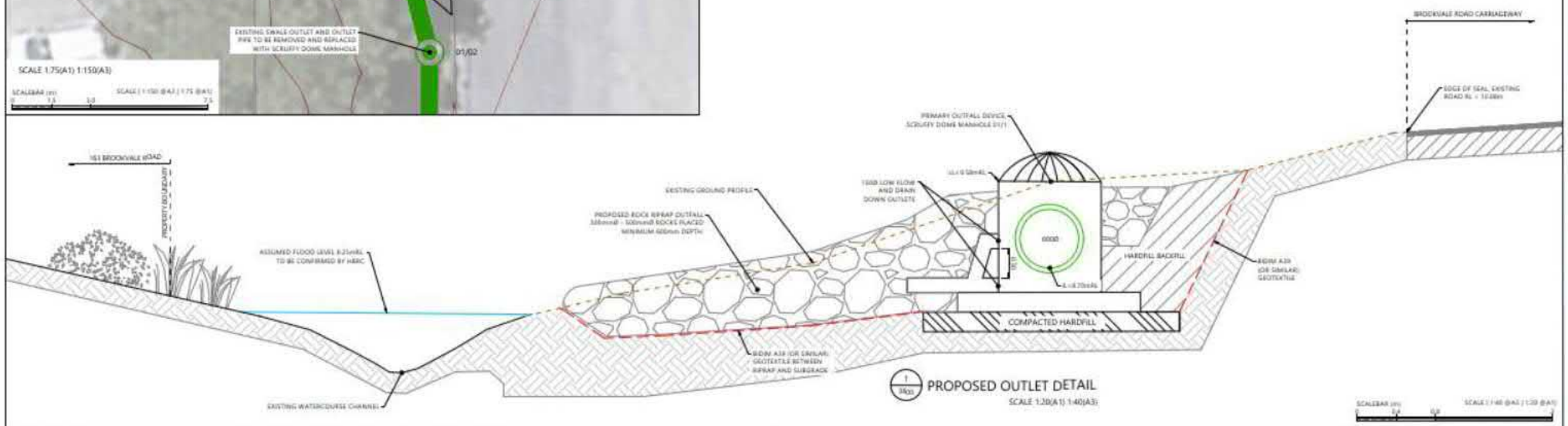
PROPOSED STORMWATER LINE AND PIT

PROPOSED RIPRAP

EXISTING CONTOURS (1m)

EXISTING MINOR CONTOURS (0.5m)





1 / #600 PROPOSED OUTLET DETAIL

SCALE 1:20(A1) 1:40(A3)

REVISION DETAILS	INT	DATE
1 ISSUED FOR DISCUSSION	AS	APR 2025

SURVEYED	WOODS
DESIGNED	AS
DRAWN	AS
CHECKED	BLO
APPROVED	BF

BUILDING B, LEVEL 1
8 NUGENT ST, GRAFTON,
AUCKLAND 1023
+64 9 308 9229
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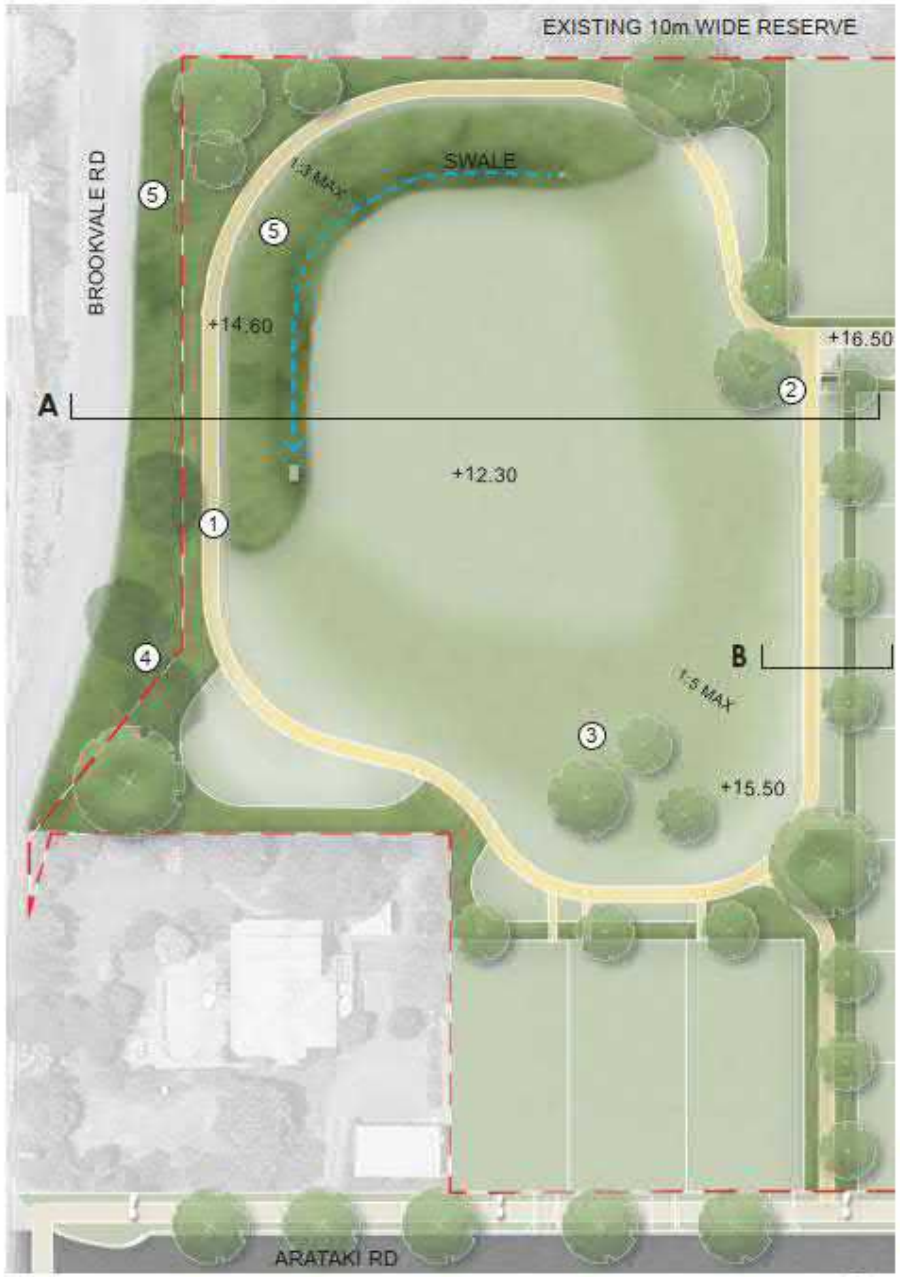
ARATAKI DEVELOPMENT - HAVELOCK NORTH

STORMWATER STREAM OUTLET DETAIL

STATUS	ISSUED FOR DISCUSSION
SCALE	AS SHOWN
COUNCIL	HASTINGS DISTRICT COUNCIL
DWG NO	P24-244-00-3800-DR
REV	1

Plot Date: 9:04:19 am 1 May 2025, BRANDONH2

STORMWATER RESERVE



The stormwater reserve provides an open space for the community. It is a predominantly grass space with low planting to create a buffer to the adjoining properties and street.

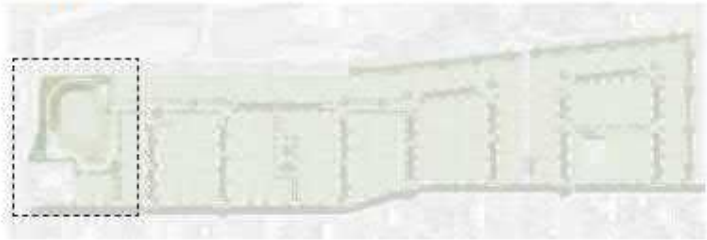
The gradient is relaxed to the south east, creating an amphitheatre with level ground in the centre of the basin for informal sports or community events.

Houses overlooking the reserve have low, visually permeable fences set in planting to support natural surveillance over the space. Fruit trees are planted for community benefit.

A hoggin path provides a loop walk around the basin, which connects to Arataki Road to the south and to the JOAL to the east.

The reserve is not lit at night to deter use and limit light pollution.

LOCATION



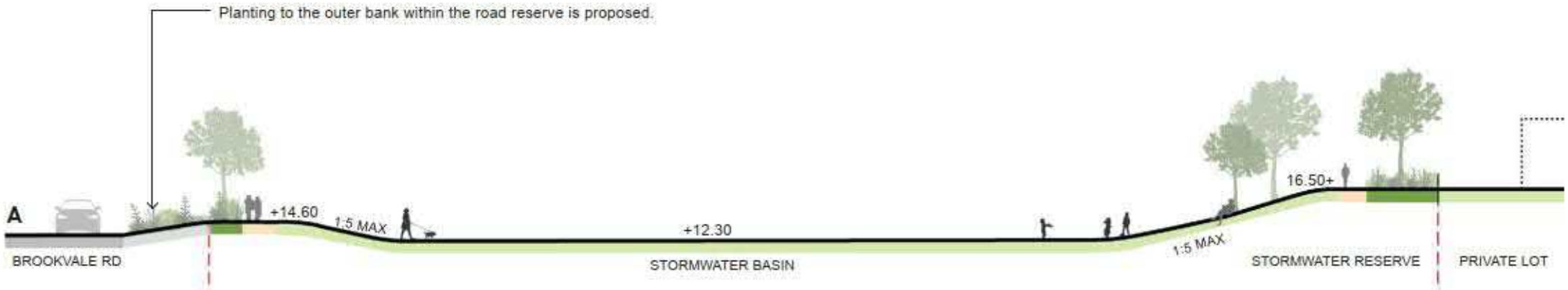
KEY FEATURES

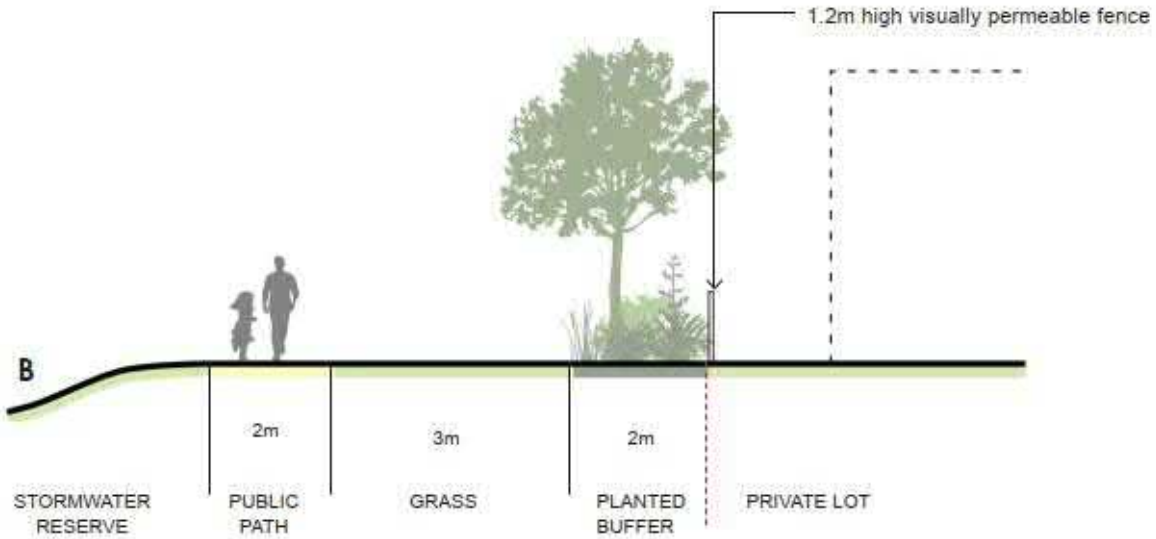
1. LOOP WALK, 2m WIDE HOGGIN PATH
2. SEATING SPACE
3. FRUIT TREES
4. EXISTING TREES TO BE RETAINED
5. LOW NATIVE PLANTING TO BASIN EDGE AND BANKS ALONGSIDE BROOKVALE RD.

Confirm final levels with basin desin complete

DETAIL PLANS

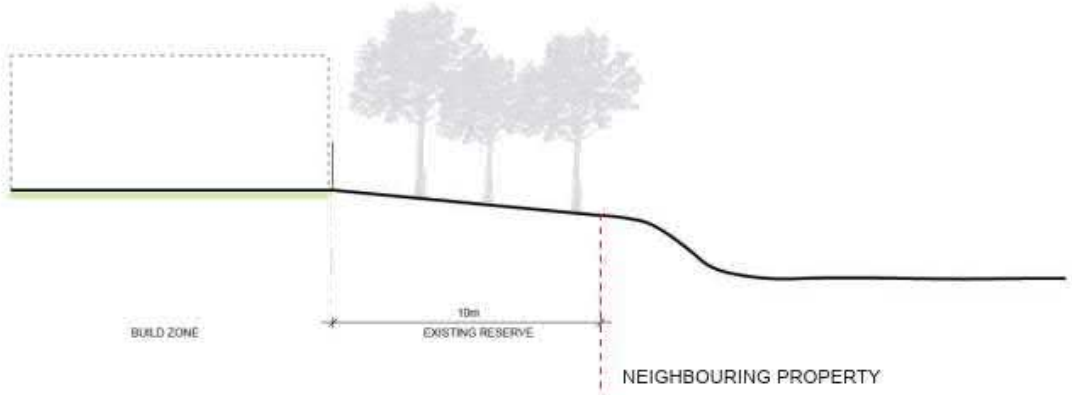
STORMATER RESERVE SECTIONS



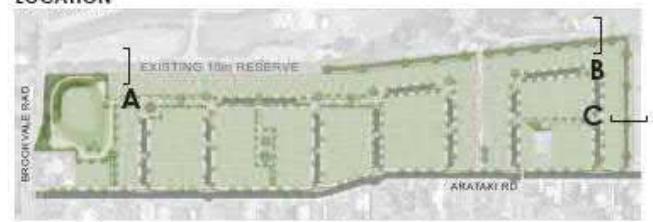


BOUNDARY SECTIONS

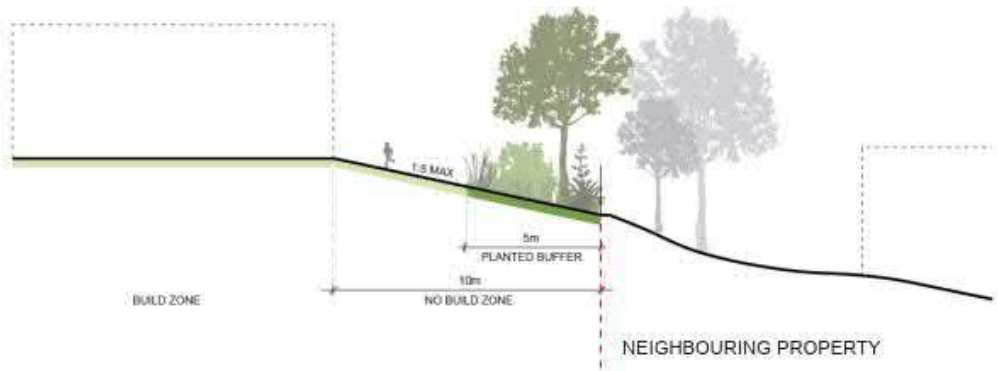
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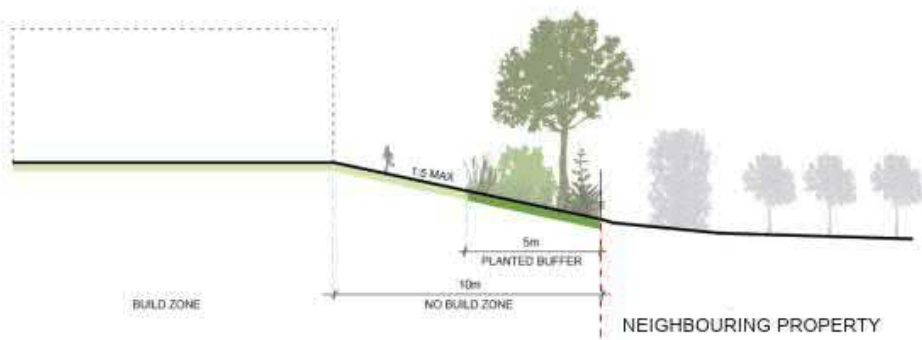
LOCATION



B



C



Scope of Substantive Application

Plan / NES	Activities	Consent Requirements
Hastings District Plan	• Residential development within the Plains Production zone • Earthworks • Subdivision to create residential lots, roads, JOALs, and reserves to vest	• Land Use Consent (RMA s9) • Subdivision Consent (RMA s11)
Hawkes Bay Regional Plan	• Stormwater Discharge	• Discharge Consent (RMA s15)
NES: Contamination	• Contamination Remediation	• Discharge Consent (RMA s15)

Expert Input

Discipline	Consultancy	Lead Consultant	Outputs
Acoustic	Decibel Ltd	[redacted]	Acoustic Assessment, CNVMP
Archaeology & Heritage	CFG	[redacted]	Archaeology & Heritage Assessment
Civil Design	Woods	[redacted]	Civil Drawings, Infrastructure Report & CMP
Contamination	SQN Consulting	[redacted]	PSI and DSI, RAP
Ecology	Boffa Miskell	[redacted]	Ecological Assessment & Fauna Management Plan
Economics	Property Economics	[redacted]	Economic Assessment
Geotech	CMW	[redacted]	Geotech Investigation Report & GCR
Landscape Architecture	Boffa Miskell	[redacted]	Landscape Concept Plans & Landscape Maintenance Plan
Landscape Visual	Boffa Miskell	[redacted]	Landscape Visual Assessment
Planning	Woods	[redacted] / [redacted]	Overall Application, AEE, Consent Conditions, Design Framework, Consultation Report, Management Plan Framework
RMA Legal	Ellis Gould	[redacted] / [redacted]	HPL Legal Advice
Soils Assessment	Fruition	[redacted]	HPL Soils Assessment
Survey	Woods	[redacted]	Scheme Plan
Transport	Flow	[redacted]thuisen	Transportation Report & CTMP
Urban Design	Urban Acumen	[redacted]e	Concept Design & Urban Design Statement
3 Waters	Woods	[redacted] / [redacted] [redacted]	Stormwater Assessment & Flood Model



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Stakeholders

Stakeholders

Stakeholder	Comment
Adjacent landowners	• Adjacent landowners (refer plan) • Letter drop to provide overview of project and seek feedback
Relevant Local Authorities	• Heretaunga Hastings District Council • Hawkes Bay Regional Council • Meetings held to provide overview of project and seek feedback
Mana Whenua	• Ruahāpia Mārae & Tamatea Pōkai Whenua • Meetings held to provide overview of project and seek feedback
Administering Agencies	• Environmental Protection Agency – pre application meeting • Ministry for Environment – email engagement
Other Agencies	• Ministry of Education - Meeting held to provide overview of project and seek feedback on capacity of local schools • Unison – Discussions held around power capacity • Tuatahi – Discussions held around telecommunications / fibre

Adjacent Landowners



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Next Steps / Q&A

EPA Timing & Process

Applicant:
- completes preliminary steps
- engages with the Fast-track team to understand the process and access the application portal
- for listed projects, completes pre-lodgement consultation

Applicant lodges substantive application for relevant approvals and pays levy and application fee

Projects referred to the Fast-track process must be lodged within 2 years of their referral (or another deadline set by the Minister for Infrastructure)

Fast-track team determines if the application is complete — 15 working days — Application returned to applicant if incomplete

Fast-track team makes recommendation or decision on competing applications or existing resource consents for the same activity — 10 working days

Fast-track team provides application to the panel convener

Panel convener requests other advice and reports and invites comments from relevant agencies and officials listed in the Act

Panel convener appoints a panel of up to four members

Panel invites comments from other people or groups listed in the Act — Comments provided within 20 working days. Applicant has 5 working days to respond.

Panel convener receives other advice and reports and comments from relevant agencies and officials listed in the Act — Comments, advice and reports received within 10 working days after the request for comments from other people or groups

Panel may hold a hearing

Panel provides draft conditions or draft decision for comment, depending on intended decision, and receives comments from Minister for Māori Crown Relations and the Minister for Māori Development — Applicant can respond to comments or draft decision

Panel and Fast-track team notify applicant and publish decision

Opportunity for:
- minor corrections to the decision
- appeal notice

20 working days


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[redacted]

From: [redacted]
Sent: Friday, 2 May 2025 10:00 am
To: [redacted]
Cc: [redacted]
Subject: P24-244 - Arataki FT Project - HBRC Stakeholder Engagement
Attachments: Arataki FT Project_HBRC meeting_2025_05_06.pdf

Kia ora [redacted]

Ahead of our meeting next Tuesday, we provide the following information for review on a without prejudice basis:

- Meeting agenda
- Draft civil drawing set for discussion Click here
- Draft landscape concept drawings for discussion Click here

We hope providing this documentation ahead of the meeting will enable us to have a robust conversation on the day. We will also have a short powerpoint presentation to take you through before getting into the nuts and bolts of the proposal. Could you please distribute this to the relevant officers?

If you have any questions between now and Tuesday, please don't hesitate to get in touch with myself or [redacted]

Many thanks,
[redacted]

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[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

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[redacted]

From: [redacted]
Sent: Tuesday, 15 April 2025 2:03 pm
To: [redacted]
Cc: [redacted] hbrc.govt.nz; [redacted] hbrc.govt.nz; [redacted] hbrc.govt.nz
Subject: CDL Arataki FT - Havelock North - Project Update

Kia ora [redacted]

I hope you have been well. I am writing to give you an update on CDL's Arataki Fast Track project following our meeting last month. See below:

Proposal & Reporting

- Expert reporting is hitting our inboxes as we come to the detailed end of the project design.
- There are a few matters that still need to be refined:
    - Stormwater discharge point – finalising the design of the discharge point now that we have a clear understanding of council responsibilities / consenting.
    - Stormwater quality treatment – following mana whenua engagement, we will undertake some further investigation into matters raised.
    - Ecology – from discussions with HBRC / EPA expectations we intend to do some additional reporting in this area.

Stakeholder engagement

- **HDC:** we have held initial meetings with HDC planners, engineers, and open space planners. We intend to meet with them again at the end of this month.
- **HBRC:** We have held meetings with your team, and your ecology and transport officers. The EPA requires us to provide a FTAA s30 letter to seek confirmation that there are no active consents associated with the site that would preclude an application to the EPA. We will get this to you this week.
- **Mana Whenua:** We have had ongoing contact with Tamatea Pōkai Whenua over the past few months. This culminated in a robust and constructive conversation with the Ruahāpia Marae chair in early April.
- **Neighbours:** The key neighbours immediately within the site area are aware of the FT project. We have had detailed discussions with Shaggy Range, but are yet to have detailed discussions with other immediate sites. We intend to do so in the next month now that the design is almost complete.

Next Steps

As previously discussed, we have always intended to engage further with both Councils prior to lodgement. Our proposed approach is as follows:

- We would like to arrange a comprehensive meeting with Council for the **week of 5th May** to present the whole proposal. This will include a full summary of what is proposed, the proposed expert reports and what they cover, management plan approach, conditions approach and update on stakeholder engagement.
- Prior to this, we would like to **send through relevant expert reports / drawings for review** by specific council officers so that we can have constructive conversation at the council Hui. Given the volume of reporting and the fact it won't come in all at once, we plan to send this to you in batches as it is finalised.

- We will take on board comments from Council officers through this **extended review period**, and provide time for Council to provide any additional feedback after the Council hui.
- Once feedback is received post hui, we will finalise the application material for lodgement.

The above consultation strategy reflects the clients drive to lodge a complete application with the EPA asap, but ensure that there is enough time for council stakeholders to provide meaningful feedback to the process. We can also provide Council with a full copy of the application material as soon as it is lodged with the EPA so that council has time to consider the full suite of material.

Hopefully, the above provides you a good summary of where we are at, but feel free to get in contact with any questions you have.

So we can arrange travel, I would be grateful if you could provide meeting time options that suit your staff for Monday 5 - Thursday 8 May either AM or PM? We will look to meet with HDC on the same day:

Date	**Monday 5 May**	**Tuesday 6 May**	**Wednesday 7 May**	**Thursday 8 May**
HBRC Availability AM				
HBRC Availability PM				

Ideally it would be great to have your transport, civil, policy and regulatory planners, ecology officers in attendance.

Kind regards and with thanks,

[redacted]

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[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design

[redacted]

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Christchurch | Queenstown

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[redacted]

From: [redacted]
Sent: Thursday, 20 March 2025 10:32 am
To: [redacted]
Cc:
Subject: RE: Arataki FT Project - Terrestrial Ecology

Hi [redacted]

Thank you for providing this information and meeting with us this morning. To confirm the main points from our meeting:

- Bats – main concern is potential for bat roosting in macrocarpa trees. Trees need to be checked before they are felled.
- Herpetofauna – discussed pasture removal. Recommended that management plan address how to vacate lizards from the area, particularly with pasture disturbance. Example provided below.
- Birds – no real issues raised. To consider timing of works around nesting season.
- Management plan – discussed including elements from above in overall site management plan for fauna. [redacted] will provide this as part of the application documentation.

Kind regards,
[redacted]

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[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

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From: [redacted] <[redacted]hbrc.govt.nz>
Sent: Thursday, 20 March 2025 10:00 am
To: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]boffamiskell.co.nz>
Subject: RE: Arataki FT Project - Terrestrial Ecology

Hi [redacted] and [redacted]

Nice to meet you both. I have managed to find one of the three examples I was thinking of but the other two were on consultant google drives and are no longer active :/ They more or less suggested the same solutions however and this one also mentions cut down woody vegetation as temporary habitat as well. Hope it is helpful.

Table 25: Lizard habitat impact assessment summary.

Value	Magnitude of effect	Pre-mitigated overall level of effect	Mitigation recommendation	Post-mitigated magnitude of effect	Resi ove leve eff
Low-High	Low	Negligible - Low	Cut any rank grass at least 48 hours prior to earthworks. Rake the cut grass to areas outside the impact area. If lizards are observed during earthworks, cease work immediately and consult a herpetologist. Woody vegetation can be cut and left on-site for 24 - 48 hours to give native lizards the opportunity to evacuate the area prior to removal from the site.	Low	Low

Cheers,
[redacted]

[redacted]
Scientist - Terrestrial Ecology
[redacted]
Hawke's Bay Regional Council | Te Kaunihera ā-rohe o Te Matau a Māui
159 Dalton Street, Napier 4110 | hbrc.govt.nz
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HBRC Environmental Science Section is ISO 9001:2015 certified
Let us know how we're doing, give your feedback here.
This communication, including any attachments, is confidential. Refer to the disclaimer on our website.

-----Original Appointment-----
From: [redacted] <[redacted]woods.co.nz>
Sent: Wednesday, 19 March 2025 8:58 am
To: [redacted]
Cc: [redacted]
Subject: Arataki FT Project - Terrestrial Ecology
When: Thursday, 20 March 2025 9:30 am-10:30 am (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

Caution: This email is from outside of Hawke's Bay Regional Council.

Do not click links or open attachments unless you are certain the content is safe. If this email claims to be from a HBRC staff member, do not click on any links or attachments and contact the ServiceDesk immediately.

Hi [redacted] and [redacted]

Meeting time to discuss the ecology report for the Arataki extension land fast track application. Please let me know if this meeting time is not suitable.

I have attached the site plan and current draft scheme plan. Site is 86, 108, 122 Arataki Road. Looking at establishing approximately 171 lots across the site.

Kind regards,
[redacted]

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 477 485 264 039

Passcode: FW3GF94w

For organizers: Meeting options

[redacted]

From: [redacted]
Sent: Tuesday, 18 March 2025 12:05 pm
To: [redacted]
Cc: [redacted]
Subject: RE: P24-244 - Arataki - Havelock North - Ecology

Hi [redacted]

Thanks again for meeting with us to discuss freshwater ecology today. We felt the discussion was productive so thanks again for your time. To briefly summarise our conversation (excuse my planning speak!):

- Maungateretere Stream receiving environment is modified and has reduced existing ecological function. Work has been undertaken on this catchment to enhance its function, including holding water through dry periods.
- The project will employ best practice stormwater measures across the site. This includes a dry basin for detention, stormwater proprietary devices, swales and pipe network. A discharge point is proposed in a nearby watercourse in an adjacent site. The approach will be set out in the application documentation.
- A stormwater report will be prepared for the application. We touched on first flushing events, heavy metals / contaminants. The reporting will cover these matters.
- We discussed the adequacy of the ecological reporting and whether the proposed approach is acceptable. Based on our discussion, we consider that taking some samples in the watercourse where the discharge point is proposed is wise to provide up-to-date data, and we will ensure that this is included in the reporting.
- Lasty, we talked about benefits of pre and post monitoring of water quality. We will provide commentary on this is the reporting.
- Terrestrial fauna conversation to be deferred to [redacted]

[redacted] if you have anything further to add to the above, please feel free to reply all.

[redacted] – I will send you a meeting invite for later this week. If this doesn't work for you, please propose a new meeting time.

Ngā mihi,
[redacted]

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[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

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From: [redacted] <[redacted]hbrc.govt.nz>
Sent: Tuesday, 18 March 2025 10:01 am
To: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]boffamiskell.co.nz>
Cc: [redacted] <[redacted]hbrc.govt.nz>; [redacted] <[redacted]hbrc.govt.nz>
Subject: Re: P24-244 - Arataki - Havelock North - Ecology

Mōrena [redacted] and [redacted]

Great to meet you both today.

I've cc'd [redacted] our terrestrial ecologist, as she's best placed to provide input on the proposed area, particularly regarding nesting birds and bats.
[redacted] isn't available to catch up today, but I'll leave it to you to arrange a time with her directly.

Let me know if there's anything else I can do to help.

Ngā mihi,
[redacted]

[redacted]
Scientist - Water Quality and Ecology
[redacted]
Hawke's Bay Regional Council | Te Kaunihera ā-rohe o Te Matau a Māui
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HBRC Environmental Science Section is ISO 9001:2015 certified
Let us know how we're doing, give your feedback here.
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From: [redacted]
Sent: Tuesday, March 11, 2025 12:34 PM
To: [redacted]
Cc: [redacted]
Subject: RE: P24-244 - Arataki - Havelock North - Ecology

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Hi [redacted]

Many thanks for this contact. Yes, happy for time to be charged to CDL for pre application work.

[redacted] – could you please send through some times that might work for a Teams catch up with myself and [redacted] late this week, or early next week?

Many thanks,

[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design

[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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From: [redacted] <[redacted]hbrc.govt.nz>
Sent: Tuesday, 11 March 2025 9:03 am
To: [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]hbrc.govt.nz>
Subject: RE: P24-244 - Arataki - Havelock North - Ecology

Hi [redacted]

[redacted] (cc'ed) from our freshwater science team will be able to meet to discuss this with you. Please feel to connect with [redacted] directly to arrange a time for this.

Please note, the costs associated with [redacted] time for this will be charged for as part of the pre-application work for this project. I trust this is Ok? Please let me know if not,

Thanks

[redacted]

[redacted]
Manager Consents
[redacted]

HAWKES BAY REGIONAL COUNCIL
TE KAUNIHERA Ā-ROHE O TE MATAU-A-MĀUI

Hawke's Bay Regional Council | Te Kaunihera ā-rohe o Te Matau a Māui
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From: [redacted] <[redacted]woods.co.nz>
Sent: Friday, 7 March 2025 5:09 pm
To: [redacted] <[redacted]hbrc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>
Subject: P24-244 - Arataki - Havelock North - Ecology

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Kia ora [redacted]

Lovely to meet with your team online yesterday to discuss the Arataki Extension land project. The feedback from your team was informative, and we are looking forward to providing the relevant information discussed in our FT application in due course. Very keen to keep engaged with HBRC as we work through the next couple of months towards lodgement date as we are taking a no surprises approach.

I have been speaking with our ecology expert ([redacted] Boffa Miskell) today regarding his initial findings for our site. We were keen to get in touch with an HBRC ecologist to share our reporting approach and findings, including his review of the HBRC studies that have been done to date. Could you please put us in touch with an ecologist in the HBRC team so we can talk through this further next week via Teams? It would just be myself and [redacted] that would attend and the discussion will be largely around watercourse ecology.

Kind regards and have a great weekend,

[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)

Senior Associate Planner

Planning & Urban Design

[redacted]

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Christchurch | Queenstown

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To
Hawkes Bay Regional Council

From
Woods
[redacted] *– Senior Associate Planner*

W-REF: P24-244
6 March 2025

Meeting Minutes - 6/03/2025

Arataki Fast Track Project - Introductory Hui to HBRC

Location	Online			
Time & Date	9:00am	6/03/2025	**Minutes**	[redacted]
Attendees	**Initials**	**Name**		**Company / Position**
	Hawkes Bay Regional Council			
	PB	[redacted]		HBRC / Consents Manager
	JS	[redacted]		HBRC / Senior Engineer
	BB	[redacted]		HBRC / Senior Planner
	GI	[redacted]		HBRC / Strategic Planning
	AB	[redacted]		HBRC / Policy & Planning
	CDL Team			
	BO	[redacted]		Woods / Civil Engineer
	BP	[redacted]		Woods/ Stormwater Engineer
	JS	[redacted]		Woods / Planner
	PW	[redacted]		Woods/ Stormwater Engineer
	RK	[redacted]		Woods/ Stormwater Engineer
	TW	[redacted]		Woods/ Stormwater Engineer
	BF	[redacted]		Woods/ Project Lead

MINUTES

1. Meeting Purpose

Introductory hui to outline the Arataki Project for Hawke's Bay Regional Council (HBRC), discuss consents and technical matters, and initiate collaborative discussions across agencies.

2. Key Topics Discussed

Overview and Framework

- General overview of the Arataki Fast-track project.
- Discussion of the timing and planning framework, including relevance of TANK Plan Change 23.

Consenting Pathways

- Overview of likely required consents discussed - Stormwater discharge, water take during construction.

- Discussion around modified natural waterways and how they are managed as HDC assets.
- Plan Change 23 implications – these have legal effect and need to be considered in the application.

Stormwater and Flood Modelling

- Modified natural waterway to the northeast. Discussed whether the waterway is a HDC or HBRC asset. HBRC considered the waterway was an HDC asset.
- Application needs to consider consent implications for unzoned land.
- Use recent Fast Track consent – the Wairātahi Project – as Project example.
- Flood modelling has not been completed in this area by HBRC. Still underway and unlikely to be finished in time for Arataki lodgement timeframes.
- 80% of previous development flows to be accounted for in new modelling.
- Overland flow from the proposed stormwater pond – to confirm where, what and how in reporting.

Drinking Water Supply and Source Protection

- Location confirmed within a Source Protection Zone – implications for water quality
- HBRC and NES-DW (Drinking Water) requirements considered, including Regulation 12.

Earthworks and Contamination

- Approx. 14,000m^3 of material proposed to be moved.
- The pond is proposed to be lined.
- Known areas of contamination are isolated on the site.

Water Supply

- Hydrant testing proposed to confirm adequacy of fire supply.

Dust Management

- Dust is a significant effect for earthworks projects in the region.
- Dust management conditions to be considered and included.
- Clarification that a water take for dust suppression will be required.

Old Wells on Site

- Presence of legacy wells noted.
- Decommissioning will be required, including an infrastructure report to support this.
- To check planning rules to confirm if any consents required

Transport

- Most roading considerations sit with Hastings District Council responsibilities.
- Markings for potential bus stops can be considered in the development layout on Arataki Road.

Ecological Reporting

- High sediment-generating site.
- Consideration of localised effects and downstream effects on stream environment.
- General stormwater discharge controls will likely apply. To consider vegetation removal and replanting requirements.

- HBRC guidelines to be followed.
- Reporting to confirm compliance with guidelines and consent matters.
- Meeting with HBRC ecological expert to be arranged to further consider ecological reporting requirements.

3. Actions and Follow-Up

- [redacted] to provide example conditions from Wairatahi Project to CDL.
- [redacted] to provide contact details for HBRC ecology officer to arrange subsequent meeting.
- CDL team to confirm consenting matters.
- [redacted] to be key HBRC contact for the Project.
- Ongoing meetings and liaison to be held in forthcoming months leading up to lodgement.

4. Meeting Close

[redacted]

From: [redacted]
Sent: Wednesday, 5 March 2025 7:27 pm
To: [redacted]
Cc: FastTrack; [redacted]
Subject: Arataki FastTrack Application – Project Overview
Attachments: Fast Track Subdivision Concept DRAFT v5.pdf; Arataki - SW Catchments.png

Kia ora [redacted]

The team is looking forward to meeting with you tomorrow morning to discuss the Arataki FastTrack application and to ensure alignment with the Regional Council's requirements as we prepare for lodgement.

In advance of the meeting, please see below an overview of the project along with the high-level agenda. Please also see **attached** a high-level concept plan for the site to assist in discussions tomorrow. Please note that I won't be able to attend tomorrow, but [redacted] Senior Associate Planner, will lead discussions from our end.

Project Overview
As noted in my previous email, CDL Land New Zealand Limited (**CDL**) is progressing the Arataki project as a FastTrack application under the Fast-track Approvals Act 2024 (**FTAA**). Arataki has been included as a Listed Project in Schedule 2 of the FTAA, and CDL is aiming to lodge the application with the Environmental Protection Authority (**EPA**) in the coming month.

The 11ha site is located at 86, 108, and 122 Arataki Road, Havelock North, and the application will propose:

- **Subdivision and land use consent** for residential development on rural-zoned land
- **Earthworks consent** to enable site preparation
- **Stormwater management** to address discharges from the site
- **Conditions and consent notices** securing development controls for residential development on individual lots

With respect to Stormwater management for the development, the site has two discharge locations discharging to two sub catchments (refer **attached** image):

- Sub-catchment A discharges and connects to HDC network on Brookvale Rd
- Sub-catchment B discharges and connects to a stream discharging ultimately to Crombie/ Taco drain
    - **Note:** We require confirmation on ownership of this stream as HDC has said the drains are not part of their network
- Water quality treatment being proposed for both sub-catchments – sub-catchment A via tree pits/ raingardens or similar and sub-catchment B via GPT prior to discharging to a large dry basin
- 2-year, 10-year and 80% of the 100-year pre-dev attenuation proposed for sub catchment B proposed via the large dry basin prior to discharging to the stream downstream

Meeting Agenda

1. **Project Introduction & Overview**
    - FastTrack process and project timeframes
    - Overview of the development and consent approach
2. **Stormwater Management & Discharges**
    - Discussion on stormwater management approach for the site
    - Key considerations for stormwater discharge and treatment
    - Consenting requirements
3. **Earthworks & Contamination Considerations**
    - Scope of earthworks and earthworks methodology

- Consenting requirements

4. **Next Steps & Actions prior to lodgement**
   - Any additional information required from CDL / Project Team to assist Council's understanding of the project
   - Review of technical reporting & plans prior to lodgement
   - Standard conditions of consent
   - Follow-up discussions or meetings as needed
   - Any other matters

Ngā mihi
[redacted]

WOODS
EST.1970

[redacted]
General Manager - Planning & Urban Design
Planning & Urban Design
[redacted]
[redacted]

Warkworth | Auckland | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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From: [redacted] <[redacted]woods.co.nz>
Sent: Wednesday, 26 February 2025 4:58 pm
To: [redacted] <[redacted]hbrc.govt.nz>; [redacted] <[redacted]hbrc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]cdli.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Subject: Arataki FastTrack Application – Request for Meeting

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Kia ora [redacted] & [redacted]

I am reaching out regarding the Arataki project, which is progressing as a Substantive Application under the Fast-track Approvals Act 2024 (**FTAA**) by CDL Land New Zealand Limited (**CDL**). Arataki has been included as a Listed Project in Schedule 2 of the FTAA.

This is a high-priority project for CDL, and lodgement of an application with the Environmental Protection Authority (**EPA**) is planned for the coming month.

The project site covers an area of 11ha, and is located at 86, 108, and 122 Arataki Road, Havelock North (refer to the site shown in yellow in the aerial **below**).

The Application will propose:

- **Subdivision and land use consent** for residential development on rural-zoned land with supporting infrastructure.

- **Earthworks** to enable site preparation
- **Stormwater management** to address discharges from the site
- **Conditions and Consent notices** securing development controls residential development for individual lots

To ensure alignment with the Regional Council's requirements and to provide you with a thorough overview of the project prior to lodgement, we would like to arrange a meeting as soon as possible with your planning team, along with any key engineering staff who can assist in discussing stormwater discharges from the site.

For your information, we have met with the Hastings District Council Development Engineering, Planning and Parks teams to discuss the proposal as well.

Please let me know your availability in the coming week, and we can coordinate a suitable time. Happy to provide any further background information ahead of the meeting if needed.

Ngā mihi
[redacted]



WOODS
EST.1970

[redacted]

General Manager - Planning & Urban Design
Planning & Urban Design

[redacted]
[redacted]

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Christchurch | Queenstown

Pre-Application Meeting Request

FOR RESOURCE CONSENT APPLICATIONS

email: ConsentAdvisor@hbrc.govt.nz

First Name/s (in full): [redacted]
Surname: [redacted]
OR Registered Company OR other Registered Entity e.g. Trust, Society, Partnership etc: Check for registered entity - *(http://www.companies.govt.nz)*
Applicant's Full Postal Address:
[redacted]
Applicant's Contact Details:
Preferred Phone Number(s): [redacted]
Preferred Mobile Number(s): [redacted]
Email Address: [redacted]
Consultant/Agents Details:
Consultant Name: [redacted]
Consultancy Name:
Postal Address: [redacted]
Email Address: [redacted]
Preferred Phone Number(s): [redacted]
Preferred Mobile Number(s): [redacted]

Location of proposed site: ***contains street/road name/legal description***
City/District Council:

Type of Consent(s) and the nature of the enquiry:
Please advise what kind of application is intending to be lodged the description of the proposal as a whole is more important.

Is it a change of conditions to an existing consent? If so what is the consent number? ***N.B. If the existing consent has a different consent holder a request for a full transfer will need to be submitted.***
Our staff can provide an hour of free advice (combined total), after which there is an hourly charge + GST. ****I accept any additional charges incurred that exceed one hour free chargeable staff time.***
Yes

Notes:

i. Any views expressed by the Regional Council staff in or following a pre-application meeting are the preliminary views of those staff, made on a 'without prejudice' basis and in good faith based on the information supplied and their own knowledge of the relevant rules and provisions.

ii. There will be costs associated with pre-applications meetings where these are likely to involve multiple the Regional Council staff members and more than one hour of combined staff time. You will be charged for the time spent by the Regional Council staff on these pre-application matters. By signing and returning this form you agree to payment of any such charges. Charging will be based on the rates set by the current Annual Plan.

iii. It is the applicant's responsibility to take their own professional planning and/or legal advice, and to rely solely on that advice in making any application for consents, permits or licenses

iv. If an email address is provided all correspondence and documents will be circulated electronically.

v. All information collected and held by the Hawke's Bay Regional Council is public information under section 2 of the Local Government Official Information and Meetings Act 1987 (LGOIMA), as such any and all information may be requested by a third party. Access to information held by Council is administered in accordance with LGOIMA and the Privacy Act 1993. If you have any concerns over the disclosure of any aspect of your proposal or personal/property details, either in person or electronically, you must raise your concern in writing to the Council and detail what "good reason" you believe there is for withholding information pursuant to section 7 of LGOIMA. Council will assess your request and advise you of the decision made. Please note that no person has the right of veto over any information held by Council. Council intends for all information it holds, submitted without a request for nondisclosure (as above), to be public, and accessible to any persons who requests it pursuant to LGOIMA. If you require more information on the situations that information may be provided, please contact the Councils Consents Advisor.

To be completed by the person requesting pre-application advice.

I/we have read the disclaimers and information provided above. All information provided is true and correct t the best of my knowledge. If I am acting as an agent, I have the authority to act for the and represent the person/body as stated.

Signature of applicant or authorised agent: [redacted] _____

Name: [redacted] _____ Date: _____

Please print full name of person who signed above.

flow
TRANSPORTATION SPECIALISTS

meeting minutes

PROJECT	**ARATAKI ROAD, HAVELOCK NORTH**		
SUBJECT OF MEETING	INTIAL TRANSPORTATION CONSULATION		
DATE OF MEETING	13 FEBUARY 2025		
LOCATION	TEAMS		
ATTENDEES	[redacted]	HASTINGS DISTRICT COUNCIL	BCO
	[redacted]	WOODS	BO
	[redacted]	WOODS	EH
	[redacted]	HAWKES BAY REGIONAL COUNCIL	BCU
	[redacted]	FLOW	GVW
	[redacted]	FLOW	TC
	[redacted]	FLOW	CS
DISTRIBUTION	AS ABOVE PLUS		

	ITEM	ACTION	
		BY	**DATE**
1	**Introductions** Nothing to note		
2	**Project Overview** • [redacted] gave overview of the Arataki Project draft plan and its location, noting ○ Shared path to be extended until Brookvale Road ○ Crossing facilities ○ New intersections, primarily serving smaller sections of residential blocks - serving about 160 residential dwellings on site ○ Pedestrian connectivity will be provided through JOALS ○ On site, main pedestrian connectivity is shown but there will be footpaths on both sides of the roads to be vested		

	○ JOALS will be used to serve a small number of lots • [redacted] discussed the proposed internal road cross section, noting that it has been amended since [redacted] has seen it, but there are still issues being worked through. ○ Minimum back berm of 1.3m as per guidelines ○ Reduced front berm in response • [redacted] noted that there are a few things to think about and look at regarding the proposed design noting ○ Important to have some sort of redundancy with services ○ Footpaths on both sides important ○ Thinking about the people that will be living in the area ○ Lighting important to think about ○ Intersection of Arataki Road and Brookvale Road may be an issue, would be good to have a good look at that		
3	**Public transport** • [redacted] noted that there is a public transport plan for Havelock North that is currently in the works and will go out to consultation this year. • The main trunk route will start at the Havelock bell tower and there would be two routes extending from it. There is the possibility of one routing down Arataki Road and maybe looping through Brookvale. Arataki Road would be a prime road to take a bus down and this proposed bus route would be bidirectional rather than a loop. • [redacted] noted that the project team will need to account for/consider bus stops along Arataki Road • [redacted] noted that the project team could give indicative bus stop locations to serve development but that this would not mean that bus stops will be installed by development. • [redacted] asked what the general requirement for bus stop infrastructure expected was, noting that the extent to which future bus stops can be blended into our road cross section may depend on this. • [redacted] noted that infrastructure would depend on demand and future use of the bus stops and when this is developed. Do it in a way that compliments the surrounding environment if possible.		

	• [redacted] also noted that on street parking area should have provision for bus stop and landscaping should have provision for bus stop infrastructure. • [redacted] suggested the project team look at Russell Robertson Drive and work out where there are decent catchments, linked by walkways that can increase the catchment size • [redacted] noted that a bus shelter would be required if there a decent number of patrons and highly likely to be elderly were expected. The team will need to think about who the bus stop will be servicing when determining the needed infrastructure • [redacted] noted that the council has Remix available to help understand the catchments and demand		
4	**Arataki/Brookvale intersection** • [redacted] discussed speed surveys done on Brookvale Road. The 7-day speed survey showed 85th percentile speeds between 54-57km/hr. • [redacted] noted that the design would seek to improve the Brookvale Road frontage of the site. Treatment around existing property would include kerb and channelling on the development side of the road to emphasise the urban environment. This would be some form of gateway treatment including landscaping. • [redacted] agreed that kerb and channel would be necessary to show the urban environment.		
5	**Development Intersection placement/design layout** • [redacted] noted that the council urban teams are generally happy with design proposed. • [redacted] noted that the proposed crossroads are likely to be lightly trafficked and will be giveaway controlled. The roads will be opposite and not be staggered, with Arataki Road as the priority. • [redacted] raised that Te Hopura Place visibility may need to be checked with its dog leg design. • [redacted] noted that Brookvale Road will end up being the main strategic route and Arataki Road is just on the side. It is unlikely that there will be concerns. • [redacted] noted that operationally the project team are not concerned but we are wanting to account for safety.		

6	**Shared path** • [redacted] noted that the project team are wanting to ensure that safety for users although it will be a low trafficked shared path. Issues that other (example Auckland) councils have concerns about are often vehicle accesses across shared path and reversing over the shared path. • [redacted] noted that front fence controls could be applied with no closed fences and low fences • [redacted] noted that the back berm width should be providing for that safety too and that it's important to provide for safety and account for the intervisibility. • [redacted] noted that given the Arataki Road existing layout with decent back berm width, personally has no issues and it's something that can mitigated. Project team should look at the existing layout and framework so as to provide consistency along Arataki Road		
7	**Traffic calming** • [redacted] noted that the development proposed short roads and these will be managed in a way to reduce the opportunities to speed • [redacted] noted that traffic calming measures could include creating kinks in straight roads, creating buildouts to reduce road widths and coming up with a design that provides for a lower speed environment • [redacted] inquired regarding where HDC sits with treatment for crossings etc • [redacted] noted that different paving on intersections for side roads could be used to indicate the different use. Flushed treatments effective through change in materiality. This helps in identifying when there's something different with the environment (residential), no through traffic and is only related to the area.		
8	**Standards or Guidance for JOALS in HN** • [redacted] inquired about the standards in Havelock north for JOALS. ○ 6m for more than 4 houses • [redacted] noted that details should be in engineering standards **Northwestern corner cul de sac** • [redacted] inquired if the proposed cul-de-sac design could be bespoke.		

	• [redacted] noted that the design needs to provide for an 8m rigid truck to u turn, rather than providing for a 3 point turn. This will help to ensure a truck does not need to do a reverse movement down a road. Worst case is 11m truck (capacity issues). • Usually only 2 trips per day for that area of collection. • Would like to avoid 3 points turn to prevent needing to reverse **Refuse** • Can only enter private lane with agreement and amenity • [redacted] people now days expect door to door service • The project team will track to ensure there's sufficient room for passing/trucks • B[redacted] noted that there will be properties with services needing maintenance and some houses with frontages to the street. The main thing for having back berm for services is to ensure roads are still operatable when there are things needing to be done to services		
9	**Process/Other matters** • [redacted] noted that the project is a fast track application and this conversation can be incorporated to the design and report. • Timeframes are short for submission • [redacted] noted that the project team plans to re-present our design further down the line to give council time to look at and be comfortable with before submission due to the short review time • [redacted] requested to be party to the circulation of plans and noted that he is happy to meet again regarding the design. It is important to get the design right before submission. • Important to get location of streetlights into design, to ensure that trees do not end up clashing with the lighting • Light at an intersection = position for street name plate • CPTED issues when lighting isn't considered. Lighting requirements will dictate lighting design which in turn effects landscape design • [redacted] noted that Consultation for bus will likely occur through April, in conjunction with council plans. The Routes are mapped out, but Havelock North routes are not confirmed		

	Vehicle tracking • Flow/Woods to use 11m truck to check routes • Ensuring there is a clear path to get through past a parked truck		

Reference: [redacted]

[redacted]

From: [redacted]@hbrc.govt.nz>
Sent: Tuesday, 1 October 2024 3:19 pm
To: [redacted]
Cc: [redacted]
Subject: RE: Havelock North Transport Matters - Public Transport

Hi [redacted],

Thanks for reaching out on this – always good to be looped in to pieces of work that are going on around the place. The timing on this couldn't be better as we are just about to kick off a review of our Regional Public Transport Plan.

I've cc'd in [redacted] and [redacted] who are also part of our transport team. Our diaries are looking pretty good for next Monday and Tuesday. There's a few meetings booked, but generally we have reasonable availability in the morning or after lunch. Fire though a time that works and we will see if we can make it happen on our end.

Thanks,
[redacted]

[redacted]
Transport Strategy & Policy Analyst
[redacted] | [redacted]
Hawke's Bay Regional Council | Te Kaunihera ā-rohe o Te Matau a Māui
159 Dalton Street, Napier 4110 | hbrc.govt.nz
Enhancing Our Environment Together | Te Whakapakari Tahi I Tō Tātau Taiao

Let us know how we're doing, give your feedback here.
This communication, including any attachments, is confidential. Refer to the disclaimer on our website.

From: [redacted]@flownz.com>
Sent: Monday, September 30, 2024 2:39 PM
To: [redacted]@hbrc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted]@flownz.com>; [redacted]@hdc.govt.nz>
Subject: Havelock North Transport Matters - Public Transport

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Hi [redacted],

I hope this message finds you well.

[redacted] (HDC) has recommended that I reach out to you regarding public transport matters in Havelock North.

We are currently working with CDL Land New Zealand Ltd on a project related to land on the north-eastern side of Havelock North, along Arataki Road. We are in the early stages of planning and want to catch-up with you.

I am interested in discussing the existing services in Havelock North and any future plans for public transport that you may be aware of for the area.

I am arranging a catch-up with [redacted] next week to run through some of our early thoughts, and it would be great if you join. Please let me know your availability for next week.

Regards,

[redacted]
Principal Transportation Engineer
[redacted]

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Level 1, 11 Blake Street, Ponsonby, Auckland | PO Box 47497 Ponsonby | [redacted]

Attachment 2

Hawke's Bay Regional Council Conditions Suite Review



Conditions Suite (Draft for HBRC review)

Arataki Project

86, 108 & 122 Arataki Road, Havelock North
CDL Land New Zealand Limited
2/07/2025
Final Draft

Document Control

Project Number	P24-244
Project Name	Arataki Project
Client	CDL Land New Zealand Limited (**CDL**)
Date	2/07/2025
Version	V1
Issue Status	Final Draft
Originator	Joanne Sunde – Senior Associate Planner Karin Lepoutre – Senior Planning Consultant
Reviewer	Emma Howie – General Manager Planning & Urban Design
Approval	Emma Howie – General Manager Planning & Urban Design
Consultant details	Wood & Partners Consultants Limited (**Woods**) PO Box 6752 Victoria St West, Auckland 1142 woods.co.nz
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Schedule 1

List of Application Reports & Drawings

1.0 Introduction

This report sets out the comprehensive set of recommended conditions to support the delivery of the Arataki Project (86, 108 and 122 Arataki Road, Havelock North) sought through this Substantive Application (**Application**). This includes the full suite of conditions required to deliver each part of the application across the District and Regional Consent matters.

The conditions have been prepared in accordance with Schedule 6 Clause 18 of the Fast-track Approvals Act (**FTAA**).

The development of the proposed conditions package has been guided by the following key objectives to ensure clarity, efficiency, and regulatory compliance while facilitating high-quality development outcomes:

- **Alignment with Council Standard Conditions**: Where appropriate, the conditions have been aligned with standard consent provisions commonly used by Heretaunga Hastings District Council (**HDC**) and Hawke's Bay Regional Council **(HBRC**), to support consistency, clarity, and ease of implementation during the pre-construction, construction, and compliance phases. The condition set has been informed, in part, by the consent conditions approved for the Wairatahi Project (a COVID-19 Recovery Fast-track consent), which provides a relevant precedent for this proposal.[1]
- **Clarity and Simplicity**: Conditions have been consolidated and streamlined to enhance readability, eliminate redundancy, and use clear, plain language for accessibility;
- **User-Friendly Conditions**: The conditions are drafted to be practical and understandable for all key stakeholders, including the Environmental Protection Agency (**EPA**), applicant, contractors, future build partners, consultants, Council officers, and other relevant agencies;
- **Balanced Outcomes**: The conditions are tailored to deliver balanced outcomes for all parties, including environmental protection, regulatory compliance, the applicant, neighbouring properties, and both Council's monitoring teams;
- **Structured for Project Complexity**: Separate condition sets have been developed for the different activities approved through this application, ensuring that each phase of the project can be implemented with certainty;
- **Clear Condition Application:** Conditions are structured to clearly differentiate between those applying to the overall development, specific stages, or individual lots, facilitating ease of implementation;
- **Long-Term Compliance:** Recognising the multi-stage nature of the development and the involvement of multiple delivery partners (including future build partners), conditions are designed to be fit for purpose. Key delivery obligations are clearly defined for each stage, with consent notices placed on titles to ensure ongoing management, maintenance and compliance;
- **Enabling Development While Safeguarding Environmental Outcomes:** Conditions allow certain project elements to be delivered independently where appropriate (e.g., issuing

[1] Note: The layout of the subdivision consent conditions has been refined to provide clearer delineation between matters relevant to section 223 certification and those that relate to section 224(c) compliance. While the Wairatahi Fast-track consent provided a useful reference point, an alternative structure has been adopted for this project to better support implementation and practical clarity for consent users.

s224(c) for individual stages), while ensuring strong environmental safeguards remain in place; and

- **Best Practice Resource Management:** The conditions are structured to reflect sound resource management principles, ensuring that the development complies with statutory requirements and aligns with planning best practices.

1.1. Structure of the Conditions of Consent

Given the nature of the approvals sought through this Application, the proposed conditions of consent have been separated out accordingly. The Arataki Conditions have been structured as follows:

- **General Conditions:** Apply to all consents within the substantive resource consent application, covering approved plans and information, lapse and expiry dates and regulatory compliance costs and pre-start meetings;
- **Separation of Conditions by Consent Type:** The substantive application seeks a range of consents under the relevant sections [x] of the Resource Management Act 1991 (**RMA**). To support clarity and ease of reference, conditions have been separated into individual tables according to each consent type. Indicative consent numbers (–XXX) are assigned to assist with interpretation:
  - Land Use and Bulk Earthworks, structures within 6 m of a stream within a flood control and drainage scheme area (Rule 71) (LUC-XXX) [s9]
  - Subdivision (SUB-XXX) [s11]
  - Water Take (WAT-XXX) [s14]
  - Stream Works (LUS-XXX) [s13]
  - Stormwater Divert and Discharge (DIS-XXX) [s15]
- **Earthworks Staging and Sequencing:** Allows flexibility for earthworks to be delivered either as individual stages or a combination of stages, ensuring efficient construction while managing environmental effects;
- **Subdivision Staging:** Supports a staged approach to subdivision, ensuring infrastructure and lots are delivered in a logical, sequential manner whilst still ensuring appropriate access and servicing are provided;
- **Resolution of future residential development on rural zoned lots:** Addressed through conditions and consent notices requiring compliance with the Residential Development Framework (**RDF**) to ensure future owners are aware of their development rights and restrictions within affected lots;
- **Protection of rural-urban interface buffer:** Addressed through covenants and consent notices that require the protection and maintenance of landscaping, no-build areas and fencing on affected lots in perpetuity; and
- **Regulatory Compliance for Council:** This structured approach provides HDC and HBRC with clear visibility of what is being delivered in each stage of the development and the specific works required for completion. It simplifies compliance and monitoring processes and ensures a clear understanding of the necessary works before certification under s224(c) of the RMA.

Commented [JS1]: CDL Comment: Accept HBRC amendments.

Commented [JS2]: CDL Comment: Accept HBRC amendments.

1.2. Interpretation

1.2.1. Terms

Any reference to the number of days within this Resource Consent refers to working days as defined in Section 2 of the RMA.

1.2.2. Defined Terms

Unless the context otherwise requires (including where terms are expressly defined in this consent), all terms used in this consent shall have the same meaning as defined under the RMA, or the Hastings District Plan (**HDP**) and Hawkes Bay Regional Resource Management Plan (**RRMP**), and any subsequent amendments.

In the event of any inconsistency between definitions, the HDP definition shall prevail over the RMA and RRMP.

1.2.3. Drawings and Management Plans

A suite of drawings and management plans have been submitted with the substantive application. References to drawings and management plans in the conditions shall be interpreted as follows:

- **Approved Drawings**: Drawings to be approved by the EPA as part of the substantive resource consent approval. These are listed in Schedule 1.
- **Approved Preliminary Drawings and Management Plans**: Drawings and management plans to be approved in principle by the EPA, intended to be finalised through conditions of consent. These are listed in Schedule 1.
- **Finalised Drawings and Management Plans**: Detailed versions submitted to HDC and HBRC in accordance with consent condition requirements.
- **Certified Drawings and Management Plans**: Drawings and management plans that will be formally certified through the post-consenting approval process (e.g. engineering approval).

The approved / approved preliminary drawings and management plans are listed in Schedule 1 of this Conditions Suite. The finalised / certified drawings and management plans are confirmed through post-consenting processes.

1.2.4. Conditions Prevail over Schedule 1

In the event of any conflict between the drawings, plans and documents listed in Schedule 1 and the conditions of these consents, the conditions shall prevail.

This ensures that the implementation, monitoring, and enforcement of the consent is governed first and foremost by the certified conditions. Schedule 1 documents are referenced to support and inform the consent, but they do not override or limit the scope or intent of the conditions imposed by the EPA, HDC and HBRC.

1.2.5. Explanatory Notes

Explanatory notes are included throughout the conditions to assist with interpretation, clarify intent, and support alignment across the various related consents (e.g. LUC, SUB, DIS, LUS). These notes do not form part of the enforceable conditions of consent but are provided for context and ease of implementation. Where explanatory notes reference other consent

numbers or documents, this is to support coordination and avoid duplication of requirements across agencies or approval stages.

1.3. Acronyms Table

Table 1 below is the acronym table which defines key terms used across all conditions.

Table 1: Conditions Acronyms Table

Acronym / Term	Definition
AEE	Assessment of Environmental Effects
Application	Substantive Application under Section 42 of the Fast-Track Approvals Act 2024
BEP	Bulk Earthworks Plan
Boffa Miskell	Boffa Miskell Limited
CDL	CDL Land New Zealand Limited
ChTMP	Chemical Treatment Management Plan
CEMP	Construction Environmental Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CTMP	Construction Traffic Management Plan
DIS	Discharge Consent
DMP	Dust Management Plan
EA	Engineering Approval
ECoP	Engineering Code of Practice
EPA	Environmental Protection Authority
ESCP	Erosion and Sediment Control Plan
FMP	Fauna Management Plan
FTAA	Fast-track Approvals Act 2024
GCR	Geotechnical Completion Report
GIR	Geotechnical Investigation Report
HBRC	Hawkes Bay Regional Council
HDC	Heretaunga Hastings District Council

Acronym / Term	Definition
HDP	Hastings District Plan 2020 Operative in Part
HPUDS	Heretaunga Plains Urban Development Strategy 2017
HNZPT	Heritage New Zealand Pouhere Taonga
JOAL	Jointly Owned Access Lot
LINZ	Land Information New Zealand
LMP	Landscape Maintenance Plan
LUC	Land Use Consent
NESCS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
OMM	Operation and Maintenance Manual
Part 2	Part 2 of the RMA
RAP	Remediation Action Plan
RDF	Residential Development Framework
RMA	Resource Management Act 1991
ROT	Record of Title
RRMP	HBRC Regional Resource Management Plan
Site	86, 108, 122 Arataki Road, Havelock North, Hawkes Bay
SMMP	Stormwater Maintenance and Management Plan
SMP	Site Management Plan
SMS	Stormwater Monitoring Strategy
SWMP	Stormwater Management Plan
SPMP	Spill Management Plan
SUB	Subdivision Consent
SVR	Site Validation Report
TANK Plan Change	HBRC Tūtaekurī, Ahuriri, Ngaruroro and Karamū Plan Change 9 Decision Version 2022

Commented [JS3]: CDL Comment:
Accept HBRC amendments.

Acronym / Term	Definition
TPW	Tamatea Pōkai Whenua
Woods	Wood & Partners Consultants Limited

2.0 Arataki Project Conditions of Consent

Summary of all activities authorised by this consent	
	Subdivision, land use, stream works, regional discharge and regional water take activities to enable: (a) Maximum yield of 171 standalone residential dwellings as part of a comprehensive urban development. (b) Residential development in accordance with a Residential Development Framework on Plains Production zoned land. (c) Subdivision (RMA s11) including vested roads, accessways and a local purpose drainage reserve. (d) Infrastructure associated with the subdivision and the development, including roads, parking, accessways, jointly owned access lots, and infrastructure for three waters services. (e) Comprehensive landscaping scheme and covenanted landscape buffer. (f) Earthworks and siteworks to enable development. (g) Construction of a stormwater outfall within 6m of a stream (unnamed) in a flood control scheme area (RMA s13 and s9). (h) Temporary take and use of surface water for construction purposes (from impounded stormwater) (RMA s14). (i) Diversion and discharge of stormwater into water or onto land (existing and new discharge points) (RMA s15). (j) Disturbance and discharge of contaminated soil (RMA s9 and s15).

Commented [JS4]: **CDL Comment:**
Accept HBRC amendments.

Commented [JS5]: **CDL comment:**
Reject HBRC amendment.
Section 15 relates to discharges of contaminants into the environment and (of relevance) states that no person may discharge contaminants into water or onto land when it may enter water (15(1)) in a manner that contravenes a **regional rule** (unless it is expressly allowed by an NES or Resource Consent). No consent is sought under the Regional Plan for contaminated land and therefore no discharge consent is needed for this and it is just a section 9 requirement.

2.1. General Conditions

All aspects of the substantive consent application are subject to the following general conditions:

No.	Condition
	Explanatory Note *The following general conditions apply to all parts of this bundled resource consent, including the land use and subdivision consent authorised under district consents [LUC-XXX], LUC-EW] and [SUB-XXX], and land use, water take/use and discharge activities authorised under regional consents [LUS-XXX], [WAT-XXX] and [DIS-XXX]. These conditions are not repeated under each individual consent to avoid duplication and to ensure consistency across the consenting package.*
	Generally in accordance with
1.	The proposal must be carried out in general accordance with the drawings, plans and documents listed in Schedule 1 and referenced by the HDC and HBRC under consent numbers [LUC-XXX, LUC-EW, SUB-XXX, WAT-XXX, LUS-XXX, and DIS-XXX]. In the event of any conflict between the drawings, plans and documents listed in Schedule 1 and the conditions of these consents, the conditions shall prevail.
	Lapse & Expiry Dates
2.	Under section 125 and 123 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows:

Consent Reference & Activity	Lapse Date	Expiry Date
LUC-XXX (s9 Land Use)	5 years	-
LUC-EW (s9 Bulk Earthworks)	5 years	-
SUB-XXX (s11 Subdivision)	5 years	-
LUS-XXX (s9 and 13 Stream works)	5 years	5 years (s13)
WAT-XXX (s14 Temporary take and use of surface water for construction purposes)	5 years	5 years
DIS-XXX (s15 Discharge of stormwater to network and stream)	5 years	35 years

(a) These consents will lapse 5 years after the date they commence unless:

(i) They have been given effect to; or

(ii) ~~The Council extends the period after which the consent lapses under s125 of the RMA.~~

(b) In the case of approved subdivision SUB-XXX, under section 125 of the RMA this consent lapses five years after the date it is granted unless:

Commented [JS6]: **CDL Comment:** Accept HBRC amendments.

Commented [PB7]: If works are in the bed = s13 and 5 years. If s9 (ie outside bed but within 6m)then unlimited

Commented [JS8R7]: **CDL Comment:** Confirmed that no works are in the stream bed so s13 does not apply. Expiry date and s13 stream works removed in final Conditions Suite.

Commented [PB9]: We wouldn't provide for this within in a consent, it should be a separate future process

Commented [JS10R9]: **CDL Comment:** Accept HBRC amendments.

No.	Condition
	(i) A survey plan is submitted to Hastings District Council (**HDC**) 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 general accordance with section 224 of the RMA; or (ii) An application under section 125 of the RMA is made to the HDC before the consent lapses to extend the period after which the consent lapses and the HDC grants an extension.
	Monitoring
3.	A monitoring deposit of $280 ~~and $140~~ (including GST) shall be payable to cover the reasonable costs of monitoring compliance with the consent conditions in accordance with HDC ~~and Hawkes Bay Regional Council (**HBRC**)'s~~ schedule of charges respectively, noting that: (a) The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent(s). (b) In the event of non-compliance being detected by monitoring or justified complaint and/or the costs of monitoring the consent exceeding the deposit, the costs to HDC ~~or HBRC~~ of any additional monitoring shall be paid by the Consent Holder in accordance with the HDC and HBRC's advertised schedule of fees. The Consent Holder will be advised of the further monitoring charge from HDC. Only after all conditions of the resource consent(s) have been met, will HDC ~~and HBRC~~ issue a letter confirming compliance on request of the Consent Holder.
	~~***Review under RMA Section 128***~~
~~4.~~	~~Under Section 128 of the RMA the conditions of these consents may be reviewed by the HDC and HBRC at the Consent Holder's cost within six (6) months of the completion of any particular stage, in order to deal with any adverse effect on the environment which may arise from the exercise of the consents and which it is appropriate to deal with at a later stage because the effect was not identified or assessed through the consent application.~~
	Suitably Qualified Persons
5.	The Consent Holder shall ensure that all investigations, calculations, design, supervision, and certification of the infrastructure required under the conditions of this consent are carried out by or under the control of persons who: (a) are experienced in their respective fields; (b) for engineering matters, are considered as "suitably qualified persons" under Section 1.3, Part 3 of the HDC's Engineering Code of Practice 2020 (**ECoP**); (c) hold full membership in their respective professional bodies; and (d) have appropriate professional indemnity insurance and public liability insurance
	Commencement of Staged Works

Commented [PB11]: This is not consistent with the HBRC annual plan. Compliance will be charged in accordance with the AP and will include site inspections to determine compliance. These may be ongoing (eg for the stormwater discharge)

Commented [JS12R11]: **CDL Comment:** Accept HBRC amendments.

Commented [JS13]: Question for HDC & HBRC: This is a straightforward consent, and shouldn't need to be reviewed. All the upfront work has been done as part of the comprehensive material, conditions, and nature of the Fast-track application. Our position is that everything has been comprehensively dealt with already, so a review condition isn't needed. Interested to hear your thoughts.

Commented [BB14R13]: The only consent I see this being necessary for is the discharge consent as that is ongoing.

Commented [PB15R13]: Agree - there could be a need to review the SW consnet in the future for example to require additional monitoring etc

Commented [JS16R13]: **CDL Comment:** Accept HBRC amendments.
Move s128 provisions to the SW discharge consent DIS-XXX specific section in final Conditions Suite.

No.	Condition
6.	Ten (10) days prior to the commencement of the bulk earthworks on site for each stage (or combination of stages), the Consent Holder shall notify and arrange an on-site pre-construction meeting with the HDC (all stages) and HBRC ~~(Stage 1 only)~~ Compliance Monitoring Officers and representatives of the contractors who will undertake the works and any suitably qualified persons if required by other conditions. The purpose of the meeting is to discuss practical implementation and supervision of the erosion and sediment control measures, earthworks methodologies (including staging), stormwater management, relevant management plans, timeframes for the work and to ensure all relevant parties are aware of and familiar with the conditions of this consent and the Engineering Approvals (**EA**) and Management Plans approved under it. The following information shall be made available by the Consent Holder at the meeting and shall be accessible on site at all times while any works are occurring in respect of each stage: (a) The conditions of this consent; and (b) All approved EA, Management Plans, and other material submitted to, and any responses from, the HDC and HBRC under these conditions.
	Carrying out of Works
7.	**Works in accordance with Conditions** The Consent Holder shall ensure that all works are carried out in accordance with these conditions, including any EA or certification obtained in accordance with these conditions.
8.	**Experienced Contractors** The Consent Holder shall ensure that all works carried out in accordance with these conditions, including any under EA or certification obtained in accordance with these conditions, are undertaken by persons who: (a) are suitably qualified and/ or have the appropriate experience in the relevant areas; (b) have the appropriate equipment; (c) have the appropriate public liability insurance; and (d) meet the requirements of the Health and Safety in Employment Act.
9.	**Works within Public Road Reserve** The Consent Holder shall ensure that all works within a public road reserve are undertaken by a contractor who is pre-approved to do so by the HDC.
10.	**Works within Site Boundaries** The Consent Holder shall ensure that no earthworks, temporary or permanent, breach the boundaries of the site, except for authorised works addressing: (a) the construction of the intersections, Brookvale Road gateway treatment, and pedestrian crossing; (b) the construction of the stormwater outlet structure discharge device;

Commented [PB17]: HBRC may want to attend to ensure that sediment/erosion control systems are established (stormwater)

Commented [JS18R17]: **CDL Comment:** Accept HBRC amendments.

Commented [PB19]: This condition is specific to HDC earthworks and would be better in that specific consnet

Commented [JS20R19]: **CDL Comment:** Reject HBRC amendments. Would prefer to retain this condition in the general section as it relates to broader site works for a large development project and provides transparency to all contractors working on the development.

No.	Condition
	(c) works required to either connect into or extend/upgrade public infrastructure to service the development; Prior to undertaking works on those public assets, the Consent Holder should obtain all necessary approvals from the HDC and HBRC and any other necessary approvals.
11.	**Maintenance during construction and of vacant areas until works commence** During construction and until works begin on a relevant stage (or combination of stages) in a vacant area, the Consent Holder must ensure that the Site is kept in a tidy condition free of nuisances including but not limited to undertaking vegetation and weed management, rubbish removal, dust and runoff management.
	Accidental Discovery
12.	**Archaeology Identification Training** Prior to commencement of bulk earthworks, the Consent Holder shall ensure that key contractor personnel receive a cultural heritage and archaeology induction by a suitably qualified person. The induction shall include: (a) An overview of the site's archaeological and cultural context; (b) Guidance on recognising and identifying archaeological features and artefacts; (c) Instructions on the Accidental Discovery Protocol; and (d) Contact details and reporting procedures for archaeological finds, including with Māori entity representatives Tamatea Pōkai Whenua (**TPW**).
13.	**Accidental Discovery Protocol** 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 Consent Holder shall: (a) cease work at and within 20m of the place ("affected area"), and secure the affected area; (b) notify the Heritage New Zealand Pouhere Taonga ("HNZPT"), the HDC and HBRC, and comply with any statutory requirements arising such as under the HNZPT Act 2014 and Protected Objects Act 1975; (c) if the material is of Māori origin, notify TPW, and shall allow access to enable appropriate cultural procedures to be undertaken in accordance with tikanga, subject to meeting any statutory requirements; and (d) if human remains/Kōiwi are uncovered, notify the NZ Police as well as TPW, and not move any such remains until NZ Police and/or TPW advice is received; (e) have agreed that they can be moved and all appropriate cultural procedures have been undertaken in accordance with tikanga; (f) not recommence works within the affected area until any necessary cultural procedures have been undertaken and statutory requirements have been met.
	Post Construction Requirements

Commented [PB21]: Better as an advice note over access arrangements rather than 3rd party approval

Commented [JS22R21]: CDL Comment: Accept HBRC amendments.

No.	Condition
14.	**Notification of Stage Completion** The Consent Holder must notify the HDC and HBRC in writing of the date of completion of any particular stage (or combination of stages), within ten (10) working days of the completion of that stage(s). ~~The Consent Holder must notify the HBRC in writing of the date of completion of Stage 1, within ten (10) working days of the completion of that stage.~~
	Complaints
15.	During the siteworks and construction period, the Consent Holder shall maintain a record of any complaints received in relation to the exercise of this consent. The register shall include, but not be limited to: (a) the date, time, location and nature of the complaint; (b) the name, phone number, and address of the complainant, unless the complainant elects not to supply this information; and (c) action taken by Consent Holder to investigate the complaint, and, if it is justified, the action taken to remedy the situation and any measures to be put in place to avoid or mitigate the problem occurring again. These records shall be provided to the relevant HDC and/or HBRC Compliance Monitoring Officer upon request.
	Augier Condition
16.	Once the s224(c) has been issued in respect of any stage (or combination of stages), the Consent Holder shall not undertake any activities permitted under the Plains Production Zone within the relevant stage in reliance on that zoning if the Plains Production zone is in force at the time. **Advice note:** *This condition is not intended to:* *(a) Prevent the Consent Holder undertaking activities permitted within the Plains Production Zone on any balance land that is not being advanced as a development stage; and/ or* *(b) Prevent the Consent Holder carrying out activities on any relevant land that are permitted by any replacement zone to the Plains Production Zone.*

Commented [JS23]: CDL Comment:
Accept HBRC amendments.

Commented [PB24]: This condition is specific to HDC subdiv consent and would be better in that specific consnet

Commented [JS25R24]: CDL Comment:
Accept HBRC amendments.
Augier Condition relocated in final Conditions Suite to LUC-XXX conditions section.

2.2. Subdivision Consent Conditions: SUB-XXX

The consent is subject to the following conditions:

No.	Condition
	Summary of subdivision activities authorised
	Activities relating to Section 11 of the RMA for the subdivision of: (a) 171 residential lots. (b) Ten jointly owned access lots (**JOAL**s). (c) Seven roads to be vested in HDC. (d) Two accessways to be vested in HDC. (e) One local purpose (drainage) reserve to be vested in HDC. (f) Landscaping. (g) Siteworks to establish the subdivision described in (a)-(f). (h) Consent notices and covenants.
	Staging
17.	The Consent Holder may stage the subdivision and development in accordance with the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1, provided that it is carried out: (a) **in the numerical order set out in the staging plans starting with Stage 1; or** (b) **concurrently with one or more of the stages that numerically precede it.** Any condition shall be applied only to the extent that it is relevant to each stage, and, in particular: (c) EA may be obtained in stages; In addition, the following lots need not be serviced at the relevant stage of subdivision: (d) the balance lot remaining at each successive stage; (e) any non-residential allotment.
	Limitation on occupation of residential units
18.	If a dwelling is fully completed prior to the completion of the corresponding subdivision stage, the dwelling shall not be occupied unless all services and access required to that dwelling are approved through building consent, and fully constructed and operational.
	Survey plan approval (s223) conditions applicable to each stage
	Explanatory Note: *Unless stated otherwise or excluded from the respective stage, the following conditions apply as required to each independent stage.*

<table>
<tr><th>No.</th><th>Condition</th></tr>
<tr><td></td><td>Vesting</td></tr>
<tr><td>19.</td><td>The following lots identified in the table below shall be vested in the HDC at their respective stages and for the purposes and in general accordance with the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1, and subject to Conditions 20 to 24 of this consent:
<table>
<tr><th>Lot</th><th>Stage</th><th>Purpose</th></tr>
<tr><td>1000</td><td>1</td><td>Local purpose (drainage) reserve</td></tr>
<tr><td>3000</td><td>1</td><td>Road reserve</td></tr>
<tr><td>1001</td><td>2</td><td>Accessway</td></tr>
<tr><td>3001</td><td>2</td><td>Road reserve</td></tr>
<tr><td>3002</td><td>3</td><td>Road reserve</td></tr>
<tr><td>1002</td><td>4</td><td>Accessway</td></tr>
<tr><td>3003</td><td>4</td><td>Road reserve</td></tr>
<tr><td>3004</td><td>5</td><td>Road reserve</td></tr>
<tr><td>3005</td><td>6</td><td>Road reserve</td></tr>
<tr><td>3006</td><td>1</td><td>Road reserve</td></tr>
</table></td></tr>
<tr><td>20.</td><td>For all of the lots to be vested in HDC, the Consent Holder shall, prior to vesting:
(a) remove any garbage, debris and surplus construction material from each lot to be vested;
(b) for all reserves and accessways, ensure that landscaping is presented in a healthy and weed free condition when they are vested in HDC, which shall be satisfied by the following methods including:
(i) where seeding, grassing or hydroseeding is used, this condition shall be met once a minimum of 80% vegetative cover has been established over the entire surface;
(ii) alternative methods of stabilisation including straw mulch; or
(iii) an appropriate financial bond; or
(iv) other method certified to the satisfaction of the Parks and Property Services Manager, HDC or equivalent nominee.
(c) Lot 3006 shall vest in HDC as road upon subdivision. However, it is not required to be formed or included in the scope of EA or certification required for s224(c) purposes. No physical works or infrastructure installation are required as part of this subdivision and Lot 3006 may remain unformed until such time as it is required to be constructed by HDC or a future developer.</td></tr>
</table>

No.	Condition
21.	The proposed local purpose (drainage) reserve (Lot 1000) and all infrastructure required to discharge stormwater to the stormwater outfall, shall be fully constructed and vested in HDC at Stage 1, provided that: (a) The Consent Holder demonstrates that all systems are operational to the satisfaction of the 3 Waters Growth and Development Manager HDC (or equivalent nominee); and (b) The reserve landscaping has been implemented in general accordance with the approved Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1. **Advice note:** *The Consent Holder will be responsible for all obligations and liabilities under its Stormwater Discharge consent [DIS-XXX] until the completion of the last stage of the subdivision and upon the HBRC agreeing with the Consent Holder (at its discretion) to the Stormwater Discharge consent being transferred to the HDC and that transfer having occurred under the relevant transfer provisions of the RMA and Condition 179 [consent transfer condition] of DIS-XXX.*
	Land Transfer Plan
22.	The Consent Holder must submit a Land Transfer Plan for each respective stage (or a combination of stages), in general accordance with the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1. Stages must be carried out in accordance with the staging requirements set out in Condition 17 [staging condition] above. All lots must have legal road frontage at time of title issue.
	Amalgamation Conditions
23.	JOALs 2000 to 2009 will be subject to Section 220(1)(b)(iv) of the RMA by their owners as tenants in common in the said shares as detailed in the Amalgamation Conditions detailed on the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1 and must be shown on the Land Transfer Plan.
	Right of Way and Easements
24.	**Easements** The Consent Holder shall provide staged Land Transfer Plans to be submitted for certification under s223 RMA to show any easements required to protect access or for access to services in general accordance with the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1.
	Land Covenants
25.	**Land Covenant** The Consent Holder shall provide a Land Transfer Plan to be submitted for certification under s223 RMA to show the land covenant as identified in green on the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1.
26.	**Land Covenant Document**

No.	Condition
	Prior to the issue of titles, the Consent Holder shall prepare and register a land covenant document for the area identified in green on the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1. The covenant shall secure the long-term management, use and/or protection of this area and shall include the following provisions: ***No-Build Area*** For Lots 140 – 171: No building shall be erected within the area identified in green as land covenants on the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1. This is for the purpose of providing an appropriate rural-urban interface. ***Landscaping*** For Lots 140 – 171: All vegetation within the area identified in green as land covenants on the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1 must be retained and protected to provide for a continued vegetated appearance and to protect the rural-urban interface. • Lots 140 – 161 have interspersed landscaping; • Lot 162 has shelter belt landscaping on the southern boundary and interspersed landscaping on the eastern boundary; and • Lots 163 – 171 have shelter belt landscaping. Lot owners must: (a) Maintain planting established in general accordance with the approved and implemented landscape plans; (b) Not cut down, damage, or destroy the planting within the covenant area (excluding general weeding); and (c) Control all pest plants and pest animals within the covenant area. ***Fencing*** For Lots 140 – 171: All rear yard fencing within the area identified as green as land covenants on the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1 must be retained to provide for continued rear boundary treatment in accordance with the approved landscaping plans for the site. • Lots 140 – 161 have 1.8m high permeable farm fences; • Lots 163 – 171 have 2.0m high closed boarded fences; and • Lot 162 has 2.0m high closed boarded fence on the southern rear boundary and 1.8m high permeable fence on the eastern rear boundary. Lot owners must: (d) Maintain fencing in general accordance with the approved and implemented landscaping plans; and (e) If any fencing is damaged, it shall be replaced as soon as practicable on a like-for-like basis.
27.	**No Complaints Covenant (Lots 140 to 171)**

No.	Condition
	This property is in proximity to a productive rural area where agricultural management practices such as agrochemical spraying, use of farm machinery, the operation of bird scarers and other similar activities may occur. Where landuse activities in the surrounding productive rural area are carried out in accordance with the relevant HDP requirements, the property owner, or their successor in title shall not bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the use of that land; make nor lodge; be party to; nor finance nor contribute to the cost of any application, proceeding or appeal (either pursuant to the RMA or otherwise) designed or intended to limit, prohibit or restrict the continuation of the operations of any rural activity on surrounding land, including without limitation any action to require the surrounding landowners/occupiers to modify the rural operations carried out on their land. **Advice Note:** *This augier condition has been volunteered by the Consent Holder and is imposed on the basis of the Consent Holder's agreement to manage potential reverse sensitivity effects between rural and residential land uses.* *This condition reflects the Consent Holder's acceptance of existing and anticipated rural activities occurring lawfully in the surrounding area in accordance with the HDP. It is intended to ensure that future owners and occupiers of Lots 140 to 171 do not seek to curtail those rural activities through legal action or planning processes.* *This condition will be secured by a no complaints covenant registered on the titles of Lots 140 to 171 in a form approved by HDC.*
	Prior to the Issue of s224(c) RMA Certification
28.	***Explanatory Note:*** *Unless stated otherwise or excluded from the respective stage, the following conditions apply as required to each independent stage.* *A certificate pursuant to section 224(c) of the RMA will not be issued until all conditions in relation to each independent stage have been met to the satisfaction of the HDC and at the Consent Holder's expense.* *The s224(c) conditions below apply in general accordance with the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1.*
	Engineering Approvals
29.	**Obtaining Engineering Approvals** EA means obtaining 'engineering review and acceptance' certification from the HDC's Environmental Consents Manager (or nominee) that the plans and documentation submitted meet the requirements of the HDC ECoP, except where specified otherwise (or by necessary implication) in the conditions of this consent or in any of the plans approved as part of this consent. "Engineering Plans" are the plans and documentation submitted and approved through the EA process. EA may be obtained: (a) for each stage, or combinations of stages ("Staged Engineering Approval"); and

No.	Condition
	(b) within any stage, or combination of stages, for earthworks and trunk infrastructure ("Partial Engineering Approval") in advance of the balance of the EA required for the relevant stage or combination of stages.
30.	**Engineering Plans Additional Documentation** The Engineering Plans submitted for certification shall also include the following information: (a) The location of all other service provider infrastructure and assets (i.e. power and telecommunications), together with confirmation that the standards of the relevant network utility operator will be met; (b) A Construction Environmental Management Plan (**CEMP**) outlining how the potential adverse effects on the environment arising from the works covered by the relevant Engineering Plan(s), including but not limited to noise, dust, erosion and sediment control, will be managed during and after the construction process; (c) A schedule of the reserve and accessways to vest in the HDC as identified in Condition 19 [summary of vested assets] and all other assets, services, drains, etc to vest in the HDC; and (d) A schedule of easements for any cross-boundary services proposed.
31.	**Staged Approvals** Prior to the commencement of any work on site for any particular stage (or combination of stages), the Consent Holder shall obtain EA for all proposed works associated with that stage(s), unless Partial Engineering Approval has been obtained (in which case the works to which that Partial Engineering Approval relates may proceed).
32.	**Engineering Plan Detail** The Engineering Plans shall detail all works required and be in accordance with the HDC ECoP, except where specified otherwise (or by necessary implication) in the conditions of this consent or in any of the plans approved as part of this consent, noting that: (a) The Engineering Plans associated with this approval are at varying levels of detail; and (b) Detailed design plans are intended to build on that level of detail, rather than override them. The required plans and documentation shall, include, but not be limited to: (c) Stormwater reticulation in accordance with Condition 38 [condition relating to stormwater requirements below]; (d) Wastewater reticulation, in accordance with Condition 42 [Condition relating to wastewater requirements below]; (e) Water reticulation, including the requirements for fire hydrants, and connections to individual lots, and as further specified in Condition 43 [Condition relating to potable water below]; (f) Detailed design of all drains and culverts;

No.	Condition
	(g) The location of all other service provider infrastructure and assets (i.e. power and telecommunications), together with confirmation that the standards of the relevant network utility operator will be met; (h) A CEMP in accordance with Condition 69 of LUC-XXX [Condition relating to CEMP requirements below]; (i) A Bulk Earthworks Plan (**BEP**) identifying overland flow paths and proposed finished ground levels within the subdivision, in accordance with Condition 70 of LUC-XXX [Condition relating to bulk earthwork plan requirements below]; (j) An Erosion and Sediment Control Plan (**ESCP**) (including subsoil drainage, shear keys, retaining walls and any other stability measures including monitoring), in accordance with Condition 71 of LUC-XXX [Condition relating to ESCP requirements below]; (k) A Remediation Action Plan (**RAP**), in accordance with Condition 47 [Condition relating to RAP requirements below]; (l) Confirmation of any hazard mitigation requirements; (m) Easements; (n) Detailed design of all roads, including roads to vest, turning heads, intersections, gateway treatment, parking, vehicle crossings, footpaths, and in particular details that address the requirements of Conditions 49 to 50 [Condition relating to specific roading requirements below]; (o) Detailed design of all street lighting, any street furniture and other structures/facilities on the roads to be vested to HDC (including traffic calming devices if any, tree pits, raingardens if any, safety measurements, marking layouts and street signs etc); (p) Detailed design of all lighting, park furniture, and any structures (retaining walls, paths, cycleways, fencing, play equipment, etc) in the reserve and accessways; (q) Landscaping documentation and plans for all planting and landscaping on the proposed reserve, roads, and accessways, in accordance with Conditions 54 to 58 [landscaping Conditions below]. The Engineering Plans may provide the following lots to not be serviced at the relevant stage of subdivision: (r) the balance lot remaining at each successive stage; (s) any non-residential allotment. Meeting the minimum requirements identified in (r) to (s) above shall be sufficient for s224(c) RMA certification in respect of servicing of these lots.
33.	**Certification of documentation** All information and documentation for EA and/ or Management Plan certification by the HDC under Condition 32 [above Condition relating to engineering plans], must be submitted at least 20 working days prior to the intended date of commencement of construction.
34.	**Updated information for certification**

No.	Condition
	Should the HDC refuse to certify anything submitted for EA and/or a Management Plan in accordance with Condition 32 [above Condition relating to engineering plans], the Consent Holder must submit updated information and documentation for EA and/ or an updated Management Plan for certification as soon as practicable.
35.	**Amendments to certified documentation** Any certified EA or Management Plan may be amended, if necessary, to reflect any changes in design, construction methods or approaches to the management of effects. Any amendments must be discussed with and submitted to the HDC for confirmation in writing prior to implementation of the change, unless the HDC determines in its discretion that those amendments once implemented would not result in a materially different outcome to that described in the original approved plan.
36.	**Amendments / Compliance with Conditions** Any changes to a certified EA or Management Plan involving a materially different outcome under Condition 32 [above Condition relating to engineering plans] must be submitted to the HDC for recertification that demonstrate that they comply with the applicable requirements of these conditions. Any material change must be consistent with the purpose of the relevant EA or Management Plan and the requirements of the relevant conditions of this Consent.
	Works in accordance with approvals
37.	The following certificates, completion reports, as built plans, and other similar documentation to demonstrate that all works for the relevant stage (or combination of stages) have been carried out in accordance with EA shall be provided to HDC as appropriate for the stage(s) in question: (a) A 'Constructors Certificate Upon Completion of Land Development/Subdivision': Schedule 1B: NZ4404 certifying that all public and private three waters and roading infrastructure has been constructed in accordance with EA; (b) Confirmation that vehicle crossings to service JOALs have been constructed in accordance with the HDC ECoP; (c) Confirmation in writing from the relevant authorities that electrical and telecommunication service connections have been installed to each lot and are operational; (d) A GCR including a Schedule 2A certificate in accordance with Condition 46 [Condition requiring GCR and Schedule 2A certificate]; (e) Contractor confirmation that only clean fill has been imported on to site and complies with: (i) The requirements of NZS 4431: 2022 Engineered Fill Construction for Lightweight Structures; (ii) The definition for 'cleanfill' in the Ministry for the Environment publication 'A Guide to the Management of Cleanfills' (2002); (iii) Is solid material of a stable, inert nature; and /or (iv) Does not contain hazardous substances or contaminants above recorded natural background levels of the receiving site.

No.	Condition
	(f) Evidence that exposed earthwork areas have been top-soiled and grassed/revegetated or otherwise permanently stabilised; (g) A Site Validation Report (**SVR**) confirming that the methods outlined in the approved RAP and Site Management Plan (**SMP**) prepared by SQN Geosciences and referenced in Schedule 1 were enforced for the period of the works, and that the measures were successful in ensuring the potential risks were adequately managed. The reporting shall be in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (revised 2021) and Condition 48 [SVR condition below]; (h) A "Certification Upon Completion of land Development / Subdivision': Schedule 1C: NZ4404 for the services and roading construction, and the completeness and accuracy of the as built data; (i) A CCTV inspection report in accordance with the New Zealand Gravity Pipe Inspection Manual, 4th Edition, April 2019, including inspection records in accordance with HDC's CCTV technical specification, for all sewer mains, and all storm water mains and sump leads; (j) As-built plans and data (in the relevant current format), in accordance with the requirements of the HDC ECoP, certified as a complete and correct record by a Chartered Professional Engineer; (k) A signed Form 5 "Certification of Construction and Completion of Engineering Works for Subdivision" (Appendix 62 of the HDP) from a Chartered Professional Engineer; (l) Confirmation that road naming has been carried out, and signs installed, in accordance with HDC's road naming policy; (m) Confirmation that any damage to all existing road surfaces and berms that result from work carried out for this consent has been remedied; (n) A Stormwater Operations and Maintenance Manuals in accordance with Condition 41 [OMM condition below]; (o) In respect of all stormwater works and outlet structures within proximity to the banks and margins of the unnamed stream falling within the jurisdiction of HBRC, certification from a suitably qualified person that the works have been undertaken and completed in accordance with the plans certified under DIS-XXX and LUS-XXX.
	Stormwater Requirements
38.	**Stormwater Design and Construction** Stormwater infrastructure, services and devices shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1.
39.	**Attenuation Basin Design and Construction** The attenuation basin and associated outlet structures shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1. In particular, the design shall:

No.	Condition
	(a) Attenuate 2-year and 10-year average recurrence interval peak discharge to pre-development levels as a minimum; and (a) Attenuate 100-year average recurrence interval peak discharge to a minimum of 80% of pre-development levels.
40.	**Outlet Structure Design and Construction** The outlet structure of the attenuation basin, including the scruffy dome stormwater outlet or equivalent flow control device, shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1. In particular, the design shall: (a) Regulate outflows in accordance with the peak flow attenuation requirements specified in the approved documentation; (b) Prevent blockage through appropriately sized inlets and debris screening; and (c) Discharge to the nominated watercourse via energy dissipation and erosion protection measures.
41.	**Operation and Maintenance Manuals for Public Stormwater Devices** Finalised Operation and Maintenance Manuals (**OMM**) must be prepared in general accordance with the approved preliminary OMMs prepared by Woods referenced in Schedule 1 for the following public stormwater devices: (a) Proprietary Gross Pollutant Trap Device; (b) Dry Basin; and (c) Raingardens. The finalised OMMs must be provided to HDC for the public stormwater management systems. **Advice note:** *The final specification and model of the Proprietary Gross Pollutant Trap Device will be confirmed during detailed design and agreed and approved by HDC.*
	Wastewater Requirements
42.	Wastewater services shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1. Section 224(c) certification shall not be issued for any stage (or combination of stages) until HDC confirms in writing that the required downstream wastewater infrastructure upgrades have been completed and are operational to accommodate the wastewater flows from that stage(s) of development. **Advice Note:** *The wider downstream wastewater infrastructure upgrades referenced in this condition are being progressed by HDC. The timing of 224(c) certification for each stage of the Arataki development are dependent on the completion and operational readiness of those HDC-led upgrades.*
	Potable Water

Commented [JS26]: CDL Comment:
HDC - are you able to provide your project consent reference (or similar identifier, even if its just a project name) that we can use so that it is clear what works need to occur before we can receive 224c?

Commented [JS27R26]: CDL Comment:
N/A to HBRC

No.	Condition
43.	Water services shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1.
	Utilities
44.	Telecommunications and electricity services shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in **Schedule 1.**
	Geotechnical
45.	**Geotechnical Works** The Consent Holder must construct retaining walls, building platforms, drainage reserve dry basin, and place and compact material, in general accordance with the recommendations of the approved Geotechnical Investigation Report (**GIR**) prepared by CMW Geosciences and referenced in Schedule 1.
46.	**Geotechnical Completion Report** The GCR and Schedule 2A certificate shall include: (a) Specific requirements for future earthworks, building foundations, retaining walls and other works which may occur in each lot, based on site investigation data, geotechnical analysis, and the results of the engineered fill test data; (b) A statement under Clause 3(e) covering Section 106 of the RMA; (c) Certification of all areas of fill placed, in accordance with the requirements of NZS 4431:2022 Engineered Fill Construction for Lightweight Structures; and (d) In the event the Schedule 2A certificate includes limitations or remedial works against any lot(s) then, unless the Consent Holder undertakes the remedial works identified, the limitations and remedial works required shall be included in a consent notice pursuant to section 221 for the relevant Lots.
	Contamination
47.	**Remediation Action Plan** All works shall be undertaken in general accordance with the approved RAP prepared by SQN Geosciences and referenced in Schedule 1.
48.	**Site Validation Report** As soon as reasonably practicable following completion of the relevant works, a SVR from a suitably qualified person shall be provided to the HDC Compliance Monitoring Officer (or nominee) to demonstrate compliance with the requirements of the approved RAP.
	Specific Roading Requirements
49.	**Engineering Plans for Roads** The Engineering Plans submitted for EA shall be in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1 for:

No.	Condition
	(a) Arataki Road upgrade plans; (b) Seven (7) intersection layouts to Arataki Road (or other suitable layout as agreed with the HDC); (c) Brookvale Road gateway treatment (in a form to be agreed with HDC); and (d) All internal roads, allowing for any modifications where necessary to accommodate agreed design through EA with HDC. **Advice Note:** *Lot 3006 is not required to be formed or included in the scope of engineering design approvals or certification required for s224(c) purposes. No physical works or infrastructure installation are required as part of this subdivision. Lot 3006 may remain unformed until such time as it is required to be constructed by HDC or a future developer by way of a future consent approval.*
50.	**HDC ECoP Design Standards** All lots proposed to be vested as roads (except Lot 3006) shall be designed to meet the requirements of the HDC ECoP (except where a variation is approved by HDC) in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1. **Advice Note:** *Lot 3006 is not required to be formed or included in the scope of engineering design approvals or certification required for s224(c) purposes.*
51.	**Damage to Assets** Any damage caused to HDC assets as a result of the Consent Holder's works shall be rectified at the Consent Holder's expense and to the satisfaction of HDC's Development Engineer.
	Inspection and Testing
52.	**Water and Sewer Services** The Consent Holder shall request the HDC to: (a) inspect all pipework prior to backfill; (b) attend testing of the water and sewer services, including pressure and leak testing of all pipes and manholes; pipe disinfection and perusal of Lab test results of the Chlorine residual; and (c) undertake a final inspection after all development works are completed. Such requests shall be made with at least 48 hours' notice, and all testing is to be undertaken in accordance with the HDC ECoP. If at least 48 hours' notice is not provided, the inspection needs to be rescheduled. If the HDC do not have an inspector available for the inspection, photos demonstrating compliance with the HDC ECoP should be submitted to the HDC Development Engineer (or nominee) for approval.
53.	**Roading Works** The Consent Holder shall request the HDC to:

No.	Condition
	(a) inspect subgrade prior to backfill; (b) inspect basecourse prior surfacing; (c) inspect foundations for kerb & channel and footpath construction prior to any concrete placement; (d) attend deflection testing; and (e) undertake a final inspection after all roading and footpath works have been completed. Such requests shall be made with at least 48 hours' notice, and all testing is to be undertaken in accordance with the HDC ECoP. If at least 48 hours' notice is not provided, the inspection needs to be rescheduled. If the HDC do not have an inspector available for the inspection, photos demonstrating compliance with the HDC ECoP should be submitted to the HDC Development Engineer (or nominee) for approval.
	Landscaping
54.	**Drainage Reserve Landscaping** The Consent Holder must submit detailed landscaping plans for the Local Purpose (Drainage) Reserve Lot 1000 to HDC in general accordance with the approved preliminary Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1.
55.	**Streetscape and Public Accessway Landscaping** The Consent Holder must submit detailed landscaping plans for all public streetscapes and accessways to HDC in general accordance with the approved preliminary Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1.
56.	**Play Along the Way Spaces** The Consent Holder must submit to HDC for approval detailed landscaping plans for the Play Along the Way route in general accordance with the approved preliminary Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1. The detailed design plans shall identify the proposed locations of play along the way spaces and the details of any hard assets, park furniture, play fixtures and associated soft landscaping.
57.	**Stormwater Outlet Structure Landscaping** The Consent Holder must submit to HDC for approval detailed landscaping plans for the stormwater outlet structure reinstatement landscaping.
58.	**Raingarden Planting and Maintenance Plan** The Consent Holder shall provide to the HDC Compliance Monitoring Officer (or nominee) a finalised raingarden planting and maintenance plan. The plan shall include but not be limited to: (a) Suitable plant species;

No.	Condition
	(b) Total number of each plant species; (c) Planting density and layout plan; (d) Planting timeline; and (e) A routine inspection and maintenance regime setting out parties responsible and their responsibilities. The Consent Holder shall implement all landscaping for raingardens in general accordance with the finalised landscaping plans submitted in accordance with this condition.
59.	**Buffer Interface Landscaping** The Consent Holder shall establish the buffer interface landscaping identified in the green covenant area on the approved scheme plan P24-244-00-0001-SC Rev 2 prepared by Woods and referenced in Schedule 1. The buffer interface landscaping shall be implemented in general accordance with the approved Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1 as follows: (a) The planting shall be completed during the first planting season following the completion of the Stage 1 civil works, or as agreed with the HDC Compliance Monitoring Officer (or nominee); (b) The planting shall be maintained by the Consent Holder in general accordance with the approved Landscape Maintenance Plan prepared by Boffa Miskell referenced in Schedule 1 for a minimum period of two years; and (c) Evidence of planting completion and maintenance arrangements shall be provided to the HDC Compliance Monitoring Officer (or nominee) upon request.
60.	**JOAL Landscaping** Landscaping for JOALs 2008 and 2009 shall be implemented in general accordance with the approved Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1.
61.	**Implementation of Landscape Works** The Consent Holder shall implement all landscaping for the reserve, public roads, accessways, and stormwater outlet structure in general accordance with the finalised landscaping plans submitted in accordance with Conditions [54] to [57].
62.	**Landscaping Maintenance** The Consent Holder shall provide to the HDC a finalised Landscape Maintenance Plan prepared in general accordance with the approved preliminary Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1. The final Landscape Maintenance Plan shall cover all planting and landscaping established within the public drainage reserves, accessways, stormwater outfall area, and JOALs 2008 and 2009. **Advice note:**

No.	Condition
	Ongoing maintenance of the landscape buffer interface is addressed separately under Condition 59 of SUB-XXX. *Maintenance of the raingardens is addressed separately under Condition 58 of SUB-XXX..*
	Compliance
63.	**Compliance** In respect of s224(c) of the RMA, compliance with any conditions (including as to subdivision works) may, subject to written agreement of the HDC, alternatively be ensured by any combination of: (a) completion certificate; (b) consent notice; (c) bond; and/or (d) Developer's Agreement, easement, covenant, encumbrance or other similar mechanism.
	Consent Notices
64.	For the consent notice conditions below, the Consent Holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the Records of Title for the nominated lots. The consent notice must record that Conditions [64] to [67] are to be complied with on a continuing basis:
65.	**Site-Wide Geotechnical Condition (All Lots)** Any buildings erected on any residential lot are subject to the requirements of the Geotechnical Investigation Report prepared by CMW Geosciences, reference NAP2024-0007AC, Rev 0, dated 30 June 2025", Geotechnical Completion Report, and any subsequent reports. Copies of the Report(s) will be held at HDC.
66.	**Reserve Boundary Fencing (Lots 1 to 10 and 121 to 139)** Fencing along boundaries shared with HDC reserve land (Lot 1000 and Lots 3 and 4 DP 481968) shall: (a) Not exceed a maximum height of 1.8m; and (b) Be constructed to achieve a minimum of 50% visual permeability over the entire length of the relevant boundary. This condition applies to the following reserve-adjoining boundaries: (c) Lots 1 to 3 – rear boundary; (d) Lots 4 to 10 – rear boundary; (e) Lot 121 – rear and side HDC reserve boundaries; and (f) Lots 122 to 139 – rear boundary. This fencing treatment is required to maintain visual integration, enable passive surveillance between residential lots and adjacent public open space, and provide for security.

No.	Condition
67.	**Compliance with the Residential Development Framework (All Lots)** Development on all residential lots shall be designed and constructed in accordance with the RDF. As part of an application for building consent, the development design must be submitted to the HDC for certification that the proposed design complies with the RDF. In the event that the lot is rezoned to an urban residential zoning under the Hastings District Plan (**HDP**), the provisions of the RDF shall cease to apply and the relevant HDP zoning provisions shall apply to development on the lot. **Advice note:** *Where a proposed development does not comply with the RDF and the HDC is unable to issue Building Consent on that basis, the Consent Holder shall either:* *(g) Redesign the proposed development to comply with the RDF and resubmit documentation in accordance with this condition; or* (h) *Apply for a discretionary resource consent to vary the relevant consent notice under section 221 of the RMA.*
68.	**On-site Vehicle Manoeuvring (Lots 19, 20, 71, 72, 121, and 152)** At the time of development, the lot shall be designed and constructed to provide on-site vehicle manoeuvring that enables forward entry and forward exit movements onto the adjoining jointly owned access lot. This is to avoid extended reversing movements onto public roads and ensure safe and efficient access for rear lots.

2.3. Land Use Consent Conditions: LUC-XXX & LUC-EW

The consent is subject to the following conditions:

No.	Condition
	Summary of land use activities authorised by this consent
	Activities relating to Section 9 of the RMA for the following land uses: (a) Buildings and activities to be constructed in accordance with the RDF on Lot Type 1 and Lot Type 2 as shown in Schedule 1. (b) Earthworks and infrastructure to support development on the site. (c) Disturbance and remediation of contaminated soil.
	Siteworks Pre Construction Requirements
	Management Plans
	Explanatory Note: *For clarity and ease of implementation, the Consent Holder may prepare a single consolidated CEMP that compiles the information and requirements of the various management plans required by Conditions 69 to 77 of this consent.* *While each management plan must be clearly identified and addressed in the CEMP, they do not need to be provided as separate stand-alone documents unless otherwise required by the HDC.* *The consolidated CEMP must demonstrate how all relevant requirements and performance standards under each management plan are met across the suite of construction and siteworks activities.*
69.	Construction Environmental Management Plan Prior to the commencement of any earthworks or construction activity on the site for each stage (or combination of stages), the Consent Holder must submit to HDC a final CEMP prepared in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1 for the relevant stage(s). The purpose of the CEMP is to set out the proposed construction methodology and environmental management measures to appropriately manage the potential effects of construction and site works associated with each stage(s). The CEMP shall include, but not be limited to, the following: (a) Construction staging methodology. (b) Management of debris and detritus control throughout construction period. (c) Once the earthworks are completed, the requirements to sow topsoil with grass seed to stabilise the soil, except to the extent that the relevant buildings and/ or other land use activities to be undertaken on the relevant land are to be progressed without delay. (d) How stockpiling or placement of fill shall avoid obstructing any overland flow from higher ground/upstream.

No.	Condition
	(e) A Bulk Earthworks Plan (**BEP**) in accordance with Condition [70] to identify the bulk earthworks proposed for each stage(s) and the work programme for bulk earthworks. (f) An Erosion and Sediment Control Plan (**ESCP**), in accordance with Condition [71], setting out the measures required to manage erosion and sediment generated from works on the site. (g) A Dust Management Plan (**DMP**) in accordance with Condition [72] to ensure that no airborne or deposited dust is emitted beyond the site. (h) A Chemical Treatment Management Plan (**ChTMP**) in accordance with Condition [73], to identify the use of chemical treatment for sediment retention, including flocculant type, dosing methodology, monitoring procedures, and contingency measures to ensure effective and environmentally safe use of treatment agents. (i) A Construction Traffic Management Plan (**CTMP**) in accordance with Condition [74], to identify vehicle access arrangements, construction traffic volumes and routes, measures to maintain road safety and minimise disruption to the surrounding road network and residents. (j) A Construction Noise and Vibration Management Plan (**CNVMP**), in accordance with Condition [75], to manage and mitigate construction noise and vibration effects (k) A Spill Management Plan (**SPMP**) in accordance with Condition [76] that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill. (l) A Fauna Management Plan (**FMP**), in accordance with Condition [77], to manage potential effects on indigenous fauna during site clearance and construction works. (m) Safety fencing. (n) Frequency of site inspections and monitoring (including after extreme weather events), and reporting to be undertaken, and any other construction quality assurance measures proposed. (o) The provision of artificial lighting that may be required for construction works and the effects of any such lighting including managing light spill beyond the site boundary. (p) Health and Safety Plan. (q) Site notice board.
70.	**Bulk Earthworks Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the BEP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1. The BEP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
71.	**Erosion and Sediment Control Plan**

No.	Condition
	Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the ESCP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1, and the "Hawkes Bay Waterway Guidelines – Erosion and Sediment Control". The ESCP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
72.	**Dust Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the DMP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1. The DMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
73.	**Chemical Treatment Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the ChTMP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1. The ChTMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
74.	**Construction Traffic Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the CTMP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1. The CTMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
75.	**Construction Noise and Vibration Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the CNVMP in general accordance with the approved preliminary CNVMP prepared by Dcibel Limited and referenced in Schedule 1. The CNVMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
76.	**Spill Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the SPMP in general accordance with the approved preliminary SPMP prepared by Woods and referenced in Schedule 1. The SPMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
77.	**Fauna Management Plan**

No.	Condition
	Prior to the commencement of site clearance works, a finalized copy of the FMP must be submitted to HDC in general accordance with the approved preliminary FMP prepared by Boffa Miskell and referenced in Schedule 1. The FMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
78.	**Pre Commencement Lizard Management** Prior to the commencement of any vegetation clearance, earthworks, or disturbance within areas identified as potential lizard habitat, the Consent Holder shall implement the lizard management procedures outlined in the finalised FMP required by Condition 77 [condition for FMP]. These measures shall include, but not be limited to: (a) Pre-disturbance visual inspections of potential habitat (e.g. long grass, debris piles, rocky or shrubby areas); and (b) Progressive vegetation and debris clearance using staged techniques e.g. mowing to reduce cover, hand removal of debris, and staged vegetation clearance to allow lizards to self-disperse. Where any indigenous lizards are encountered, works in the immediate area shall cease and the site ecologist shall provide further direction in accordance with the Wildlife Act 1953.
	Construction Noise Notification
79.	The Consent Holder must advise the occupants of all adjacent property owners at least five days before earthworks begin on each stage (or combination of stages). This notification must be provided in writing and include the following information: (a) An overview of the construction works including the duration of the project and the working hours on site; (b) The approximate dates and duration of the activities that will generate the highest levels of construction noise and vibration for them; and (c) A contact name and phone number for the appointed Noise Liaison Person to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project. **Advice Note:** *This approach is provided for information purposes to inform residents of upcoming construction works and to provide contact details for any complaints.*
	Heritage Recording
80.	**Pre-Demolition Recording of Heritage Structure** Prior to the demolition or removal of the mid-20th century packing shed located at 108 Arataki Road (Section 10S Te Mata SETT), the Consent Holder must engage a suitably qualified person to prepare a photographic and written record of the structure. The recording must be undertaken to Level III standards as defined by HNZPT Guidelines Series 1: *Investigation and recording of buildings and standing structures*. A copy of the final report must be provided to HNZPT and HDC.

No.	Condition
	Siteworks During Construction Requirements
	Certification of Works
81.	Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referenced in Condition [71], and prior to the commencement of earthworks or construction activity on the subject site, a suitably qualified person must provide written certification to the HDC that the erosion and sediment control measures have been constructed and completed in general accordance with the ESCP required by Condition [71]. Written certification must be in the form of a report or any other form acceptable to HDC's Compliance Monitoring Officer (or nominee).
	Hours of Operation
82.	**Hours of Operation** All earthworks and construction works authorised by this consent must only take place between 7.30am and 6.00pm, Monday to Saturday. No works are to be undertaken at any time on Sundays or on public holidays. **Advice note:** *Arrival to site may occur before 7.30am. Any activity on site prior to 7.30am must be limited to quiet arrival and related quiet activities only. All staff should be extra vigilant during this early morning period and adhere to compliance with NZS6803:1999 Acoustics – Construction Noise.*
	Noise and Vibration
83.	**Construction Works Noise** All construction activities shall comply with the limits set out in NZS 6803:1999 Acoustics – Construction Noise, as measured and assessed in accordance with NZS 6801:2008 and NZS 6802:2008.
84.	**Vibration from Construction Activities** Vibration from construction activities shall not exceed the limits set out in DIN 4150-3:2016 Structural Vibration – Effects of Vibration on Structures.
85.	**Temporary Acoustic Screening** The Consent Holder must erect temporary construction acoustic screening at the following neighbouring property boundaries for the duration of the earthworks and construction works of the relevant stage (or combination of stages): (a) 96 Arataki Road, Lot 1 DP 546439 (Stage 5 and 6) (b) 104 Arataki Road, Lot 1 DP 13265 (Stage 5 and 6) (c) 160 Arataki Road, Lot 1 DP 540945 (Stage 1) The acoustic screening shall be erected in the locations shown in the finalised CNVMP required by Condition 75, or as otherwise agreed by the HDC Compliance Monitoring Officer (or nominee).

No.	Condition
	Advice note: *Acoustic screening can be in the form of either natural screening i.e. earth bund, or built screening i.e. acoustic barriers, or a combination of both.*
86.	**Complaints Management** The Consent Holder shall maintain a record of all noise complaints received during the construction period. In the event a noise complaint is received: (a) The Consent Holder shall investigate the complaint within 24 hours and take all reasonable steps to identify the source and cause of the noise. (b) Where the noise is found to exceed the relevant construction noise limits set out in NZS 6803:1999 Acoustics – Construction Noise, the Consent Holder shall: (i) Immediately take practicable steps to reduce the noise to comply with the standard; and (ii) Implement any additional mitigation measures necessary to avoid further exceedance. (c) A written record of the complaint and the outcome of the investigation, including any corrective actions taken, shall be kept and made available to the HDC upon request. If requested by the HDC, the Consent Holder shall engage a suitably qualified person to undertake noise monitoring and provide a report outlining the findings and any recommended mitigation measures. The report shall be provided to the HDC within ten (10) working days of the request.
	Construction Management
87.	**Works in accordance with Construction Environmental Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised CEMP required by Condition 69.
88.	**Works in accordance with Bulk Earthworks Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised BEP required by Condition 70.
89.	**Works in accordance with Erosion and Sediment Control Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised ESCP(s) required by Condition 71.
90.	**Works in accordance with Dust Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised DMP required by Condition 72.
91.	**Works in accordance with Chemical Treatment Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised ChTMP required by Condition 73.

No.	Condition
92.	**Works in accordance with Construction Traffic Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised CTMP required by Condition 74.
93.	**Works in accordance with the Construction Noise and Vibration Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised CNVMP required by Condition 75.
94.	**Works in accordance with Spill Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised SPMP required by Condition 76.
95.	**Works in accordance with the Fauna Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised FMP required by Condition 77. In particular, the Consent Holder shall ensure that all specific management measures are undertaken for the following fauna: (a) Nesting birds – seasonal timing restrictions and pre-clearance checks during the nesting season (1 September to 31 January); (b) Bat habitats – visual inspection of trees and structures prior to removal where applicable must be undertaken to confirm absence of bats; and (c) Lizard management – vegetation and debris clearance methods that minimise harm to lizards, including pre-disturbance inspection of potential habitat, hand removal of debris, and staged or gradual vegetation clearance.
96.	**Debris on road** The Consent Holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the Consent Holder must take immediate action to clean the roads provided that in no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.
97.	**Completion or Abandonment of Earthworks** Immediately upon completion or abandonment of earthworks on the site, all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the HDC Compliance Monitoring Officer (or nominee).
98.	**Public Assets** There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent.

No.	Condition
	In the event that such damage does occur, the HDC Compliance Monitoring Officer (or nominee) will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the Consent Holder.
	Stability of the Site / Neighbouring Sites All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified by the Consent Holder.
99.	**Construction Parking and Loading** All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads, unless otherwise approved by the HDC Compliance Monitoring Officer (or nominee).
100.	**Construction Storage** All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries unless otherwise approved by the HDC Compliance Monitoring Officer (or nominee).
101.	**Construction and Earthworks Activities not to Obstruct Access** 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 unless otherwise approved by the HDC Compliance Monitoring Officer (or nominee).
	Geotechnical
102.	The Consent Holder must construct all retaining walls, building platforms, drainage reserve dry basin, and place and compact material, in general accordance with the recommendations of the approved Geotechnical Investigation Report NAP2024-0007AC, Version 0, dated 30 June 2025 prepared by CMW Geosciences, and referenced in Schedule 1. These works must be supervised by a suitably qualified person.
	Contamination
103.	**Contamination Remediation** All land disturbance activities must be undertaken in general accordance with the approved RAP prepared by SQN Geosciences and referenced in Schedule 1. All remediation works must be supervised by a suitably qualified person in contaminated land. If any unexpected contamination is encountered, works shall cease in the affected area and appropriate remedial measures shall be confirmed by the suitably qualified person before works recommence.
104.	**Excavated Material** Any excavated material that is not re-used on site must be disposed of at an appropriate facility licensed to accept the levels of contamination identified. Evidence of the locations where

No.	Condition
	excavated material has been disposed of must be retained by the Consent Holder during the works and made available to the HDC on request.
	Site-Works Post Construction Requirements
105.	**Geotechnical Certification** Certification from a suitably qualified person responsible for supervising the works must be provided to HDC, confirming that the works have been completed in general accordance with the approved Geotechnical Investigation Report NAP2024-0007AC, Version 0, dated 30 June 2025 prepared by CMW Geosciences and referenced in Schedule 1 within twenty (20) working days following completion. Written certification must be in the form of a GCR, or any other form acceptable to the HDC.
106.	**Geotechnical Completion Report** The GCR and Schedule 2A certificate shall include: (a) Specific requirements for future earthworks, building foundations, retaining walls and other works which may occur in each lot, based on site investigation data, geotechnical analysis, and the results of the engineered fill test data; (b) A statement under Clause 3(e) covering Section 106 of the RMA; (c) Certification of all areas of fill placed, in accordance with the requirements of NZS 4431:2022 Engineered Fill Construction for Lightweight Structures; and (d) In the event the Schedule 2A certificate includes limitations or remedial works against any lot(s) then, unless the Consent Holder undertakes the remedial works identified, the limitations and remedial works required shall be included in a consent notice pursuant to section 221 for the relevant Lots.
107.	**Contamination – Site Validation Report** The Consent Holder shall provide a SVR to the HDC Compliance Monitoring Officer (or nominee) following the completion of the site remediation and bulk earthworks. The SVR must be prepared by a suitably qualified person and confirm that the site has been made suitable for residential use in accordance with the approved RAP prepared by SQN Geosciences and referenced in Schedule 1.
	Buildings and Land Use
	Explanatory note: *As part of this consent, a Residential Development Framework (RDF) has been approved to guide the design and implementation of development on all residential lots created by the approved subdivision. The RDF details the design outcomes, permitted activities and standards for the built form, design and site layout of each residential lot. A consent notice (Condition 67) requires development on all lots to be in accordance with the RDF.*
	Residential Development Framework

No.	Condition
108.	Development and activities on all residential lots shall be designed and constructed in accordance with the approved RDF prepared by Woods and referenced in Schedule 1.
	Certification of Development
109.	As part of any building consent application, the proposed development must be submitted to HDC demonstrating compliance with the RDF. In addition to the standard drawings required for a Building Consent application, the following information shall be provided in sufficient detail to confirm compliance with the RDF, including but not limited to: (a) A site plan showing compliance with the relevant RDF Development Standards, including outlook space, outdoor living area, height to boundary, parking and vehicle crossings. (b) Details of exterior colours, materials and finishes. (c) Details of fencing type, location, height, and construction materials. **Advice note:** *Where a proposed development does not comply with the RDF and the HDC is unable to issue Building Consent on that basis, the Consent Holder shall either:* *(d) Redesign the proposed development to comply with the RDF and resubmit documentation in accordance with this condition; or* (e) *Apply for a discretionary resource consent to vary the relevant consent notice under section 221 of the RMA.*

2.4. Water Take Conditions: WAT-XXX

This consent is subject to the following conditions:

No.	Condition
	Summary of activities authorised by this consent:
	Activities relating to Section 14 of the RMA for the temporary take and use of surface water for construction purposes (primarily dust management) from impounded stormwater captured on site during the construction phase.
110.	**Authorised Use** The Consent Holder is authorised to take and use impounded stormwater from on-site detention systems for the purpose of dust suppression during construction works.
111.	**Daily Quantity** Water may be taken and used for dust suppression purposes without restriction on volume, provided it is sourced from the available impounded water~~, unless otherwise agreed in writing by the HBRC Compliance Monitoring Officer Manager Compliance (or nominee).~~
112.	**Certification** Prior to commencement of earthworks, the Consent Holder must supply written confirmation to the HBRC (Manager Compliance) from a suitably qualified person that the impoundment and take infrastructure (e.g. tanks, pumps, pipes) are installed, functional~~, and capable of delivering the authorised take volume.~~
113.	**Source and Location** Water may only be taken from the impounded water within the dry basin and the sediment retention ponds shown on the approved Civil Drawings prepared by Woods and referenced in Schedule 1.
114.	**Permitted Use** Water shall only be used for dust control (spraying) within the site boundaries as shown in the approved Civil Drawings prepared by Woods and referenced in Schedule 1 for the duration of the bulk earthworks authorized by LUC-XXX and LUC-EW.
115.	**Application Method** Water shall be applied using an even spray, mist, or similar method sufficient to maintain soil moisture to suppress dust generation along exposed areas, access routes, stockpiles, and site perimeters.
116.	**Monitoring and Records** The Consent Holder must maintain daily logs during earthworks showing: (a) Volumes of water taken per day; (b) Areas treated; (c) Instances where activities were paused due to wind; and

Commented [JS28]: CDL Comment: Accept HBRC amendments.

Commented [PB29]: I'm not sure what HBRC would otherwise be agreeing to? To take un-impounded water eg groundwater? would require a stand alone process. Seems to contradict c 113

Commented [JS30R29]: CDL Comment: Accept HBRC amendments.

Commented [PB31]: There isn't one

Commented [JS32R31]: CDL Comment: Accept HBRC amendments.

Commented [BB33]: And avoiding excess runoff from the site (not captured/reused)

Commented [JS34R33]: CDL Comment: Accept HBRC amendments. Will amend wording to reflect amendments in the final Conditions Suite.

Commented [PB35]: If it is taken at > 5 L/s a water meter is require dunder the Rgeulations

Commented [JS36R35]: CDL Comment: Accept HBRC amendments. Will amend wording to reflect amendments in the final Conditions Suite.

Commented [BB37]: Areas water has been applied? Rather than 'treated'

Commented [JS38R37]: CDL Comment: Accept HBRC amendments. Will amend wording to reflect amendments in the final Conditions Suite.

No.	Condition
	(d) Any off-site dust incidents/complaints and corrective measures taken. These records shall be provided to HBRC (Manager Compliance) upon request.

Commented [JS39]: CDL Comment:
Accept HBRC amendments.

2.5. Stream Works Consent Conditions: LUS-XXX

The consent is subject to the following conditions:

No.	Condition
	Summary of stream works activities authorised
	Activities relating to Sections 9 and 13 of the RMA for the establishment and ongoing use of structures within 6 m of, in, on and along a watercourse: (a) Establishment of a stormwater discharge outlet structure within 6m of an unnamed stream located within a flood control scheme area. (b) Earthworks and construction activities to establish the outlet structure. (c) Vegetation removal and landscaping (planting) around the outlet structure on the margins of the stream.
	Pre Construction Requirements
	Detailed Design
	Explanatory Note: *Where detailed design plans have already been prepared and submitted to HDC under Condition 32 of SUB-XXX, the same information may be provided to satisfy Condition 117 and any related detailed design plan conditions in LUS-XXX, provided it meets the certification requirements of HBRC related to the stream works activities authorised by LUS-XXX.* *Duplicate documentation is not required where alignment across SUB-XXX and LUS-XXX is demonstrated and accepted by HBRC.*
117.	**Detailed Design Plans** At least 20 working days prior to commencement of the stream works authorised by LUS-XXX, the Consent Holder shall submit detailed design plans and documentation to HBRC (Manager Compliance) for certification that: (a) Confirm the final location, size, dimensions and levels of any structures alongside the stream. (b) Confirm the final location and earthworks associated with any such structures. (c) Proposed landscaping on the margins of the stream in general accordance with detailed landscaping plans required by ~~L~~SUB~~C~~-XXX Condition 57. (d) Identify any specific measures to be undertaken to ensure that the banks and the bed of the stream are protected from erosion ~~or~~ and scour both during construction, and post-construction (including, but not limited to, revegetation of worked areas following construction and any protective measures where discharges may be occurring). Certification of the above shall be obtained from HBRC (Manager Compliance) prior to the authorized LUS-XXX stream works being undertaken.
	Management Plans
	Explanatory Note:

Commented [BB40]: We often use a feedback loop along the lines of the below wording so that the consent holder can have certainty that they will get a timely response (or if no response plans are considered certified). The reason council has to reply within 15 days is to give the consent holder a chance to make the necessary changes within the last 5 days (of the 20 wds prior to commencing) so that the consent holder doesn't have to wait another 20 wds:

The plans shall be considered certified unless, within 15 working days of having been supplied with the plans, the Regional Council advises that certification is withheld and provides written reasons why certification is withheld.

Commented [JS41R40]: CDL Comment:
Accept HBRC amendments.
Will amend wording to reflect amendments in final Conditions Suite.

Commented [JS42]: CDL Comment:
Accept HBRC amendments.

Commented [BB43]: Conditions like this are potentially nearing on ultra vires as it references a condition of a consent administered by a different council.
Maybe list the requirements of condition 57 and provide advice note mentioning that the plans are to be certified/approved by HDC and that the consent holder should provide evidence that they're the most up to date plans.

Commented [JS44R43]: CDL Comment:
Accept HBRC amendments.
Will amend wording to reflect amendments in final Conditions Suite.

Commented [JS45]: CDL Comment:
Accept HBRC amendments.

No.	Condition
	(a) The consolidated CEMP prepared under the Condition 69 of LUC-XXX may be used to satisfy any CEMP requirements under this LUS-XXX consent, provided it meets the certification requirements of HBRC relevant to the stream works activities authorised by LUS-XXX. Duplicate documentation is not required where alignment across SUB-XXX and LUS-XXX is demonstrated and accepted by HBRC. *(b) For clarity and ease of implementation, the Consent Holder may prepare a single consolidated CEMP that compiles the information and requirements of the various management plans required by Conditions 118 to 121 of this consent. While each management plan must be clearly identified and addressed in the CEMP, they do not need to be provided as separate stand-alone documents unless otherwise required by ~~the~~ HDC or HBRC. The consolidated CEMP must demonstrate how all relevant requirements and performance standards under each management plan are met across the suite of construction and siteworks activities.*
118.	Construction Environmental Management Plan At least 5 working days p~~P~~rior to the commencement of any earthworks or construction activity on the site for the stream works, the Consent Holder must submit to HBRC (Manager Compliance) a final CEMP prepared in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1 for the relevant stage(s). The purpose of the CEMP is to set out the proposed construction methodology and environmental management measures to appropriately manage the potential effects of construction and site works associated with the stream works. The CEMP shall include, but not be limited to, the following: (c) How construction of the consented activities will be carried out, particularly around any works on the margins of the stream in accordance with the plans most recently certified in accordance with Condition [117]. (d) The location of materials, machinery and works equipment storage when not in use, and the location of any maintenance or servicing areas. (e) A site plan and maintenance inspection regime for temporary and permanent sediment controls. (f) The contact details of the person responsible for inspecting and maintaining sediment controls. (g) An Erosion and Sediment Control Plan (**ESCP**), in accordance with Condition [119], setting out the measures required to manage erosion and sediment generated from works on the site taking into account the recommendations of the HBRC Waterway Guidelines: Erosion and Sediment Control (April 2009). (h) A Spill Management Plan (**SPMP**) in accordance with Condition [120] that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill. (i) A Construction Traffic Management Plan (**CTMP**) in accordance with Condition [121], to identify vehicle access arrangements, construction traffic volumes and routes, measures to maintain road safety and minimise disruption to the surrounding road network and residents.

Commented [PB46]: Provided the requirements of the HBRC can cleraly be shown to have been met and it doesn't require an HBRC compliance officer to review the entire CEMP to find it

Commented [JS47R46]: **CDL Comment:**
Accept HBRC amendments.
Will amend wording to reflect amendments in final Conditions Suite.

Commented [BB48]: This is critical.

Commented [JS49R48]: **CDL Comment:**
Noted.

Commented [JS50]: **CDL Comment:**
Accept HBRC amendments.

Commented [BB51]: Does this feed into the Detailed design plans (condition 117) or is this derived from those plans?

Wondering if there is currently a disconnection between these two conditions if council is certifying plans under condition 117 but not 118. And whether the certified matters will be included in the CEMP given they both relate to stream works.

Commented [JS52R51]: **CDL comment:**
Accept HBRC amendments. Yes, Condition 118 should correlate to Condition 117. The wording you have identified below in (c) resolves this problem. We have also added in the requirement to certify plans in Condition 118.

Commented [JS53]: **CDL Comment:**
Accept HBRC amendments.

Commented [PB54]: Subject to seeing the detail inlcuded in this, we may suggest the CEMP is certified as for the design plans in 117

Commented [JS55R54]: **CDL Comment:**
Accept HBRC amendments
Will add wording to certify CEMP in final Conditions Suite.

Commented [JS56]: **CDL Comment:**
Accept HBRC amendments.

Commented [BB57]: This item is probably better suited in the District Council jurisdiction conditions as road safety/traffic management is not HBRC jurisdiction.

Commented [JS58R57]: **CDL Comment:**
Accept HBRC amendments.
Will amend wording to reflect amendments in final Conditions Suite.

No.	Condition
	(j) Frequency of site inspections and monitoring (including after extreme weather events), and reporting to be undertaken, and any other construction quality assurance measures proposed. (k) ~~Health and Safety Plan.~~
119.	**Erosion and Sediment Control Plan** Prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC a finalized copy of the ESCP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1 and taking into account the "Hawkes Bay Waterway Guidelines – Erosion and Sediment Control". The ESCP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC's Manager Compliance ~~Monitoring Officer~~ (or nominee).
120.	**Spill Management Plan** Prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC (Manager Compliance) a finalized copy of the SPMP in general accordance with the approved preliminary SPMP prepared by Woods and referenced in Schedule 1. The SPMP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC's Manager Compliance ~~Monitoring Officer~~ (or nominee).
121.	**Construction Traffic Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HBRC a finalized copy of the CTMP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1. The CTMP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC's Compliance Monitoring Officer (or nominee).
	During Construction Requirements
122.	**Works in accordance with Certified Documents** All works must be carried out in accordance with the documents certified by Condition [117].
123.	**Works in accordance with Construction Environmental Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the ~~finalised~~ certified CEMP required by Condition 118. A copy of this CEMP must be present on site at all times while the work is being undertaken.
124.	**Works in accordance with Erosion and Sediment Control Plan** All earthworks and construction activities shall be undertaken in general accordance with the ~~finalised~~ certified ESCP required by Condition 119. A copy of this ESCP must be present on site at all times while the work is being undertaken.
125.	**Works in accordance with Spill Management Plan**

Commented [PB59]: Not something we require, unless this is in relation to undertaking compliance activities on the site?

Commented [JS60R59]: CDL Comment: Accept HBRC amendments.

Commented [PB61]: As above - may suggest certification is required

Commented [JS62R61]: CDL Comment: Accept HDC amendments
Will updated requirement to certify ESCP and reference certified CEMP in condition 118 in final Conditions Suite.

Commented [JS63]: CDL Comment: Accept HBRC amendments.

Commented [JS64]: CDL Comment: Accept HBRC amendments.

Commented [JS65]: CDL Comment: Accept HBRC amendments.

Commented [BB66]: District Council Jurisdiction, perhaps better suited under LUS-EW otherwise change to require approval from HDC' relevant compliance officer.

Commented [JS67R66]: CDL Comment: Accept HBRC amendments.
Will remove from final Conditions Suite.

Commented [PB68]: And potentially 118

Commented [JS69R68]: CDL Comment: Accept HDC amendments
Will update wording to include Condition 118 in final Conditions Suite.

Commented [JS70]: CDL Comment: Accept HBRC amendments.

Commented [JS71]: CDL Comment: Accept HBRC amendments.

No.	Condition
	All earthworks and construction activities shall be undertaken in general accordance with the finalised SPMP required by Condition 120. A copy of this SPMP must be present on site at all times while the work is being undertaken.
126.	**Works in accordance with Construction Traffic Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised CTMP required by Condition 121. A copy of this CTMP must be present on site at all times while the work is being undertaken.
127.	**Avoid Stream Bed Works** No works, including temporary construction activities, shall be conducted in the bed of the stream.
128.	**Sediment and Contaminant Control** The Consent Holder shall take all practical measures to limit the amount of sediment and prevent contaminants from entering any stream during the construction works. Such measures include, but are not limited to: (a) Any surplus soil, cleared vegetation or debris, shall be deposited at least 20 m from any waterbody or deposited or contained in a manner to reasonably prevent the transportation or deposition of disturbed matter into any waterbody. (b) The wash water from containers and tools shall not be discharged into any waterbody and the washing of equipment shall not occur in any waterbody. (c) As far as practicable, all machinery work shall be undertaken from the banks of any waterbody rather than in a waterbody. (d) Refuelling and carrying out machinery maintenance away from waterbody. (e) The use of silt fences and other erosion control methods shall be in accordance Condition [119] above.
129.	**Erosion & Scour Protection** The Consent Holder shall ensure all works within the margins of the stream are designed, constructed and maintained to ~~shall~~ incorporate erosion and scour protection measures to prevent destabilisation of the stream channel and banks. These measures shall be maintained in good working order for the duration of the consent.
130.	**Works Timing** The Consent Holder shall conduct the works only during periods when there are low flows in the stream.
131.	**Concrete** Any wet concrete cast on site as part of the stream works shall be fully contained during casting and cast in a dry work area. No wet concrete shall enter the wetted channel ~~be dumped into~~ of the bed of any stream.

Commented [BB72]: As above, perhaps better suited under LUS-EW as a District Council matter

Commented [JS73R72]: **CDL Comment:**
Accept HBRC amendments.
Will remove from final Conditions Suite.

Commented [BB74]: Could this be an item included in condition 124. Wondering if it is necessary to have a separate condition for it or whether it's more efficient to include in the one condition.

Commented [PB75R74]: More about scour/erosion form the discharge structure than erosion/sed control?

Commented [JS76R74]: **CDL Comment:**
Accept HBRC amendments in part.
Intention of this condition is to protect scour/erosion from discharges from the structure rather than erosion and sediment control during works. Will create a new condition in post construction section for ongoing scour and erosion protection from the long term device. To be included in final Conditions Suite.

Commented [PB77]: Advice note or addition condition saying that HBRC will not be responsible for maintenance of the structures once installed, and that ongoing repair or maintenance is the responsibility of the consent holder.

Commented [JS78]: **CDL Comment:**
Accept HBRC amendments.

No.	Condition
132.	**Construction Operating Hours** Construction activities associated with the stormwater outlet structure shall be limited to between 8:00am and 5:00pm Monday to Friday to minimise noise effects on the nearby sensitive receiver (163 Brookvale Road, Lot 24, DP 3803), unless otherwise approved by HBRC's Manager Compliance ~~Monitoring Officer~~ (or nominee).
133.	**Construction Works Noise** All construction activities shall comply with the limits set out in NZS 6803:1999 Acoustics – Construction Noise, as measured and assessed in accordance with NZS 6801:2008 and NZS 6802:2008.
134.	**Landscaping Implementation** The Consent Holder shall implement landscaping around the outlet structure in general accordance with the landscaping plans required by SUB-XXX Condition [57].
	Post Construction Requirements
135.	**Notification of Completion** The Consent Holder shall advise the HBRC (Manager Compliance) of having finished the works immediately following their completion.
136.	**Certified As-Builts** Within 20 working days following the completion of any of the stream works, the Consent Holder shall provide certified as-built plans and written certification by a suitably qualified person to the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee) that the works have been undertaken and completed in accordance with the plans certified under Condition [117] above. Certification must include confirmation of: (a) The final location, size, dimensions and levels of the stormwater outfall structure ~~in or~~ and associated erosion and scour protection alongside the stream; and (b) Stabilisation of the area of works to prevent sediment loss.
137.	**Stream Reinstatement** The Consent Holder shall ensure that at the completion of the works, any newly established surfaces and any grassed slopes or vegetated areas that were cleared or damaged as a result of the activity, are stabilised and revegetated to prevent sediment from entering the stream.
138.	**Landscaping Maintenance** The Consent Holder shall maintain the landscaping around the outlet structure in general accordance with the SUB-XXX landscaping maintenance conditions required by Condition [62].
139.	**Outlet Structure Performance** The stormwater outlet structure shall be maintained in good working order and regularly inspected to ensure continued functionality. Any significant modification or replacement of

Commented [BB79]: Generally a District Council jurisdiction - could relate back to LUS-EW otherwise change from HBRC Manager Compliance to HDC's compliance officer for approval.

Commented [PB80R79]: Agree - move to HDC - we wont monitor noise or respond to any noise complaints should they occur

Commented [JS81R79]: CDL Comment: Accept HBRC amendments.

Commented [JS82]: CDL Comment: Accept HBRC amendments.

Commented [BB83]: Same as above.

Commented [JS84R83]: CDL Comment: Accept HBRC amendments.

Commented [PB85]: Plants should be suited to riparian margins and also suitable for flood conditions ie don't contribute woody debris or to blockages

Commented [JS86R85]: CDL Comment: Accept HBRC amendments
Will amend wording to reference Condition 117 which provides detailed planting plans in final Conditions Suite.

Commented [JS87]: CDL Comment: Accept HBRC amendments.

Commented [JS88]: CDL Comment: Accept HBRC amendments.

Commented [BB89]: Condition 117a require it be alongside (not in the stream) and condition 127 avoids works in the stream too. Amended to match condition 117. Otherwise if structure is in the stream it wouldn't comply with condition 117.

Commented [JS90R89]: CDL Comment: Accept HBRC amendments.

No.	Condition
	the outlet structure must be approved by the HBRC (Manager Compliance) in writing prior to any significant modification or replacement occurring.

Commented [JS91]: CDL Comment:
Accept HBRC amendments.

2.6. Stormwater Discharge Conditions: DIS-XXX

No.	Condition
	Summary of activities authorized by this discharge consent
	Activities relating to Section 15 of the RMA for the diversion and discharge of stormwater into water or onto land from the Arataki site, including from roads and residential lots, into: ~~(a) HDC's existing reticulated stormwater network (Catchment A); and~~ (a) A new stormwater attenuation basin and outlet structure discharging to an unnamed tributary of the Mangateretere Stream (Catchment B).
	Pre-Construction Requirements
	Detailed Design
	Explanatory Note: *Where detailed design plans have already been prepared and submitted to HDC under Condition 32 of SUB-XXX, the same information may be provided to satisfy Condition 140 and any related detailed design plan conditions in DIS-XXX, provided it meets the certification requirements of HBRC (Manager Compliance) related to the stormwater discharge activities authorised by DIS-XXX.* *Duplicate documentation is not required where alignment across SUB-XXX and DIS-XXX is demonstrated and accepted by HBRC (Manager Compliance).*
140.	**Detailed Design Plans** At least 20 working days prior to commencement of any of the construction works authorised by DIS-XXX, the Consent Holder shall submit detailed stormwater infrastructure design plans and documentation prepared by a suitably qualified person to the HBRC (Manager Compliance) for certification. The plans shall: (a) Identify the location, storage volumes, levels and dimensions of the stormwater attenuation basin, any outlet structures, and associated infrastructure. (b) Confirmation of the design of the emergency spillway structures and a design statement. (c) Design flow rates and discharge volumes for critical rainfall events, including 10 and 100 year events. (d) The design details, levels and location of all stormwater services (including attenuation areas/ponds, treatment systems, inverts, pipes, sumps, and outfall structures and any secondary overland flow paths). (e) CEMP and ESCP measures in accordance with Conditions [144 and 145 below] to be implemented. (f) Confirmation that the design plans are consistent with the requirements of this consent. **Advice Note:** *The purpose of the final design plans is to demonstrate the detailed design of the stormwater system, its location and specifications, and confirm that design requirements of this consent and application documents will be met.*

Commented [PB92]: Could be an advice note to explain this - consnet in place for the network under HDC

Commented [JS93R92]: CDL Comment:
Accept HBRC amendments.
Will include as an advice note in amended final Conditons Suite.

Commented [JS94]: CDL Comment:
Accept HBRC amendments.

Commented [JS95]: CDL Comment:
Accept HBRC amendments.

Commented [BB96]: This is based on the assumption that stormwater outlet structure from the basin is the only item that required consent for works in proximity to a stream, therefore doesn't section 2.5 conditions address the construction of the outlet structure?
This section and 2.5 appear to be intrinsically linked and could be combined to cover off both the construction of the outlet device as well as the ongoing stormwater discharge (maintenance and monitoring etc).

Commented [JS97R96]: CDL comment:
Reject HDC amendment.
While we agree that these two consents are linked in a way, we prefer to keep these separate. The discharge consent relates to the overall conveyance design and the ongoing management of stormwater discharge. In contrast, the stream works consent specifically addresses the construction of the outlet structure and the works immediately adjacent to the stream. Keeping them distinct provides clarity around the purpose and scope of each consent for the ease and use of the consent holder, consultants and contractors.

Commented [JS98]: CDL Comment:
Accept HBRC amendments.

Commented [BB99]: Include feedback/certification loop wording:

The plans shall be considered certified unless, within 15 working days of having been supplied with the plans, the Regional Council advises that certification is withheld and provides written reasons why certification is withheld.

Commented [JS100R99]: CDL Comment:
Accept HBRC amendments.
Will adopt proposed wording into final Conditions Suite.

Commented [BB101]: With conditions 142 and 143 in mind, the detailed design plans should clearly state which stage/stages certification is being sought for.

Commented [PB102R101]: Agree - staging will be important - the initial construction stages may link more to the erosion/sed control before the final s/water system is complete

Commented [JS103R101]: CDL Comment:
Accept HBRC amendments.
Will provide staging wording into final Conditions Suite.

No.	Condition
141.	**Stormwater Management System Design** The stormwater management system shall be designed, constructed and maintained in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1 and any subsequent certified detailed design plans in Condition [140] to ensure that: (a) The post-development discharge rates at the points of discharge at the boundary of the subdivision shall not exceed pre-development levels in all events up to the 100 year rainfall event; and (b) The diversion and discharge shall not increase pre-development flood levels on any neighbouring properties downstream of the discharge location point.
142.	**Staged Works** Certification of Condition [140] may be obtained for each stage, or combinations of stages, or works within any stage, or combination of stages.
143.	**Certification Prior to Works** Certification of Condition [140] shall be obtained prior to the works to which they relate being undertaken (noting that works may be undertaken in stages, within stages, or across stages).
	Management Plans
	Explanatory Note: *(a) The consolidated CEMP prepared under the Condition 69 of LUC-XXX may be used to satisfy any CEMP requirements under this DIS~~LUS~~-XXX consent, provided it meets the certification requirements of HBRC relevant to the stormwater discharges authorised by this consent. Duplicate documentation is not required where alignment across SUB-XXX and DIS-XXX is demonstrated and accepted by HBRC.* ***(b)*** *For clarity and ease of implementation, the Consent Holder may prepare a single consolidated CEMP that compiles the information and requirements of the various management plans required by Conditions 144 to 147 of this consent. While each management plan must be clearly identified and addressed in the CEMP, they do not need to be provided as separate stand-alone documents unless otherwise required by the HDC. The consolidated CEMP must demonstrate how all relevant requirements and performance standards under each management plan are met across the suite of construction and siteworks activities.*
144.	**Construction Environmental Management Plan** Prior to the commencement of any earthworks or construction activity on the site for the stream works, the Consent Holder must submit to HBRC a final CEMP prepared in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1 for the relevant stage(s). The purpose of the CEMP is to set out the proposed construction methodology and environmental management measures to appropriately manage the potential effects of

Commented [JS104]: **CDL Comment:**
Accept HBRC amendments.

No.	Condition
	construction and site works associated with the stream works. The CEMP shall include, but not be limited to, the following: (c) How construction of the consented activities will be carried out, particularly around any works on the margins of the stream and the key stormwater management and sediment/erosion control features in accordance with the plans most recently certified in accordance with condition 140. (d) The location of materials, machinery and works equipment storage when not in use, and the location of any maintenance or servicing areas. (e) A site plan and maintenance inspection regime for temporary and permanent sediment controls. (f) The contact details of the person responsible for inspecting and maintaining sediment controls. (g) An Erosion and Sediment Control Plan (**ESCP**), in accordance with Condition [145], setting out the measures required to manage erosion and sediment generated from works on the site taking into account the recommendations of the HBRC Waterway Guidelines: Erosion and Sediment Control (April 2009). (h) A Spill Management Plan (**SPMP**) in accordance with Condition [146] that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill. (i) A Construction Traffic Management Plan (**CTMP**) in accordance with Condition [147], to identify vehicle access arrangements, construction traffic volumes and routes, measures to maintain road safety and minimise disruption to the surrounding road network and residents. (j) Frequency of site inspections and monitoring (including after extreme weather events), and reporting to be undertaken, and any other construction quality assurance measures proposed. (k) The contact details of the person responsible for inspecting and maintaining sediment controls. (l) Health and Safety Plan.
145.	**Erosion and Sediment Control Plan** Prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC (Manager Compliance) a finalized copy of the ESCP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1 and taking into account the "Hawkes Bay Waterway Guidelines – Erosion and Sediment Control". The ESCP can be amended to suit the appointed Contractor's methodology subject to written approval from HBRC's Manager Compliance ~~Monitoring Officer~~ (or nominee). Approval must be obtained prior to works commencing under the amended methodology.
146.	**Spill Management Plan**

Commented [BB105]: Same comment as condition 118.

Commented [JS106R105]: **CDL Comment:**
Accept HBRC amendments.

Commented [BB107]: District Council jurisdiction.

Commented [JS108R107]: **CDL Comment:**
Accept HBRC amendments.
Will remove reference to CTMP in final Conditions Suite.

Commented [JS109]: **CDL Comment:**
Accept HBRC amendments.

Commented [JS110]: **CDL Comment:**
Accept HBRC amendments.

No.	Condition
	Prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC a finalized copy of the SPMP in general accordance with the approved preliminary SPMP prepared by Woods and referenced in Schedule 1. The SPMP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC's Manager Compliance ~~Monitoring Officer~~ (or nominee).
147.	**Construction Traffic Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HBRC a finalized copy of the CTMP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1. The CTMP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC's Compliance Monitoring Officer (or nominee).
148.	**Stormwater Monitoring Strategy** At least 20 working days prior to the commencement of works occurring on site for any particular stage (or combination of stages), the Consent Holder shall submit to the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee) for certification a Stormwater Monitoring Strategy (**SMS**) for certification. The SMS shall: (a) Be prepared by a suitably qualified person with experience with stormwater discharges to water. (b) Outline the monitoring that the Consent Holder will undertake to characterise and track the effects of stormwater and water runoff discharges on water and sediment quality and quantity in the receiving environment after reasonable mixing at or shortly downstream of the stormwater discharge point(s) indicatively shown in the SWMP prepared by Woods and referenced in Schedule 1, or as agreed with the HBRC Manager Compliance ~~Monitoring Officer (or nominee).~~ (c) Identify analytes for monitoring based on the activities being undertaken on site and potential for contamination. This shall include assessment as to whether monitoring should be undertaken for the following analytes, but may include other analytes, providing justification for the inclusion of specific analytes: (i) pH (ii) Total suspended solids (iii) Total petroleum hydrocarbons (iv) Heavy metals including Zinc, Lead, Copper (v) Total nitrogen and other nitrogen species (vi) Total phosphorus and other phosphorus species (d) With reference to TANK Plan Change 9 Schedule 26.4, ~~P~~provide environmental limits for the analytes of concern identified by Condition 148(c) above when monitored at the approved stormwater discharge point(s), where considered appropriate in the opinion of a suitably qualified person.

Commented [JS111]: CDL Comment:
Accept HBRC amendments.

Commented [BB112]: District Council condition

Commented [JS113R112]: CDL Comment:
Accept HBRC amendments.
To remove condition in final Conditions Suite.

Commented [JS114]: CDL Comment:
Accept HBRC amendments.

Commented [JS115]: CDL Comment:
Accept HBRC amendments.

Commented [PB116]: Some of this detail should be provided as par of the application otherwise it is quite open-ended as to the level/frequency etc of monitoring that might actually be done

Commented [BB117R116]: Additionally, a requirement for a defined audit or review process to ensure the SMS is updated as required over time. I.e. a review every 2 years (or longer with if after 2 revised SMS's (4 years) HBRC Compliance Manager agrees in writing)

Commented [JS118R116]: CDL Comment:
Accept HBRC amendments.
We will update this condition in the final version Conditions Suite to provide additional detail to reflect the actual proposal. We will also change the title to Water Quality Monitoring Strategy to better reflect the proposal.

Commented [JS119]: CDL Comment:
Reject HBRC amendments.
The monitoring strategy is not proposed for quantity - only quality is being assessed.

Commented [JS120]: CDL Comment:
Accept HBRC amendments

Commented [JS121]: CDL Comment:
Reject HDC amendments.
The TANK Schedule did not include water quality limits that were transferable in this context.

No.	Condition
	(e) Ensure that the timing and frequency of monitoring is sufficient to identify if the discharges authorised by this consent are causing to occur, or contributing to any of the following, after reasonable mixing: (i) production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials; (ii) any emission of objectionable odour; (iii) any conspicuous change in colour or the visual clarity of the receiving water body (including the runoff from bulk earthworks); and (iv) Any freshwater becoming unsuitable for consumption by farm animals. (f) Outline the frequency and scope of reporting that will be provided to HBRC. (g) Outline the accreditation requirements of laboratories undertaking analysis and competency of person undertaking testing.
149.	**Stormwater Management and Maintenance Plan** A Stormwater Management and Maintenance Plan (**SMMP**) shall be provided to to the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee) at the same time as the Final Design Plans required by Condition 140 of this consent. The SMMP shall set out how the complete stormwater management system will be managed and maintained, and how compliance with the conditions of this consent will be achieved. The SMMP shall include the following information: (a) A plan showing the location of the key components of the stormwater system. (b) Finalised OMMs for the Dry Basin, Raingardens and Proprietary Gross Pollutant Trap Device required by Condition 41 of SUB-XXX. (c) Details (including frequency) of the inspection and maintenance activities, including inspections after critical rainfall events. (d) Details of how maintenance will be undertaken, and who will be responsible for this maintenance. (e) A checklist of maintenance requirements for each component of the stormwater system. (f) Details of how maintenance checks will be recorded. (g) Contact details for the person(s) who are responsible for the management, maintenance and emergency response procedures of the stormwater system. (h) Details of the process that will be followed to manage the accumulation of sediment in the attenuation areas so that design storage volumes are maintained. The SMMP shall be reviewed within 3 months of the discharge commencing and every 24 months thereafter, and also upon the transfer of this consent to any other party. If any updates to the SMMP are required, an updated copy of the plan shall be provided to the ~~Council~~ HBRC Manager Compliance within 1 month of any changes being made.
	Works Notification

Commented [JS122]: CDL Comment:
Accept HBRC amendments.

Commented [BB123]: I see this (a regional council jurisdiction condition referencing a district council jurisdiction condition) potentially being ultra vires or an issue down the line when it comes to compliance i.e. if a s127 change to the District Council were to occur. It may be best to include "required by Con…. 41 of SUB-XXX" as an advice note to item (b).

Commented [PB124R123]: Agree - and practically it would require the HBRC compliance officer to have the final Sub div consnet available to look at. The HBRC consnet and conditions should be able to be enforced on its own

Commented [JS125R123]: CDL Comment:
Accept HBRC amendments.
We will include the reference to the SUB-XXX condition 41 as an advice note in the final Conditions Suite.

Commented [BB126]: Is often useful to clarify what this is

Commented [JS127R126]: CDL comment:
Accept HBRC amendments.
We will include reference to the designed rainfall event in the finalised Conditions Suite.

Commented [JS128]: CDL Comment:
Accept HBRC amendments.

No.	Condition
150.	**Notice of Works** The Consent Holder shall give the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee) at least 10 working days' notice of the intention to commence each stage (or combination of stages) of construction of the stormwater system.
	During Construction Requirements
151.	**Works in Accordance** All stormwater discharge works must be carried out in general accordance with the certified documents outlined in Conditions [140 and 141 above].
152.	**Works in accordance with the Construction Environment Management Plan** All stormwater discharge works must be carried out in general accordance with the CEMP required by Condition [144 above].
153.	**Works in accordance with Erosion and Sediment Control Plan** All stormwater discharge works must be carried out in general accordance with the ESCP required by Condition [145 above].
154.	**Works in accordance with the Spill Management Plan** All stormwater discharge works must be carried out in general accordance with the SPMP required by Condition [146 above].
155.	**Inspections and Maintenance** The Consent Holder shall undertake inspections and maintenance during the works period in accordance with the CEMP required by Condition [144]. Records of any maintenance undertaken shall be kept and provided to the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee) upon request.
	Post Construction Requirements
156.	**Notice of Completion** The Consent Holder shall advise the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee) of having finished the works for each stage (or combination of stages) as soon as practicable, but within 10 working days' following their completion.
157.	**Certified As-Builts** Within 20 working days following the completion of installation of the stormwater management system for each stage (or combination of stages), a suitably qualified person shall provide written certification to the HBRC Manager Compliance ~~Monitoring Officers~~ (or nominee~~s~~) that the stormwater management system has been constructed and completed in accordance with the plans certified in accordance with Condition [140]. Certification must include confirmation of location, dimensions and capacity of all stormwater management system culverts, stormwater attenuation areas and raingardens. Information must include:

Commented [JS129]: CDL Comment: Accept HBRC amendments.

Commented [JS130]: CDL Comment: Accept HBRC amendments.

Commented [JS131]: CDL Comment: Accept HBRC amendments.

Commented [JS132]: CDL Comment: Accept HBRC amendments.

No.	Condition
	(a) Contributing catchment area and flow path lengths; (b) Size of structures (levels, dimensions, including volume of structure); (c) Position of inlets/outlets; and (d) Confirmation of stabilisation of the area of works to prevent sediment loss.
158.	**Discharge Location and Effects** Discharges must occur only at the locations certified in the SMS required by Condition [148] and shall not cause: (a) Erosion or scour in the receiving environment. (b) Flooding or adverse effects on ~~neighbouring~~ any properties. (c) The production of conspicuous oil or grease films, scums or foams, or floatable materials.
	Erosion and Scour
159.	The Consent Holder shall ensure that the stormwater discharge shall not cause erosion or scour of the beds or banks of any downstream receiving drain or watercourse.
160.	Within 10 working days of being informed, ~~T~~the Consent Holder shall remedy any scour or other erosion at or downstream of the discharge point, where any such scour or other erosion is reasonably attributable to the discharge activity authorised by this consent.
	Maintenance & Monitoring Requirements
161.	**Implementation of the Stormwater Monitoring System** The Consent Holder shall ensure all monitoring required for the stormwater management system shall be undertaken in general accordance with the SMS approved by Condition [136] to confirm the performance of the stormwater management system and to detect any adverse effects on the receiving environment. Any changes to the approved SMS must be certified in writing by the HBRC Compliance Monitoring Officer (or nominee).
162.	**Implementation of the Stormwater Maintenance and Management Plan** The Consent Holder shall implement and maintain the stormwater management system in general accordance with the Stormwater Management and Maintenance Plan (SMMP) provided in accordance with Condition [149]. The SMMP shall guide the ongoing operation, maintenance, and monitoring of all stormwater components to ensure the performance of the system and compliance with this consent. Any changes to the approved SMMP must be certified in writing by the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee).
163.	**Inspections and Maintenance** The Consent Holder shall undertake inspections and maintenance in accordance with the SMMP required by Condition [149].

Commented [JS133]: CDL Comment:
Accept HBRC amendments.

Commented [JS134]: CDL Comment:
Accept HBRC amendments.

Commented [BB135]: If not managed appropriately this could have adverse effects I.e. if it is works in the water way. I do agree that this matter should be included in this consent however think it needs beefing up to ensure that any remediation works in/near a stream are undertaken in manner that minimises further disturbance (i.e. to fish spawning and migration, and sedimentation). Additionally depends on the scale of remediation works so may be best for a plan and works required to be circulated for certification.

Commented [JS136R135]: CDL comment:
Accept HBRC amendments.
Will provide additional wording in final Conditions Suite to reflect feedback.

Commented [JS137]: CDL Comment:
Accept HBRC amendments.

No.	Condition
	Records of any maintenance undertaken shall be kept and provided to the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee) upon request.
164.	**Stormwater System Integrity** The Consent Holder shall be responsible for ensuring the continued integrity of the stormwater management system and associated structures and shall ensure that these components are maintained to a structurally safe and serviceable standard at all times and continue to operate to the design performance levels.
165.	**Maintenance Inspections** The Consent Holder shall carry out maintenance inspections of all stormwater management system components at least annually or more frequently in accordance with the SMMP (or subsequent updates) required by Condition [149] and ensure that the stormwater management system continues to be maintained.
166.	**Maintenance Recording** The Consent Holder shall record the details of all maintenance inspections and works undertaken under Conditions [163] and [165]. Those records shall be made available for inspection by the relevant HDC or HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee) upon request.
167.	**Reporting and Remediating Damage** The Consent Holder shall advise the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee) as soon as practicable, but within 10 working days, of any damage to critical stormwater management components associated with the stormwater management system. Within 10 working days of notifying the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee) of the damage, the Consent Holder shall provide the HBRC Manager Compliance with details of how, and within what timeframe, the damage will be repaired. The stormwater management system shall be brought back into functional operation as soon as practicable after any damage occurs.
168.	**Person Responsible** The Consent Holder shall nominate an appropriately trained person who is responsible for the operation and maintenance of the stormwater management system and the return of information as required by this consent. The Consent Holder shall provide the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee) with this person's contact details within one month from the date of the discharge first occurring and within ten working days of any change in personnel occurring.
169.	**Sampling Frequency** After commencement of the discharge, the Consent Holder shall ensure that sampling of stormwater discharged from the stormwater attenuation pond occurs at least once every 12 months or more frequently in accordance with the SMS (or subsequent updates) required by Condition [148].

Commented [JS138]: CDL Comment:
Accept HBRC amendments.

Commented [JS139]: CDL Comment:
Accept HBRC amendments.

Commented [JS140]: CDL Comment:
Accept HBRC amendments.

Commented [JS141]: CDL Comment:
Accept HBRC amendments.

Commented [BB142]: Sampling every 12 months will be appropriate provided more frequent sampling early on when loads might be higher . Suggest the SMS include more frequent monitoring for the earlier in the piece. i.e. quarterly or event-based sampling.

Commented [JS143R142]: CDL comment
Accept HBRC recommendation.
We will provide a more detailed SMS condition which will outline intended monitoring in the final Conditions Suite.

No.	Condition
170.	**Location of Sampling Sites** Prior to the commissioning of the stormwater management basin, the Consent Holder shall confirm in writing to HBRC (Manager Compliance) the location of the certified SMS monitoring sites required by Condition [148]. Sampling shall be undertaken at the designated monitoring sites for the duration of the consent.
171.	**Sampling Results** The Consent Holder shall ensure that the samples taken in accordance with Condition [169] are examined for the analytes set out in the certified SMS required by Condition [148]. The results of the analysis undertaken shall be forwarded to the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee) within 7 days of being received by the Consent Holder.
172.	**Accreditation** The laboratory carrying out analyses required under this consent shall be accredited for those analyses by International Accreditation New Zealand or an equivalent authority.
173.	**Suitably Qualified Person** Sampling required by this consent shall be carried out by a suitably qualified person experienced in that field.
174.	**Roof Materials** The Consent Holder shall ensure that buildings within the area discharging stormwater under this consent shall have: (a) Roofs that are constructed using inert roofing materials such as Colorcote or Colorsteel; or (b) A different roofing material or roof treatment (e.g. painting with non-metal based paints) that will achieve an equivalent performance standard in terms of release of metal contaminants.
175.	**Receiving Environment** The Consent Holder shall ensure stormwater discharge (including during construction phases) shall not give rise to all or any of the following effects in any receiving waterbodies, after reasonable mixing: (a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials. (b) Any conspicuous change in the colour or visual clarity. (c) Any emission of objectionable odour. (d) The rendering of fresh water unsuitable for consumption by farm animals. (e) Any significant adverse effects on aquatic life.
176.	**Monitoring Results**

Commented [JS144]: CDL Comment: Accept HBRC amendments.

Commented [JS145]: CDL Comment: Accept HBRC amendments.

No.	Condition
	Should monitoring identify that any discharges authorised by this consent are causing to occur, or contributing to any of the matters stated in Condition [175] or an exceedance of an limit(s) set out in condition 148d, then, as soon as practicable: (a) The Consent Holder shall take all steps necessary to avoid such outcomes occurring again; and (b) Shall report what steps have been taken to the HBRC Manager Compliance ~~Monitoring Officer~~ (or nominee).
177.	**Access for Maintenance and Monitoring** The Consent Holder shall ensure that access arrangements (including any easements if necessary) are established as necessary to enable the person(s) or body responsible for long-term operation and maintenance of the stormwater management systems to carry out their responsibilities under this consent.
	Authorisations
178.	**Consent Surrender** DIS-XXX (this consent) shall be surrendered in the following circumstances: (a) Once a decision has been made, the time for appealing the decision has passed without appeal or any appeal made has been withdrawn, dismissed or resolved on the replacement of HDC's Global Stormwater Consent (DP090355Wb / AUTH-118324-03); and (b) The HDC Global Stormwater Consent referred to above includes the entirety of the stormwater discharges and discharge consented by DIS-XXX (this consent).
179.	**Transfer of Consent** In the event that the consent is not surrendered in accordance with Condition [178], DIS-XXX (this consent) shall remain in the name of the Consent Holder (CDL Land NZ Limited or transferee) until the performance of the vested stormwater management system has been confirmed through a monitoring and proving period. This proving period shall: (a) Commence upon the issuance of section 224(c) certification for the final stage of the subdivision, unless otherwise agreed in writing with HDC and HBRC; (b) Run for a minimum duration of 12 months, covering all four seasons; (c) Be undertaken either by the Consent Holder, or by HDC on behalf of the Consent Holder, and at the Consent Holder's cost; and (d) Include performance monitoring and maintenance of the stormwater system in accordance with the certified SMMP and certified SMS monitoring requirements of this consent. At the conclusion of the proving period, the consent may be transferred to HDC, subject to: (e) Demonstrated compliance with all relevant conditions of this consent; (f) Submission of a performance summary report to HBRC; and

Commented [JS146]: CDL Comment:
Accept HBRC amendments.

Commented [JS147]: CDL Comment:
Accept HBRC amendments.

Commented [PB148]: Can the ability to transfer be limited by a condition? With the works 'or transferee' this condition mean it can be transferred to anyone except HDC? If so, what is the point? HDC wont decide to accept it until they are satisfied.

Commented [JS149R148]: CDL Comment:
Accept HBRC amendments.
We will remove the words 'or transferee' in the final Conditions Suite.

No.	Condition
	(g) Written agreement by HDC to accept the transfer. Any costs associated with the proving period and transfer process shall be borne by the Consent Holder.
180.	**Transfer of Consent** This consent shall only be transferred to an entity that has a legally established right of access to the stormwater management system as necessary to undertake regular and ongoing maintenance and monitoring of the system and to otherwise meet the conditions of this consent.

Schedule 1: List of Application Reports and Drawings

List of Reports

Report Title & Reference	Author	Rev	Dated
[Table TBC once all final reports received]			
Construction Environmental Management Plan, including sub plans: • Bulk Earthworks Plan • Erosion and Sediment Control Plan • Dust Management Plan • Chemical Treatment Management Plan • Construction Traffic Management Plan • Spill Management Plan	Woods		
Construction Noise and Vibration Management Plan	Dcibel Limited		
Dry Basin Operations & Maintenance Manual	Woods	1	24/06/2025
Fauna Management Plan	Boffa Miskell		
Geotech Investigation Report	CMW Geosciences		
Landscape Concept Report	Boffa Miskell		
Landscape Maintenance Plan	Boffa Miskell		
Proprietary Gross Pollutant Trap Device Operation & Maintenance Manual		1	
Raingardens Operations & Maintenance Manual	Woods	1	
Remediation Action Plan	SQN Geosciences		
Residential Development Framework	Woods	1	

Commented [PB150]: Discharge of floccs may require separate discharge consent

Commented [JS151R150]: CDL comment: Discharge consent not required for flocculation.

List of Drawings

Drawing Title	Drawing Reference	Author	Rev	Dated
SCHEME PLAN	P24-244-00-0001-SC	Woods	2	June 2025
SCHEME PLAN	P24-244-00-0002-SC	Woods	2	June 2025

Drawing Title	Drawing Reference	Author	Rev	Dated
SCHEME PLAN	P24-244-00-0003-SC	Woods	2	June 2025
SITE LOCATION PLAN	P24-244-00-0010-GE	Woods	2	June 2025
EXISTING TITLES PLAN	P24-244-00-0011-GE	Woods	2	June 2025
EXISTING FEATURES PLAN	P24-244-00-0020-GE	Woods	2	June 2025
SITE CLEARING PLAN	P24-244-00-0030-GE	Woods	2	June 2025
DEVELOPMENT CONTROL PLAN	P24-244-00-0100-GE	Woods	2	June 2025
EXISTING CONTOUR PLAN	P24-244-00-1000-EW	Woods	2	June 2025
EXISTING CONTOUR PLAN - SHEET 1	P24-244-00-1001-EW	Woods	2	June 2025
EXISTING CONTOUR PLAN - SHEET 2	P24-244-00-1002-EW	Woods	2	June 2025
EXISTING CONTOUR PLAN - SHEET 3	P24-244-00-1003-EW	Woods	2	June 2025
DESIGN CONTOUR PLAN	P24-244-00-1100-EW	Woods	2	June 2025
DESIGN CONTOUR PLAN - SHEET 1	P24-244-00-1101-EW	Woods	2	June 2025
DESIGN CONTOUR PLAN - SHEET 2	P24-244-00-1102-EW	Woods	2	June 2025
DESIGN CONTOUR PLAN - SHEET 3	P24-244-00-1103-EW	Woods	2	June 2025
CUT FILL PLAN	P24-244-00-1200-EW	Woods	2	June 2025
CUT FILL PLAN - SHEET 1	P24-244-00-1201-EW	Woods	2	June 2025
CUT FILL PLAN - SHEET 2	P24-244-00-1202-EW	Woods	2	June 2025
CUT FILL PLAN - SHEET 3	P24-244-00-1203-EW	Woods	2	June 2025
STORMWATER OUTLET EARTHWORKS PLAN	P24-244-00-1210-EW	Woods	2	June 2025
EARTHWORKS SECTIONS PLAN	P24-244-00-1300-RD	Woods	2	June 2025
EARTHWORKS SECTIONS - SHEET 1	P24-244-00-1301-RD	Woods	2	June 2025
EARTHWORKS SECTIONS - SHEET 2	P24-244-00-1302-RD	Woods	2	June 2025
EARTHWORKS SECTIONS - SHEET 3	P24-244-00-1303-RD	Woods	2	June 2025
EARTHWORKS SECTIONS - SHEET 4	P24-244-00-1304-RD	Woods	2	June 2025
EARTHWORKS SECTIONS - SHEET 5	P24-244-00-1305-RD	Woods	2	June 2025

Drawing Title	Drawing Reference	Author	Rev	Dated
RETAINING WALL LAYOUT	P24-244-00-1400-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL PLAN OVERALL	P24-244-00-1800-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL PLAN - SHEET 1	P24-244-00-1801-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL PLAN - SHEET 2	P24-244-00-1802-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL PLAN - SHEET 3	P24-244-00-1803-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL PLAN - DRY BASIN	P24-244-00-1805-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL - STANDARD DETAILS SHEET 1	P24-244-00-1810-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL - STANDARD DETAILS SHEET 2	P24-244-00-1811-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL - STANDARD DETAILS SHEET 3	P24-244-00-1812-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL - STANDARD DETAILS SHEET 4	P24-244-00-1813-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL - STANDARD DETAILS SHEET 5	P24-244-00-1814-EW	Woods	2	June 2025
ROAD PLAN	P24-244-00-2000-RD	Woods	2	June 2025
ROAD PLAN - SHEET 1	P24-244-00-2001-RD	Woods	2	June 2025
ROAD PLAN - SHEET 2	P24-244-00-2002-RD	Woods	2	June 2025
ROAD PLAN - SHEET 3	P24-244-00-2003-RD	Woods	2	June 2025
ROAD TYPOLOGY PLAN	P24-244-00-2200-RD	Woods	2	June 2025
TYPICAL CROSS SECTIONS - ARATAKI ROAD	P24-244-00-2201-RD	Woods	2	June 2025
TYPICAL CROSS SECTIONS - ACCESS ROAD TYPE 1 & TYPE 2	P24-244-00-2202-RD	Woods	2	June 2025
TYPICAL CROSS SECTIONS - ACCESSWAY, JOAL TYPE 2 & TYPE 3	P24-244-00-2203-RD	Woods	2	June 2025
TYPICAL CROSS SECTIONS - JOAL TYPE 4	P24-244-00-2204-RD	Woods	2	June 2025
TYPICAL CROSS SECTIONS - JOAL TYPE 5	P24-244-00-2205-RD	Woods	2	June 2025
TYPICAL CROSS SECTIONS - TYPICAL BERM ARRANGEMENT	P24-244-00-2206-RD	Woods	2	June 2025

Drawing Title	Drawing Reference	Author	Rev	Dated
ROAD CENTRELINE PLAN	P24-244-00-2500-RD	Woods	2	June 2025
ROAD LONGSECTIONS - SHEET 1	P24-244-00-2501-RD	Woods	2	June 2025
ROAD LONGSECTIONS - SHEET 2	P24-244-00-2502-RD	Woods	2	June 2025
ROAD LONGSECTIONS - SHEET 3	P24-244-00-2503-RD	Woods	2	June 2025
ROAD LONGSECTIONS - SHEET 4	P24-244-00-2504-RD	Woods	2	June 2025
ROAD LONGSECTIONS - SHEET 5	P24-244-00-2505-RD	Woods	2	June 2025
VEHICLE PATHS - RUBBISH TRUCKS THROUGH JOALS	P24-244-00-2700-RD	Woods	2	June 2025
SAFE INTERSECTION SIGHT DISTANCE PLAN - SHEET 1	P24-244-00-2751-RD	Woods	2	June 2025
SAFE INTERSECTION SIGHT DISTANCE PLAN - SHEET 2	P24-244-00-2752-RD	Woods	2	June 2025
SAFE INTERSECTION SIGHT DISTANCE PLAN - SHEET 3	P24-244-00-2753-RD	Woods	2	June 2025
APPROACH SIGHT DISTANCE PLAN - SHEET 1	P24-244-00-2754-RD	Woods	2	June 2025
APPROACH SIGHT DISTANCE PLAN - SHEET 2	P24-244-00-2755-RD	Woods	2	June 2025
APPROACH SIGHT DISTANCE PLAN - SHEET 3	P24-244-00-2756-RD	Woods	2	June 2025
CROSSING SIGHT DISTANCE PLAN - SHEET 1	P24-244-00-2757-RD	Woods	2	June 2025
CROSSING SIGHT DISTANCE PLAN - SHEET 2	P24-244-00-2758-RD	Woods	2	June 2025
CROSSING SIGHT DISTANCE PLAN - SHEET 3	P24-244-00-2759-RD	Woods	2	June 2025
ROAD DETAILS - HDC ENG COP - C19 & C19A	P24-244-00-2800-RD	Woods	2	June 2025
ROAD DETAILS - HDC ENG COP - WS 105	P24-244-00-2801-RD	Woods	2	June 2025
ROAD DETAILS - HDC ENG COP - WS 106	P24-244-00-2802-RD	Woods	2	June 2025
STORMWATER DRAINAGE LAYOUT PLAN	P24-244-00-3000-DR	Woods	2	June 2025
STORMWATER DRAINAGE LAYOUT PLAN - SHEET 1	P24-244-00-3001-DR	Woods	2	June 2025
STORMWATER DRAINAGE LAYOUT PLAN - SHEET 2	P24-244-00-3002-DR	Woods	2	June 2025
STORMWATER DRAINAGE LAYOUT PLAN - SHEET 3	P24-244-00-3003-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 1	P24-244-00-3500-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 2	P24-244-00-3501-DR	Woods	2	June 2025

Drawing Title	Drawing Reference	Author	Rev	Dated
STORMWATER LONGSECTIONS - SHEET 3	P24-244-00-3502-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 4	P24-244-00-3503-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 5	P24-244-00-3504-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 6	P24-244-00-3505-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 7	P24-244-00-3506-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 8	P24-244-00-3507-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 9	P24-244-00-3508-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 10	P24-244-00-3509-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 11	P24-244-00-3510-DR	Woods	2	June 2025
STORMWATER 10 YEAR CATCHMENT PLAN	P24-244-00-3600-DR	Woods	2	June 2025
STORMWATER STREAM OUTLET DETAIL	P24-244-00-3800-DR	Woods	2	June 2025
STORMWATER GPT DETAIL	P24-244-00-3810-DR	Woods	2	June 2025
BASIN LAYOUT PLAN	P24-244-00-3850-DR	Woods	2	June 2025
STORMWATER BASIN SECTIONS	P24-244-00-3851-DR	Woods	2	June 2025
WINGWALL OUTLET 02/01 DETAILS	P24-244-00-3852-DR	Woods	2	June 2025
STORMWATER BASIN OUTLET 01/05 DETAILS	P24-244-00-3853-DR	Woods	2	June 2025
OVERLAND FLOW PATH - POST DEVELOPMENT PLAN	P24-244-00-3900-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3901-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3902-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3903-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3904-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3905-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3906-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3907-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3908-DR	Woods	2	June 2025

Drawing Title	Drawing Reference	Author	Rev	Dated
OVERLAND FLOW SECTIONS	P24-244-00-3909-DR	Woods	2	June 2025
TYPICAL RAINGARDEN DETAILS - PLAN AND LONGSECTION	P24-244-00-3950-DR	Woods	2	June 2025
TYPICAL RAINGARDEN DETAILS - CROSS SECTIONS	P24-244-00-3951-DR	Woods	2	June 2025
WASTEWATER DRAINAGE LAYOUT PLAN	P24-244-00-4000-DR	Woods	2	June 2025
WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 1	P24-244-00-4001-DR	Woods	2	June 2025
WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 2	P24-244-00-4002-DR	Woods	2	June 2025
WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 3	P24-244-00-4003-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 1	P24-244-00-4500-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 2	P24-244-00-4501-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 3	P24-244-00-4502-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 4	P24-244-00-4503-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 5	P24-244-00-4504-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 6	P24-244-00-4505-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 7	P24-244-00-4506-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 8	P24-244-00-4507-DR	Woods	2	June 2025
WASTEWATER CATCHMENT PLAN	P24-244-00-4600-DR	Woods	2	June 2025
WATER RETICULATION LAYOUT PLAN	P24-244-00-5000-WR	Woods	2	June 2025
WATER RETICULATION LAYOUT PLAN - SHEET 1	P24-244-00-5001-WR	Woods	2	June 2025
WATER RETICULATION LAYOUT PLAN - SHEET 2	P24-244-00-5002-WR	Woods	2	June 2025
WATER RETICULATION LAYOUT PLAN - SHEET 3	P24-244-00-5003-WR	Woods	2	June 2025
FIRE HYDRANT SPACING PLAN	P24-244-00-5500-WR	Woods	2	June 2025

Attachment 3

Hastings District Council Collated Correspondence

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Monday, 14 July 2025 4:25 pm
To: [redacted]
Cc: [redacted]
Subject: RE: P24-244 - Arataki FT Project - Draft Consent Conditions Suite
Attachments: Arataki FT Conditions Review; Planning Consents - Draft Conditions reviewed.docx

Hi [redacted]

Thank you for sending through the draft conditions for us to review.

Please see the attached review of the conditions from myself (environmental consents) and the reserves team. I believe [redacted] already gave some comments re. policy side of things.

Kindly

[redacted]
Environmental Planner - Consents

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]woods.co.nz>
Sent: Wednesday, 2 July 2025 10:26 PM
To: [redacted] <[redacted]hbrc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hbrc.govt.nz>; FastTrack <fasttrack@hbrc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]cdli.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]co.nz>; [redacted] <dallan@[redacted]co.nz>
Subject: P24-244 - Arataki FT Project - Draft Consent Conditions Suite

Evening all,

Please find attached the draft suite of consent conditions for the Arataki Project, provided on a **without prejudice** basis for your review and comment.

- The conditions are presented in an editable Word document (with PDF attached for printing) to allow you to mark up changes directly if that is your preference.
- I have attached the draft scheme plan for reference (particularly for review of the subdivision consent conditions).

- The draft engineering drawings and plans/reports previously issued should be used for proposal information.
- The conditions report includes background and interpretation sections to understand how and why they have been prepared in the way that they have.

If possible, we'd appreciate receiving any comments or suggested amendments by **Monday 14 July** to support our preparation for lodgement and ensure alignment with both HDC and HBRC expectations. Please note that there is also further opportunity to feedback into the process through the EPA consenting phase.

We're open to discussion on any points that may require clarification or refinement, particularly the regional consent conditions(!).

Ngā mihi nui,

[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design

[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Thursday, 3 July 2025 12:01 pm
To: [redacted]
Cc: [redacted]
Subject: RE: Arataki FT Project - Draft Conditions Suite 02072025

Thanks for your response [redacted] That's great – was worried I had missed something around that shed but understand the context now.

Completely understand re the RDF – just send through when you are ready

Cheers
[redacted]

From: [redacted] <[redacted]woods.co.nz>
Sent: Thursday, 3 July 2025 11:54 AM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: RE: Arataki FT Project - Draft Conditions Suite 02072025

Hi [redacted]

Thanks for your comments. Appreciated.

- You are right in that we haven't talked about the potential heritage value of the building in any of our meetings, largely because it has been off the radar in amongst everything else. An initial Archaeologist who was involved in the project felt that there was some heritage value in one of the packing sheds on the property. The new archaeologist we have involved in the project has a different view that there is no particular heritage associated with this building. So we have compromised and agreed the pathway of taking some photos and recording the heritage. This is not been asked of by HNZ. There is no need for this building to be protected or scheduled.
- RDF – nearly there with our final edits following legal review, but our AEE has been taking up all our time at our end. If we don't finish it off tomorrow, it will be sent out Monday.

Feel free to contact me if you want to discuss.

Thanks,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]
Warkworth | Auckland | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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From: [redacted] <[redacted]hdc.govt.nz>
Sent: Thursday, 3 July 2025 11:39 am
To: [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: Arataki FT Project - Draft Conditions Suite 02072025

Hi [redacted]

I have just had a very quick read over this document – and primarily looked at the land use consent conditions. I've added in a couple of comments around the status of the District Plan which was made fully operative on 27 June 2024. I have also queried the need to photograph the mid-20th century packing shed on 108 Arataki Road – has HNZ required this or what is the rationale behind the need to record this building? I don't recall it being discussed in any of our pre-application meetings but I may have missed something there.

Lastly the residential development framework document – has this been finalised ? I couldn't see this within the documents provided. It would be good to review that document alongside these conditions.

Kind regards,

[redacted]
Environmental Policy Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Friday, 27 June 2025 8:41 am
To: [redacted]
Cc: [redacted]
Subject: RE: P24-244 - Arataki FT Project - HPL Query

Hi [redacted] and [redacted]

Yes you are correct in regard to the clause being reference and I accept that it does not relate to 3.10(1)(b). It was a pretty high level commentary and I probably should not have got into specifics regarding the HPL.

In rephrasing, we were mainly raising some issues with the adequacy of the assessment under the soils report. There may be additional commentary as part of an overall planning assessment that will cover some of these in greater detail. I would also note that we have had the argument related to the issue of only a small percentage of productive soils taken out of the overall total raised previously which my commentary was based on, but I accept this occurred prior to the NPS-HPL specific clauses.

Thanks

[redacted]
Team Leader Environmental Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]woods.co.nz>
Sent: Friday, 27 June 2025 7:28 AM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]co.nz>
Subject: FW: P24-244 - Arataki FT Project - HPL Query

Hi [redacted]

I have had a query come through from our solicitor regarding the HPL comment you had in your feedback to us. Are you able to review [redacted] email query below and clarify further so we can ensure Fruition addresses your feedback?

Thanks for your time,
[redacted]

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]
Warkworth | Auckland | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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From: [redacted] <[redacted]co.nz>
Sent: Thursday, 26 June 2025 6:57 pm
To: [redacted] <[redacted]woods.co.nz>
Subject: RE: P24-244 - Arataki - Havelock North - Project Update

Hi [redacted]

[redacted] email of 24 June 2025 reads as follows:

> **Soils assessment on highly productive land**
>
> We have a number of concerns with the soils assessment, particularly how the development is assessed against Section 3.10 of the HPL.
>
> The assessment has relied heavily on the inability to access water over the next 30 years. While this may currently be the case, we are concerned regarding the authors extrapolation of this out to the 30 year period. We also do not consider that the lack of a water consent automatically removes the long term productivity of the land. Further to this, the author discusses the removal of only a small part of the HPL land as their reasoning under 3.10(1)(b), which we do not consider is aligned with the considerations under Section 3. Finally in relation to reverse sensitivity above, we continue to have concerns about the impact reduced setbacks would have on neighbouring production activities.
>
> We would anticipate an expert panel would request greater clarity on this assessment but would note this is something we may raise further with experts if required.

We are unclear what Mr [redacted] means when he refers to "Section 3" (relevant sentence highlighted above). I wonder if it is intended to be a reference to cl 3.10(4)? If that is the case, then it is worth noting that cl 3.10(4) relates to the assessment of whether or not there is a permanent or long term constraint (i.e. the analysis required under cl 3.10(1)(a)), and not the analysis required under cl 3.10(1)(b) (i.e. whether significant loss, fragmentation and reverse sensitivity effects will be avoided). It is appropriate to incorporate a quantitative element to the analysis under cl 3.10(1)(b) given the focus of those subclauses.

Ngā mihi nui
[redacted]

[redacted] | SENIOR ASSOCIATE
[redacted]

ellisgould LAWYERS

Level 31 Vero Centre, 48 Shortland Street, Auckland 1010

www.[redacted]co.nz

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Please consider the environment before printing this e-mail

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Tuesday, 24 June 2025 8:56 am
To: [redacted]
Subject: Response to CDL/Woods

Hi all

Additional comments from me

Reverse Sensitivity

We continue to have concerns around the developments ability to address reverse sensitivity concerns to the East and the South. Reverse sensitivity from adjoining plains productions is and continues to be a significant issue when managing urban growth in our District. Rural production, particularly activities related to orcharding create a multitude of effects that are not entirely compatible with adjoining residential. These include but are not limited to noise, spray drift and effects of buffer planting (like shelterbelts). Our current approach is to aim to provide a 30m buffer between residential and plains production, which is usually achieved by a mixture of roads, setbacks and infrastructure corridors and detention basins. This is embedded in our plan under 7.2.5G (b).

Whilst we note the limitations due to the shape of the site, and that the applicants have provided a 10m setback from boundaries with a landscaping buffer, we still hold concerns that this will be able to provide long term protection against the effects of reverse sensitivity. Further to this, we are concerned around the long term maintenance of such planting buffers as part of a covenant proposal. In summary, and preferred method for dealing with conflict between the urban/rural interface is to provide appropriate buffers through greater distance, preferrable 30m, rather than relying on no complaints covenants and planting which in some circumstances have limited effect, and may put at risk future rural uses for neighbouring sites.

Shaggy Range Access

While we understand this is partly outside the control of the applicant, we would strongly encourage continued discussions with adjoining land owners in regards to providing linkages through this access. Even the opportunity to provide walking/cycling linkages through this access would help prevent there being an isolated pocket of land to the south that does not relate to the remainder of the development. We wonder if the applicant could provide an option which provides a future proof concept which may allow for such a link in the future, on the premise that situations may change once development occurs across the early stages.

Soils assessment on highly productive land

We have a number of concerns with the soils assessment, particularly how the development is assessed against Section 3.10 of the HPL.

The assessment has relied heavily on the inability to access water over the next 30 years. While this may currently be the case, we are concerned regarding the authors extrapolation of this out to the 30 year period. We also do not consider that the lack of a water consent automatically removes the long term productivity of the land. Further to this, the author discusses the removal of only a small part of the HPL land as their reasoning under 3.10(1)(b), which we do not consider is aligned with the considerations under Section 3. Finally in relation to reverse sensitivity above, we continue to have concerns about the impact reduced setbacks would have on neighbouring production activities.

We would anticipate an expert panel would request greater clarity on this assessment but would note this is something we may raise further with experts if required.

Regards

[redacted]
Team Leader Environmental Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Tuesday, 24 June 2025 11:28 am
To: [redacted]
Cc: [redacted]
Subject: Response to current information
Attachments: Comments on CDL reports; RE: P24-244 - Arataki FT Project - Files Issued - Draft Expert Reports 12/6/25; Response to CDL/Woods

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [redacted]

Please find the collated responses from Myself, [redacted] and [redacted] Parks have informed that they have no additional comments to provide than what was sent previously.

Regards

[redacted]
Team Leader Environmental Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Tuesday, 24 June 2025 8:16 am
To: [redacted]
Cc:
Subject: RE: P24-244 - Arataki FT Project - Files Issued - Draft Expert Reports 12/6/25

Morning [redacted]

Yes, we will have some comments to you this morning, just following up with the open spaces team on their stuff, it will be relatively light from Consents, Policy and infrastructure.

Also do you have an eta on the conditions?

Cheers

[redacted]
Team Leader Environmental Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]woods.co.nz>
Sent: Tuesday, 24 June 2025 8:03 AM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>
Subject: RE: P24-244 - Arataki FT Project - Files Issued - Draft Expert Reports 12/6/25

Mōrena [redacted]

I'm following up on the below email to see if we are to expect any further feedback from the council teams on the project? Look forward to hearing from you.

Kind regards,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

Warkworth | Auckland | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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From: [redacted] <[redacted]woods.co.nz>
Sent: Thursday, 12 June 2025 10:06 am
To: [redacted]hdc.govt.nz
Cc: [redacted] <[redacted]woods.co.nz>
Subject: P24-244 - Arataki FT Project - Files Issued - Draft Expert Reports 12/6/25

Kia ora [redacted]

Thanks for your patience waiting on the last of the technical reports for review. Please find attached draft documents on a without prejudice basis for your officers consideration and feedback here:
Click here

- Infrastructure Report
- Stormwater Management Plan
- Ecology Assessment

I have also included a copy of the last issue civil drawings to assist with reviewing the technical reports. Please note that some of the technical manuals have not been included with the draft SMP as they are still being drafted, but their omission shouldn't impact a high-level review of the SMP at this stage.

To assist in tracking feedback received to date, I have prepared the **table below**. Could you please provide an update for any items where a response to the draft documents has not yet been received? I've included a column to the left if its easier for you to jot some quick replies back into here:

Report	Council feedback received	Woods Comments	HDC Update
Acoustic Report	No	Will there be any feedback?	
Archaeology & Heritage	No	Will there be any feedback?	
Civil Design	Yes	n/a	n/a
Infrastructure Report	*[report issued today]		n/a
Contamination	No	Will there be any feedback?	
Ecology	*[report issued today]		n/a
Economics	**	Our legal team is reviewing this report. Would you like to see this prior to lodgement?	

Geotech	No	Will there be any feedback?	
Landscape Architecture	Yes	n/a	n/a
Landscape Visual	Yes	No specific feedback provided to Landscape Visual Assessment report. Can we assume that comments from Parks to overall project are sufficient?	
Soils Assessment	No	Will there be any feedback?	
Survey	No	Will there be any feedback?	
Transport	Yes	n/a	n/a
Urban Design	Yes - High level feedback provided at meeting.	Will council review the **urban design assessment** and provide feedback prior to lodgement? We were keen to understand if HDC felt any other strategic documents required assessment from your perspective / any gaps in the analysis that you would like addressed?	
Stormwater	*[report issued today]		n/a
Planning	Yes - High level feedback provided at meeting.	Conditions to be provided next week for consideration ahead of lodgement.	n/a

We are now nearing the end of the consultation phase with stakeholders and neighbours and have a clear view of where the Project is likely to land as a final application. We are aiming to lodge the application in the **week of 14 July**. Would it be possible to receive **final high-level comments from your team by Monday 23 June**? This would allow us sufficient time to consider any critical feedback and reflect this appropriately in the final reporting. I'd be happy to discuss this timeframe with you if needed.

Thanks again for your ongoing collaboration and for facilitating communications with your wider team. Its much appreciate at my end!

Kind regards,

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]
Warkworth | **Auckland** | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Monday, 23 June 2025 10:57 am
To: [redacted]
Subject: Comments on CDL reports

Hi [redacted]

Here are my comments on the urban design assessment:

- Correction page 8 of report - PC5 implemented a new Medium Density Residential Zone within a 400m walkable catchment area of the Hastings CBD and Havelock North and Flaxmere town centres. This zone **does not** include all the national medium density residential standards. There are some standards that may be the same but predominantly it has standards that are appropriate for Hastings and its provincial setting.

- Fencing or the treatment of the boundaries of lots that adjoin the reserve / stormwater detention area need to comply with standard in the Brookvale Structure plan area in terms of the treatment of boundaries adjoining reserves see below:

  8.2.5K.4 Fencing Brookvale Structure Plan Area

  Where sites adjoin any Reserve (including the Crombie Drainage Reserve, the Reserve in Area A and that in Area B shown on the Structure Plan in Appendix 13B, Figure 1), the boundaries that adjoin it shall be unfenced, or fences on or within 3m of that boundary (excluding side boundary fences) shall have a maximum height of 0.5m, or have fencing that is able to be seen through in the manner of a picket, trellis, wire mesh or steel pool fence construction with a maximum height of 1.8 metres.

- In terms of the locations of the smaller lots, I would have liked to have seen these clustered on the edge of the reserve / stormwater detention area so that these smaller sizes would get the most benefit from the additional outlook of and access to the reserve space. Many of these smaller sites are clustered at the opposite end of the development furthest from this passive recreation space.

- Good to see larger lots along the Arataki Road frontage and edge of development site with smaller lots clustered in behind and away from the edge boundaries with the plains production zone.

- I am comfortable with the Arataki Residential Design Framework Standards for type 1 and 2 lots outlined in the urban design report. The type 1 lot standards are similar to the HN General Residential zone and type 2 aligned with the MDRZ provisions that are applicable to comprehensive residential development sites (minimum of 250m2) in new urban development areas.

Have Woods provided us with a set of draft conditions? Or is that still to come?

I will have a look at the Landscape and HPL assessments now

[redacted]
Environmental Policy Manager

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Tuesday, 17 June 2025 2:15 pm
To: [redacted]
Cc:
Subject: RE: P24-244 - Arataki FT Project - Files Issued - Draft Expert Reports 12/6/25

Hi All,

I've had a look over the latest reports for infrastructure and stormwater and at this stage I have no further comments that can't be addressed down the track.

Hi [redacted]

Not sure if you have had a chance to have a look over the sw modelling report (flood risk assessment), but there will be some internal flooding of roads in the 100-year event that represent a H2 hazard rating as per the Australian Rainfall Runoff Manual 2016. Our ECoP only has parameters up to the 50-year event. Let me know if you want to discuss mate.

Regards,

[redacted]
3 Waters Growth & Development Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted] | **Wāea Pūkoro/Mobile** [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Thursday, 12 June 2025 10:40 AM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: FW: P24-244 - Arataki FT Project - Files Issued - Draft Expert Reports 12/6/25

Hi all

Latest round of reports for Arataki Extn, and where Woods are hoping for feedback from us.

Thanks

[redacted]
Team Leader Environmental Policy

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand



From: [redacted] <[redacted]woods.co.nz>
Sent: Thursday, 12 June 2025 10:06 AM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>
Subject: P24-244 - Arataki FT Project - Files Issued - Draft Expert Reports 12/6/25

Kia ora [redacted]

Thanks for your patience waiting on the last of the technical reports for review. Please find attached draft documents on a without prejudice basis for your officers consideration and feedback here:
Click here

- Infrastructure Report
- Stormwater Management Plan
- Ecology Assessment

I have also included a copy of the last issue civil drawings to assist with reviewing the technical reports. Please note that some of the technical manuals have not been included with the draft SMP as they are still being drafted, but their omission shouldn't impact a high-level review of the SMP at this stage.

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Contamination	No	Will there be any feedback?	

Ecology	*[report issued today]		n/a
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Transport	Yes	n/a	n/a
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Stormwater	*[report issued today]		n/a
Planning	Yes - High level feedback provided at meeting.	Conditions to be provided next week for consideration ahead of lodgement.	n/a

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Thanks again for your ongoing collaboration and for facilitating communications with your wider team. Its much appreciate at my end!

Kind regards,

[redacted]

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design

[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Thursday, 12 June 2025 2:34 pm
To: [redacted]
Cc: [redacted]
Subject: RE: P24-244 - Arataki FT Project - Files Issued - Draft Expert Reports 12/6/25

Kia ora [redacted]

Thanks for sending this through. I will endeavour to get answers to the questions posed below regarding feedback early next week, with intention to getting any actual feedback to you prior to the 23rd.

Regards

[redacted]
Team Leader Environmental Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
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Private Bag 9002, Hastings 4156, New Zealand



From: [redacted] <[redacted]woods.co.nz>
Sent: Thursday, 12 June 2025 10:06 AM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>
Subject: P24-244 - Arataki FT Project - Files Issued - Draft Expert Reports 12/6/25

Kia ora [redacted]

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Stormwater	*[report issued today]		n/a

Planning	Yes - High level feedback provided at meeting.	Conditions to be provided next week for consideration ahead of lodgement.	n/a

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Thanks again for your ongoing collaboration and for facilitating communications with your wider team. Its much appreciate at my end!

Kind regards,

[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design

[redacted]

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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Tuesday, 10 June 2025 7:53 am
To: [redacted] [redacted]
Subject: RE: P24-244 - Arataki FT Project - Iwi / Hapu management plans

Kia ora [redacted]

Many thanks for touching base – there is only one other EMP to consider which is Operation Pātiki for the Ngaruroro river:

https://www.hbrc.govt.nz/assets/Document-Library/Plans/Iwi-Hapu-Management-plans/20130204-Ngati-Hori-Management-Plan-4-Dec-12.pdf

Ngā mihi
[redacted]

From: [redacted] <[redacted]woods.co.nz>
Sent: Monday, 9 June 2025 3:50 PM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: P24-244 - Arataki FT Project - Iwi / Hapu management plans

Kia ora [redacted] and [redacted]

Hope you are both well. We at the crunch part of the Arataki Project – heads down writing phase. We want to ensure we are addressing the correct management plans in our application. Are you able to confirm that these are the correct documents we should have due regard to our in our assessment? We have ascertained these from the Council GIS, but wanted to double check with you that we are on the right track here:

Planning Documents Recognised by a Relevant Iwi Authority

Name	Document Title	Scope
Ngati Kahungnu Iwi Incorporated	Kahungunu ki Uta, Kahhungunu ki Tai	Iwi Management Plan
Te Taiwhenua o Heretaunga	Mana Ake	Hapu Management Plan
Nga Hapu o Tutaekuri	Tutaekuri Awa Management and Enhancement Plan	Hapu Management Plan

Please let us know if we are missing any relevant documents. Thanks for your assistance.

Ngā mihi,
[redacted]

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]
Warkworth | **Auckland** | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Thursday, 5 June 2025 5:09 pm
To: [redacted]
Cc: [redacted]
Subject: RE: #P24-244 - Arataki FT Project - Draft Urban Design assessment

Thanks [redacted]

No problems with the delay, understand how these things go.

Regards

[redacted]
Team Leader Environmental Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand



From: [redacted] <[redacted]woods.co.nz>
Sent: Thursday, 5 June 2025 5:04 PM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]urbanacumen.co.nz>; [redacted] <[redacted]cdli.co.nz>
Subject: #P24-244 - Arataki FT Project - Draft Urban Design assessment

Good afternoon [redacted] and [redacted]

Please visit this link: Click here to access the draft Urban Design report for the Arataki Project on a without prejudice basis. Look forward to any feedback your team may have on this document.

[redacted] – as an FYI the final technical reports are going through QA this week. The Infrastructure Report and SW Assessment will be with your team next week. Thanks for your patience as I know this is later than what we had indicated in earlier correspondence.

Kind regards,
[redacted]

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]
Warkworth | **Auckland** | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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Please consider the environment before printing this e-mail

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Thursday, 15 May 2025 11:57 am
To: [redacted]
Subject: FW: P24-244 - Arataki FT Project - HDC Stakeholder Engagement

[redacted]
Team Leader Environmental Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand



From: [redacted] <[redacted]hdc.govt.nz>
Sent: Thursday, 15 May 2025 11:08 AM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: RE: P24-244 - Arataki FT Project - HDC Stakeholder Engagement

[redacted]

Most things have been covered from the Transportation side of things.

Certainly the streetlighting design will dictate where the street trees should be placed. In terms of the JOALs, I note that while they are private, the layouts lend themselves to wider public access. Accordingly, streetlighting similar to that used for the public pedestrian links is to be used rather than bollard lighting.

Happy to answer any queries re the above.

Regards.
[redacted]

[redacted]
Transportation Policy & Planning Manager

Wāea/Phone [redacted] / Mobile 027 235 0534
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Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Monday, 12 May 2025 8:37 AM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: RE: P24-244 - Arataki FT Project - HDC Stakeholder Engagement

Hi all

Sorry, I have been waylaid with FDS matters. But is anybody intending to provide additional comments to Woods regarding the Fast Track consent? Are we wanting a 30 min meeting to align a response, or are we happy to just send through specific comments to me and I will collate them and send them through?

Cheers

[redacted]
Team Leader Environmental Policy

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted]
Sent: Friday, 2 May 2025 4:34 PM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>
Subject: FW: P24-244 - Arataki FT Project - HDC Stakeholder Engagement

Hi all

Please see attached the agenda and concept drawings from Woods regarding Arataki Extension for our meeting on Tuesday.

Let me know if you have any questions prior to the meeting and I'll pass them on.

Regards

[redacted]
Senior Environmental Planner - Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted] hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted] woods.co.nz>
Sent: Friday, 2 May 2025 9:59 AM
To: [redacted] <[redacted] hdc.govt.nz>
Cc: [redacted] <[redacted] woods.co.nz>; [redacted] <[redacted] woods.co.nz>; [redacted] <[redacted] woods.co.nz>; [redacted] <[redacted] cdli.co.nz>; [redacted] <[redacted] woods.co.nz>
Subject: P24-244 - Arataki FT Project - HDC Stakeholder Engagement

Kia ora [redacted]

Ahead of our meeting next Tuesday, we provide the following information for review on a without prejudice basis:

- Meeting agenda attached
- Draft civil drawing set for discussion Click here
- Draft landscape concept drawings for discussion Click here

We hope providing this documentation ahead of the meeting will enable us to have a robust conversation on the day. We will also have a short powerpoint presentation to take you through before getting into the nuts and bolts of the proposal. Could you please distribute this to the relevant officers attending the meeting?

If you have any questions between now and Tuesday, please don't hesitate to get in touch with myself or [redacted]

Many thanks,
[redacted]

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design

[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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Please consider the environment before printing this e-mail

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Wednesday, 14 May 2025 2:38 pm
To: [redacted]
Subject: FW: P24-244 - Arataki FT Project - HDC Stakeholder Engagement

Below are [redacted] comments on behalf of Parks

[redacted]
Team Leader Environmental Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
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Private Bag 9002, Hastings 4156, New Zealand



From: [redacted] <[redacted]hdc.govt.nz>
Sent: Tuesday, 13 May 2025 12:09 PM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: RE: P24-244 - Arataki FT Project - HDC Stakeholder Engagement

Hi [redacted]

Thank you for the opportunity to provide feedback on the proposed residential development at Arataki, Havelock North, which in time is to be lodged under the Fast Track legislation. Can you please send the open spaces planning comments on our behalf as part of Councils wider comments, or I can send to Woods separately. Please advise preference.

The following comments are initial, provided on a without prejudice basis by the Open Spaces Planning Team, and follow on from feedback submitted by [redacted] on 16 February. This feedback is based on the following updated documents :

- Draft Landscape Concept Drawings (for discussion)
- Draft Civil Drawing Set (for discussion)

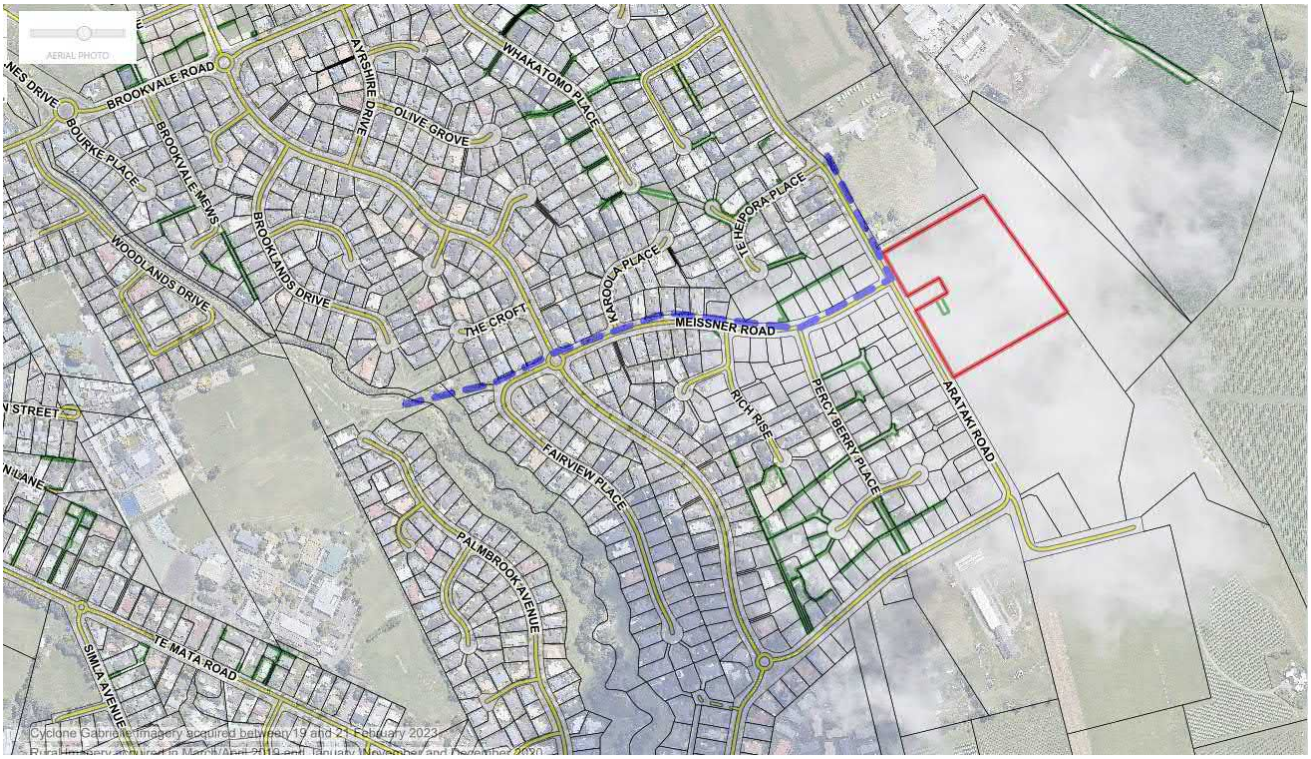
Permanent Dry Basin

- The proposed dry basin is appropriately sized to support both its primary stormwater function and recreational use. While the location offers some connectivity, there is room for enhancement. We continue to support the position that a formal playground is not necessary within the development area; however, we do support other forms of play provision, which are outlined in more detail below.
- The single larger reserve option shown on the revised plan is supported as provides a more useable space, but we would like to see further thought given to :
    - The removal of Lots 1, 2, and 3 to enhance the reserves street presence along Arataki Road (giving the reserve wide dual frontages); and
    - The connectivity (walkway) through to Brookvale Road retained (as shown on the original concept).



Play Provision / Play Along the Way

- Could there be an opportunity to incorporate informal play elements into the central JOAL space, given its intended purpose as a gathering area with seating? Options such as a built-in table tennis or chess table, or even a small handball or concrete play area, could help activate the space and provide appeal across a range of age groups.
- What is the rationale to the placement of the play along the way features and is there an overarching theme or cohesive element to these? Rather than identifying concepts and locations now, look to show a play along the way route with type and placement to be dealt with in consultation with the Transportation Planning and Policy Manager ([redacted] and Open Spaces Planning Manager.
    - This route and features could be extended, given the proximity to three schools (Havelock North High School, Te Mata Primary, and Havelock North Intermediate), and the connection along Meissner Road (highlighted in blue below) :



Fencing

- Open Spaces Team support the proposed visually permeable fencing along reserve edges as shown in the Landscape Concept Drawings.

Tree Management Assessment

- Option 1 is not supported. While Options 2 and 3 both have merit, the Open Spaces Planning Team currently prefers Option 3 (noting assessment needed as per below), as it offers greater benefits in terms of amenity, shade provision, and reduced maintenance costs. Full removal also allows for a more cohesive replanting strategy aligned with the wider landscape vision.
- As previously stated :
    - Council does not currently intend to remove these trees, as they form a rural–urban interface.
    - If development occurs outside of our planned growth sequence and a change in landscape character justifies removal, an arborist assessment must be submitted as part of the technical reporting for detailed evaluation including against Council's tree removal policy and the Reserves Act.
    - Any future planting within this strip should prioritise native species. We would like to see a concept plan for this strip including planting intent to satisfactorily assess and give comments.
- Regarding habitats and the suggestion of bats. As we understand it there have been no recent records of bats in the Havelock Hills, and most of the trees on site have been coppiced, meaning they haven't matured enough to develop the bark features and hollows typically used by bats. The open spaces team suggest contacting [redacted] at the Conservation Company, who is a local bat expert to help inform the ecological assessment for the project.
- We will need to see an ecological assessment for the site / proposal including retention of any existing trees and plants and any habitat loss including for nectar feeding birds.

Please let us know if further clarification is required.

Kind regards

[redacted]
Public Spaces Policy Planner

Wāea/Phone [redacted] | **Wāea Pūkoro/Mobile** [redacted]
Īmēra/Email [redacted] hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand
Work Hours Mon-Thur 8.30am to 5pm



From: [redacted] <[redacted] hdc.govt.nz>
Sent: Monday, 12 May 2025 3:23 PM
To: [redacted] <[redacted] hdc.govt.nz>; [redacted] <[redacted] hdc.govt.nz>; [redacted] <[redacted] hdc.govt.nz>; [redacted] <[redacted] hdc.govt.nz>; [redacted] <[redacted] hdc.govt.nz>; [redacted] <[redacted] hdc.govt.nz>; [redacted] <[redacted] hdc.govt.nz>; [redacted] <[redacted] hdc.govt.nz>; [redacted] <[redacted] hdc.govt.nz>; [redacted] <[redacted] hdc.govt.nz>
Cc: [redacted] <[redacted] hdc.govt.nz>; [redacted] <[redacted] hdc.govt.nz>; [redacted] <[redacted] hdc.govt.nz>
Subject: RE: P24-244 - Arataki FT Project - HDC Stakeholder Engagement

Hi [redacted]

No major concerns with 3 waters.
In terms of the servicing, most of it is there.

The only outstanding item is external stormwater, which is:

1. Closing off the Arataki roadside swale – effects on properties along the Arataki Road. Considering they will reduce Arataki Catchment,
2. Discharge to Crombie drain tributary – how will this affect downstream properties is this something they will need to address? The wider catchment issue will be left to HBRC

For both of the above items, they mentioned flood reports, which are still to be produced.

Wastewater
Internal - capacity checks and grades within the development are good (above 1%). A couple of internal drops, but nothing concerning.
External – capacity sorted

Water
Internal – straightforward
External – sufficient capacity.

Stormwater
Internal – it is looking good; most of the development is utilising the internal sw pond. They are proposing a low-maintenance sediment separator prior to the pond. This looks acceptable

Pond – from Engineering, straightforward. Parks and Reserves might have some comments regarding general use of the area, but I'm glad they have considered maintenance and looks acceptable.

Happy to answer any question if you have.

Regards

[redacted]

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Please consider the environment before printing this e-mail

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Wednesday, 14 May 2025 2:37 pm
To: [redacted]
Subject: FW: P24-244 - Arataki FT Project - HDC Stakeholder Engagement

Hi [redacted]

I was planning to do a bit more with the feedback on the proposal, but have had no opportunity this week, so am just forwarding emails individually. I need to follow up with [redacted] whether there are any comments planned from Policy.

I will have a look through your meeting notes, but probably not today.

See [redacted] comments below

Cheers

[redacted]
Team Leader Environmental Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
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Private Bag 9002, Hastings 4156, New Zealand



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Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
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Happy to answer any question if you have.

Regards
[redacted]

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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Tuesday, 6 May 2025 3:16 pm
To: [redacted]
Subject: Arataki Project

Good afternoon [redacted]

Lovely to meet you this morning. Just in terms of the standard reverse sensitivity consent notice – below is the standard wording we usually use:

This property is located in a productive rural area where agricultural management practices such as agrochemical spraying, use of farm machinery, the operation of bird scarers and other similar activities may occur.

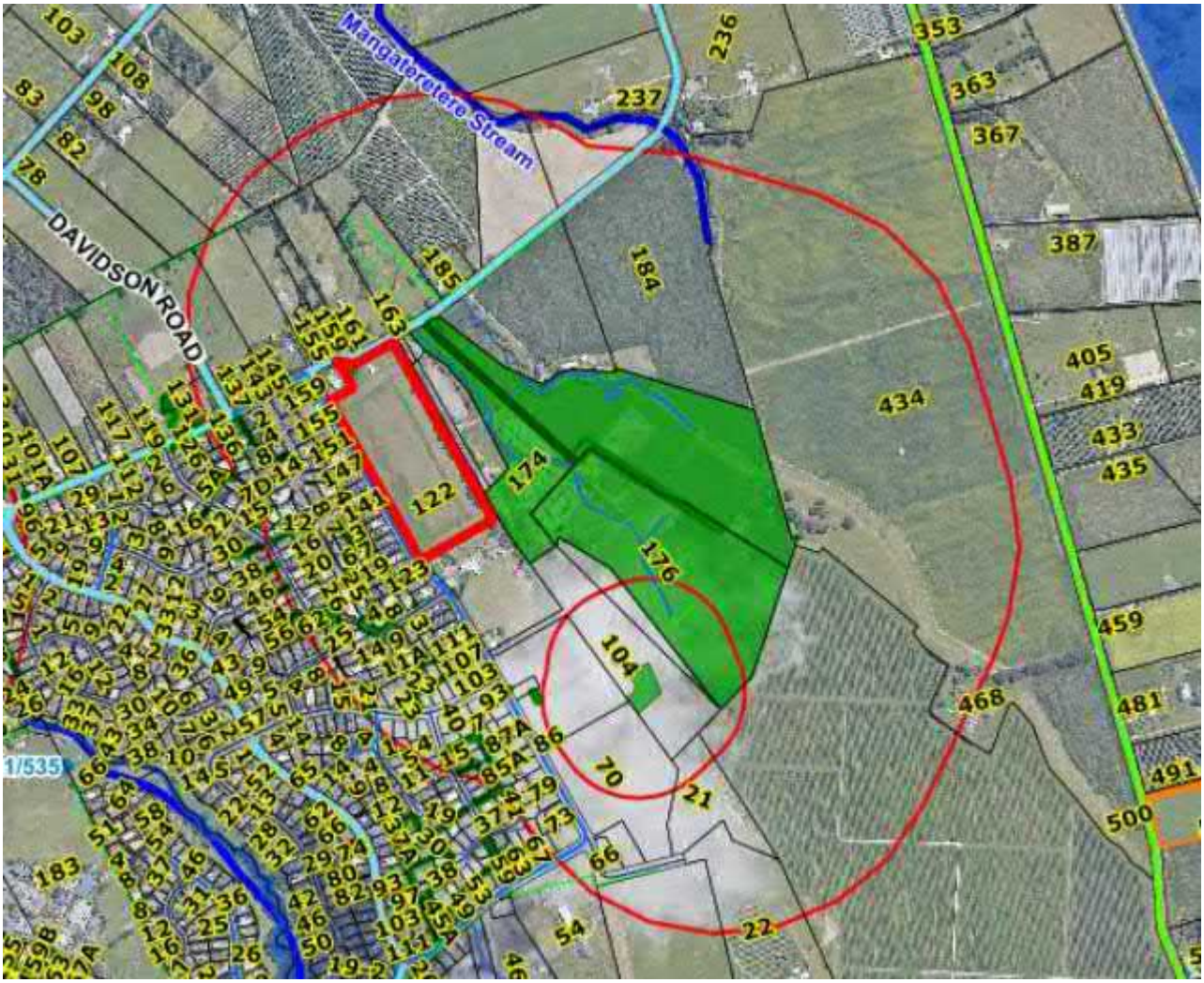
Where landuse activities in the surrounding area are carried out in accordance with the relevant District Plan requirements, the property owner, or their successor in title shall not:

Bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the use of that land; or

- ***Make nor lodge; nor***
- ***Be party to; nor***
- ***Finance nor contribute to the cost of;***

Any application, proceeding or appeal (either pursuant to the Resource Management Act 1991 or otherwise) designed or intended to limit, prohibit or restrict the continuation of the operations of any rural activity on surrounding land, including without limitation any action to require the surrounding landowners/occupiers to modify the rural operations carried out on their land.

In terms of the rule regarding new residential activities within IRPs (Intensive Rural Production) – please see the below map (IRP sites in Green with the red circles) and rules below:



PP29	Any new residential building or building being part of a marae, place of assembl intensive rural production activity involving buildings housing animals reared inte
PP30	Any new residential building or building being part of a marae, place of assembl intensive rural production activity involving organic matter and effluent storage, t

Let me know if you need anything else

[redacted]
Environmental Planner - Consents

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted] hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
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To	From
Hastings District Council	*Woods*
[redacted]	[redacted] *– Senior Associate Planner*
For distribution to meeting attendees	*W-REF: P24-244*
	1 May 2025

Meeting Agenda - 6/05/2025

Arataki / Havelock North

Location	HDC Offices			
Time & Date	10:00am	6/05/2025	**Taken by**	[redacted]
Attendees	**Initials**	**Name**		**Company / Position**
	Heretaunga Hastings District Council			
	CSco	[redacted]		HDC / Policy
	RO	[redacted]		HDC / Strategy
	ASum	[redacted]		HDC / Policy
	ASan	[redacted]		HDC / Parks
	PH	[redacted]		HDC / Pou Ahurea
	CR	[redacted]		HDC / Pou Ahurea
	AM	[redacted]		HDC / Civil Engineer
	KN	[redacted]		HDC / 3 Waters
	BC	[redacted]		HDC / Transport
	CSut	[redacted]		HDC / Consents
	DB	[redacted]		HDC / Consents
	CDL Team			
	JB	[redacted]		CDL / General Manager
	BO	[redacted]		Woods / Civil Engineer
	BP	[redacted]		Woods/ Stormwater Engineer
	EH	[redacted]		Woods / Project Lead
	JS	[redacted]		Woods / Planner

AGENDA

1. Introductions

2. Project Overview

- PowerPoint presentation of the project covering:
  - Background
  - Site Context
  - Proposal
  - Consent matters

- Expert input
- Stakeholder engagement

3. EPA Pre Application Meeting

- Process
- Timeframes
- Council engagement

4. Civil & Landscape Design

- Overview of civil design (landform, dry basin, sediment ponds, road typologies, Arataki Rd modifications, servicing and reticulation)
- Transport strategy
- Stormwater strategy
- Landscape strategy and design
- Vesting of assets

5. Planning

- Residential Design Framework approach
- Consent conditions

6. Other Disciplines

- Ecology Assessment approach
- Landscape Visual Assessment findings
- Acoustic reporting
- Contamination
- Geotech findings
- Heritage / archaeology approach
- LUC 3 Soils
- Survey

7. Council Reserve Strip

- Arborist report findings

8. Next Steps

- Council feedback on draft application documentation
- Consultation with neighbours
- Ongoing engagement with mana whenua
- Timing of application lodgement with EPA

9. Any Other Business

- Opportunity to raise any other matters

10. Meeting Close



WOODS
Est.1970

Arataki Project

Substantive Application - Fast-track Approvals Act 2024

6 May 2025



Project Context

Schedule 2 Listed Project

- **Authorised Person:** CDL Land New Zealand Limited
- **Project Name:** Arataki
- **Project Description:** Subdivide land and develop approximately 150 to 200 residential allotments
- **Approximate Geographical Location:** 11 hectares at 86, 108, and 122 Arataki Road, Havelock North, Hastings, Hawkes Bay

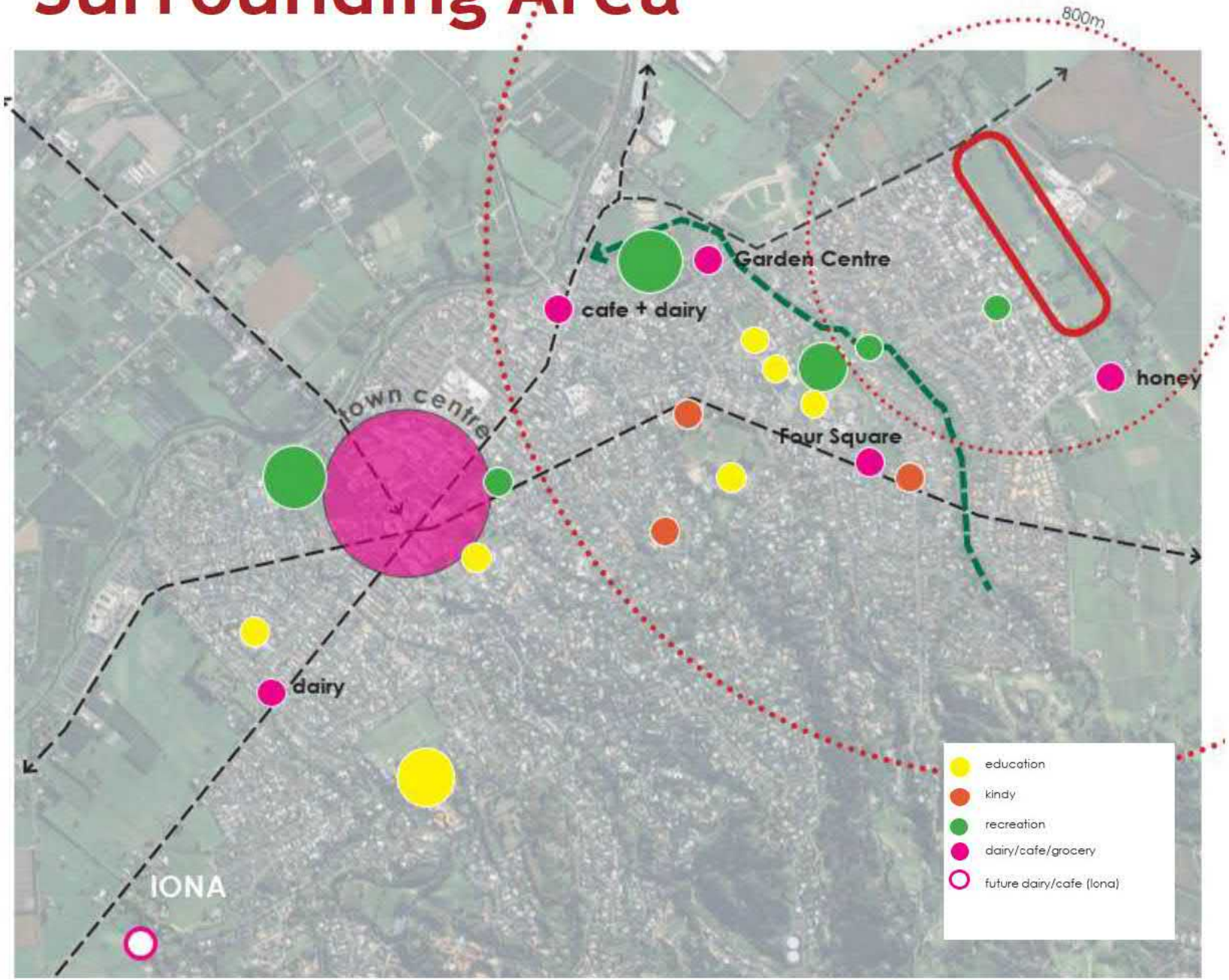


Site Context

- Location: 86, 108 and 122 Arataki Road, Havelock North
- Developer: CDL Land New Zealand Limited
- Lead consultants: Woods
- Area: ~11ha
- Yield: ~171 houses
- Average lot size: 450m^2
- Currently zoned Plains Production
- Identified for urban development within HPUDS and Draft FDS

WOODS
EST.1970

Surrounding Area



WOODS
Est.1970

Adjacent Landowners



WOODS
Est.1970

Site Photos



Site Appraisal Photograph A: Photograph taken from the northeastern corner of Paddock A, looking in a southerly direction.

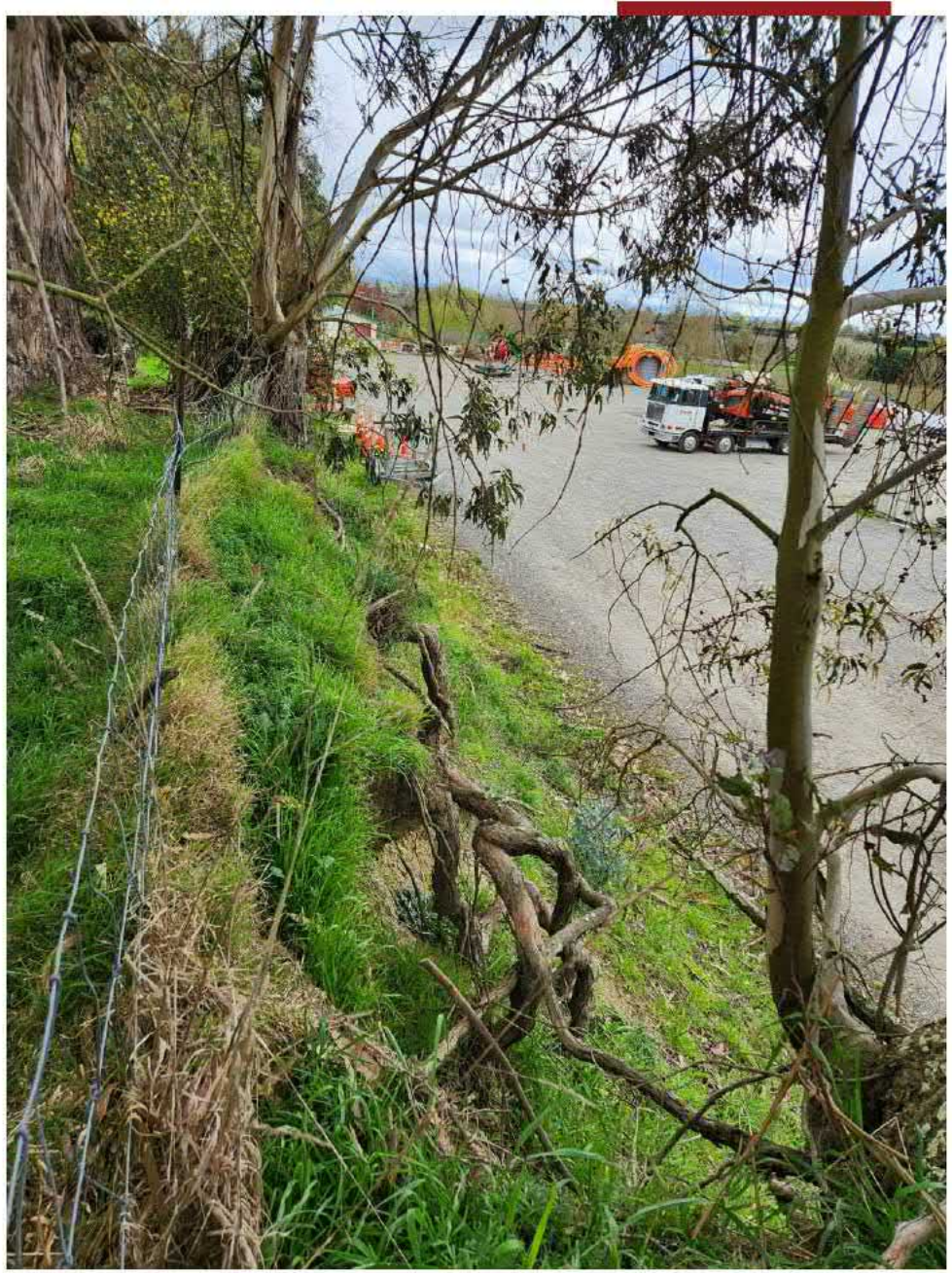


Site Appraisal Photograph B: Photograph taken from the northwestern corner of Paddock A, looking in a southeasterly direction.

WOODS
EST.1970



Interface with Brookvale Business Hub / Plains Production Zone





Arataki Road – looking south to distant views of Te Mata Peak



WOODS
Est.1970

Proposal



WOODS
Est.1970

CONCEPT PLAN

Scope of Substantive Application

Phase 1:

- The first phase will realise the residential subdivision of the land and will be delivered by CDL.
- The residential subdivision and bulk earthworks phase will create 171 residential lots (average lot size 450m^2), a drainage reserve to vest, roads to vest, accessways to vest, JOALs, bulk earthworks landform modification, infrastructure provision, buffer planting and external boundary fencing.

Phase 2:

- The second phase of development will deliver the residential built form in accordance with the planning design framework established for the site.
- This phase of development will be delivered by CDL's build partners and will involve house construction on individual lots and include vehicle access, parking, landscaping and fencing.



REVISION DETAILS		INT	DATE
1	ISSUED FOR DISCUSSION	TB	APR 2025

SURVEYED	WOODS
DESIGNED	AB
DRAWN	TB
CHECKED	BLO
APPROVED	BF

BUILDING B, LEVEL 1
8 NUGENT ST, GRAFTON,
AUCKLAND 1023
+64 9 308 9229
WOODS.CO.NZ

CDL LAND NEW ZEALAND LTD

ARATAKI DEVELOPMENT - HAVELOCK NORTH

ROAD PLAN

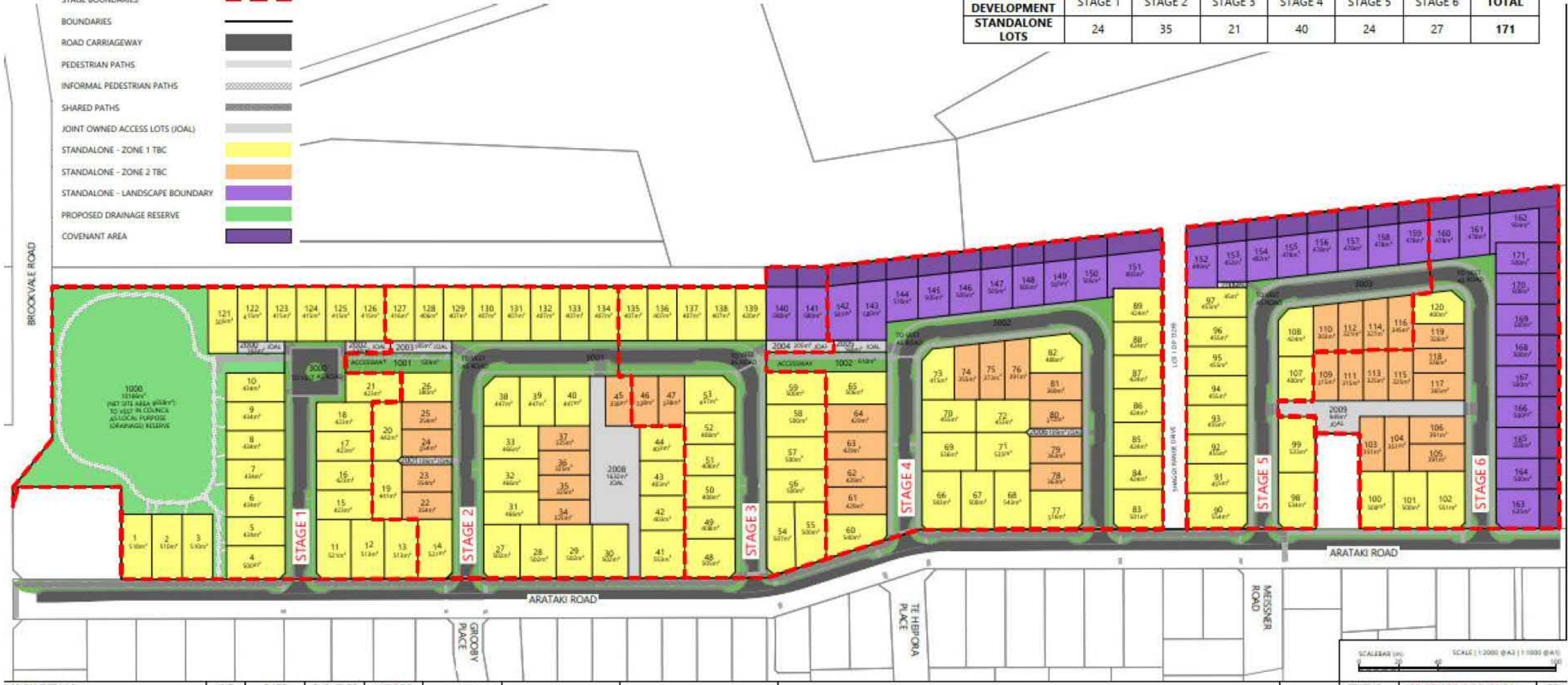
STATUS	ISSUED FOR DISCUSSION
SCALE	1:2000 @ A3
COUNCIL	HASTINGS DISTRICT COUNCIL
DWG NO	P24-244-00-2000-RD
REV	1

File: C:\12DS\DATA\WP-AKL-APP-02\P24-244 - ARATAKI - HAVELOCK NORTH_21690\02 DRAWINGS\01 ENG\P24-244-00-2000-RD_ROAD PLAN.DWG

LEGEND

- STAGE BOUNDARIES
- BOUNDARIES
- ROAD CARRIAGEWAY
- PEDESTRIAN PATHS
- INFORMAL PEDESTRIAN PATHS
- SHARED PATHS
- JOINT OWNED ACCESS LOTS (JOAL)
- STANDALONE - ZONE 1 TBC
- STANDALONE - ZONE 2 TBC
- STANDALONE - LANDSCAPE BOUNDARY
- PROPOSED DRAINAGE RESERVE
- COVENANT AREA

ARATAKI DEVELOPMENT	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	TOTAL
STANDALONE LOTS	24	35	21	40	24	27	171



VISION DETAILS	INT	DATE	SURVEYED	WOODS
ISSUED FOR DISCUSSION	BM	APR 2025	DESIGNED	AB
			DRAWN	BM
			CHECKED	BLO
			APPROVED	BF

BUILDING B, LEVEL 1
8 NUGENT ST, GRAFTON,
AUCKLAND 1023
+64 9 308 9229
WOODS.CO.NZ

CDL LAND NEW ZEALAND LTD

ARATAKI DEVELOPMENT - HAVELOCK NORTH

DEVELOPMENT CONTROL PLAN

STATUS	ISSUED FOR DISCUSSION	REV
SCALE	1:2000 @ A3	1
COUNCIL	HASTINGS DISTRICT COUNCIL	
DWG NO	P24-244-00-0100-GE	

PROPOSED DEVELOPMENT

DRAFT

LANDSCAPE MASTERPLAN



KEY FEATURES

1. STORMWATER RESERVE
2. LINK TO ARATAKI RD
3. CUL-DE-SAC COURTYARD
4. MID-BLOCK CROSSING
5. CENTRAL JOAL AND PRIVATE COMMUNAL SPACE
6. GREEN STREET WITH 'PLAY ALONG THE WAY'
7. TYPICAL JOAL WITH OPEN SPACE
8. EASTERN JOAL
9. BOUNDARY PLANTING
10. SHARED PATH CROSSING
11. POTENTIAL FUTURE BUS STOP

To be confirmed:
- Existing trees retained / removed from Arborist report
- Stormwater strategy for Arataki Rd (swales / treepits)

LEGEND

- EXISTING TREES RETAINED
- PROPOSED TREES
- TREES TO BE REMOVED
- PLANTING
- GRASS
- PLAY ALONG THE WAY
- CONCRETE
- HOGGIN
- ASPHALT
- INDICATIVE DRIVEWAY
- PROPOSED LIGHT POLES
- EXISTING LIGHT POLES
- SOLAR BOLLARDS (IN PRIVATE JOALS)
- SITE BOUNDARY

LANDSCAPE STRATEGY

STREET NETWORK

Streets follow a hierarchy of scale, with Arataki Rd the primary street, connections into the site as a secondary scale. Streets are described in more detail on the following page.

- ARATAKI RD
- GREEN STREET
- GREEN PEDESTRIAN LINK
- TYPICAL STREET
- JOAL 8m
- JOAL 6m (BESIDE STORMWATER RESERVE)
- JOAL 4m
- PAVED CUL-DE-SAC / COURTYARD
- CORNER THRESHOLD TREATMENT

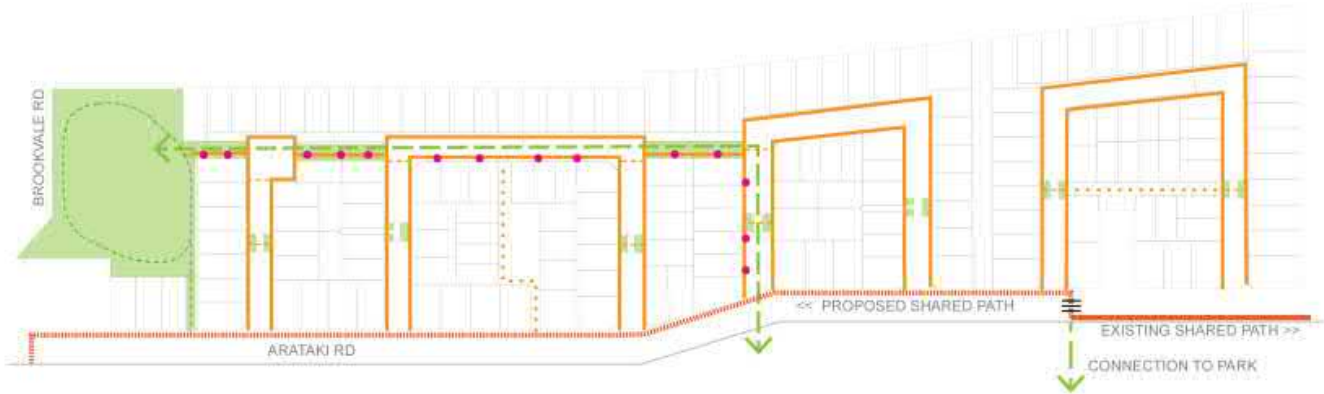


PEDESTRIAN NETWORK

There is a comprehensive network of pedestrian connections both within the site and at a number of locations along Arataki Rd to integrate with the adjacent community.

There is a 'green link' that connects the stormwater reserve to Meissner Reserve. This route features clusters of native trees, wide planted berms and 'play along the way' features such as artistic elements to discover, informal play opportunities and alternative playful routes for young people to interact with.

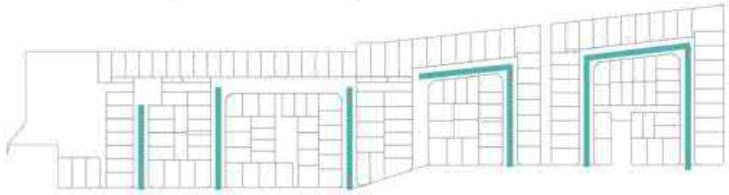
- FOOTPATHS
- PLAY ALONG THE WAY
- GREEN LINK WITH WIDER PLANTED BERMS
- RECREATIONAL PATHWAY
- INFORMAL CROSSING
- PLANTED BUILD-OUT
- PEDESTRIAN CROSSING
- PRIVATE FOOTPATH THROUGH JOAL
- OPEN SPACE AND PLANTED THRESHOLDS



NTS

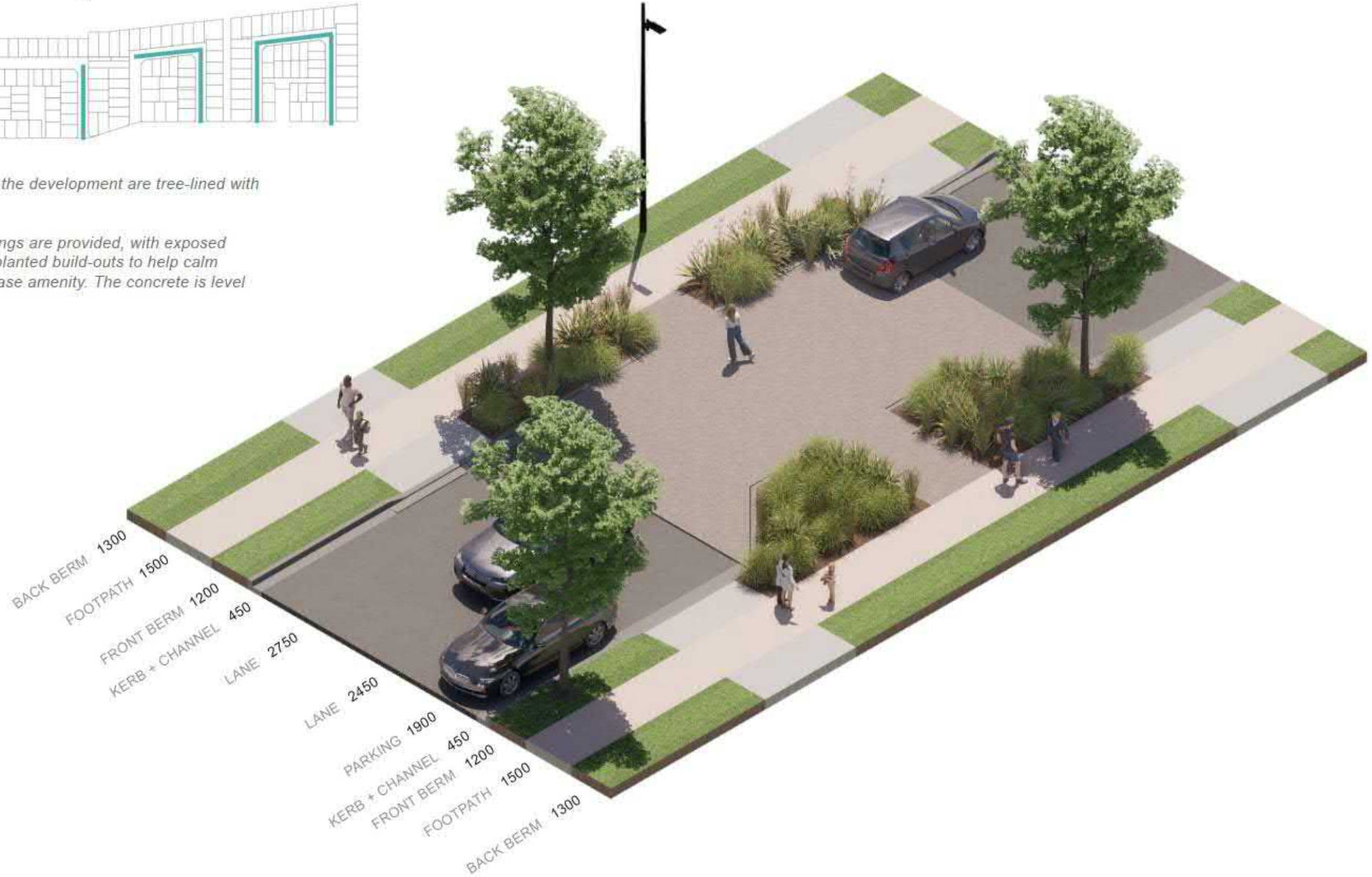
TYPICAL STREET - 16m

Refer to Cilvil drawings - Access Road Type 1



The typical streets within the development are tree-lined with a footpath to both sides.

Informal mid-block crossings are provided, with exposed aggregate concrete and planted build-outs to help calm vehicle speeds and increase amenity. The concrete is level with the road surface.



PROPOSED DEVELOPMENT

GREEN STREET - 18m

Refer to Civil drawings - Access Road Type 2



These wider streets form part of the green pedestrian link that connects through the development to the stormwater reserve. They feature a wide planted berm with 'play along the way' features that have a natural aesthetic. Berms are planted with clusters of native trees and swathes of low-growing native planting.



PROPOSED DEVELOPMENT

JOAL - 6m

(Refer to Civil drawings - JOAL Type 3)



The jointly owned access lots are 6m wide and are adjacent to a 10m wide council owned stormwater reserve to convey overland flow. This forms a wide, vegetated laneway.

As part of the 'play along the way' pedestrian link, playful features are integrated into the reserve, such as logs, hopscotch or artistic features to discover.



*FOOTPATH INCREASED WIDTH TO 2500 IN CONNECTION TO STORMWATER RESERVE FOR MAINTENANCE VEHICLE ACCESS

ARATAKI ROAD - SHARED PATH

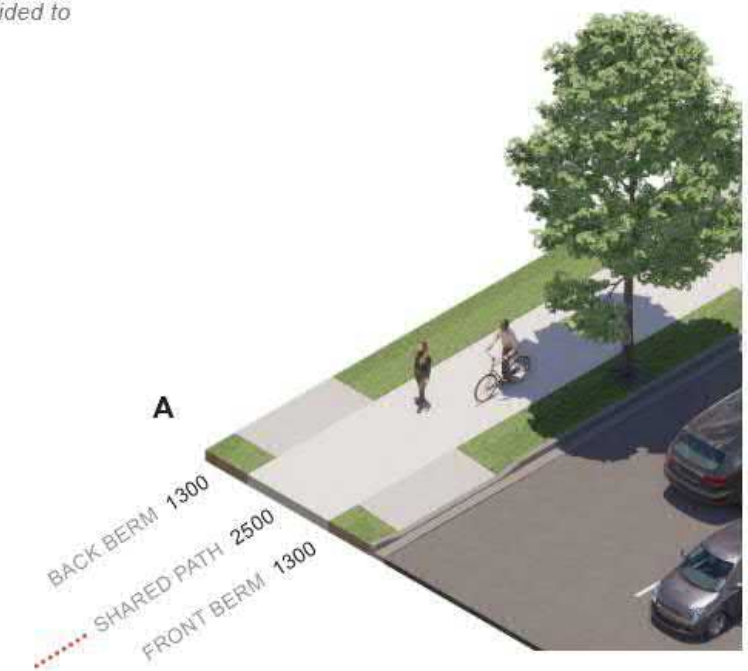
(Refer to Civil drawings - Arataki Road Sections 1-3)

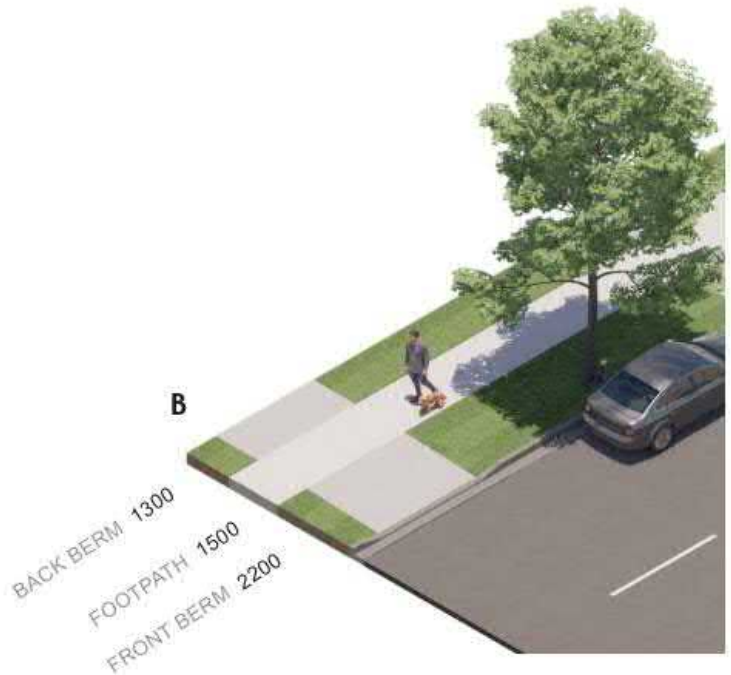


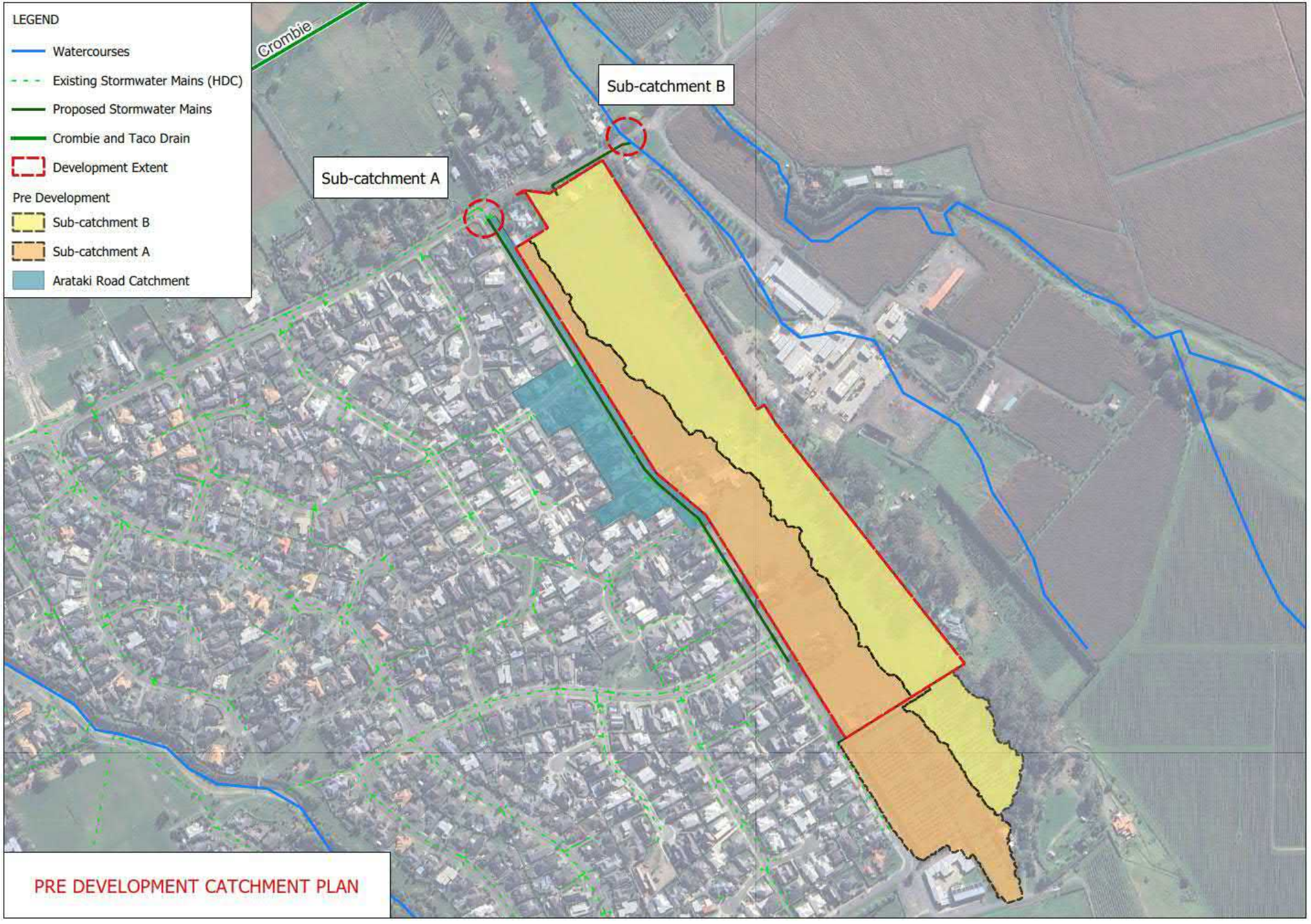
PROPOSED SHARED PATH

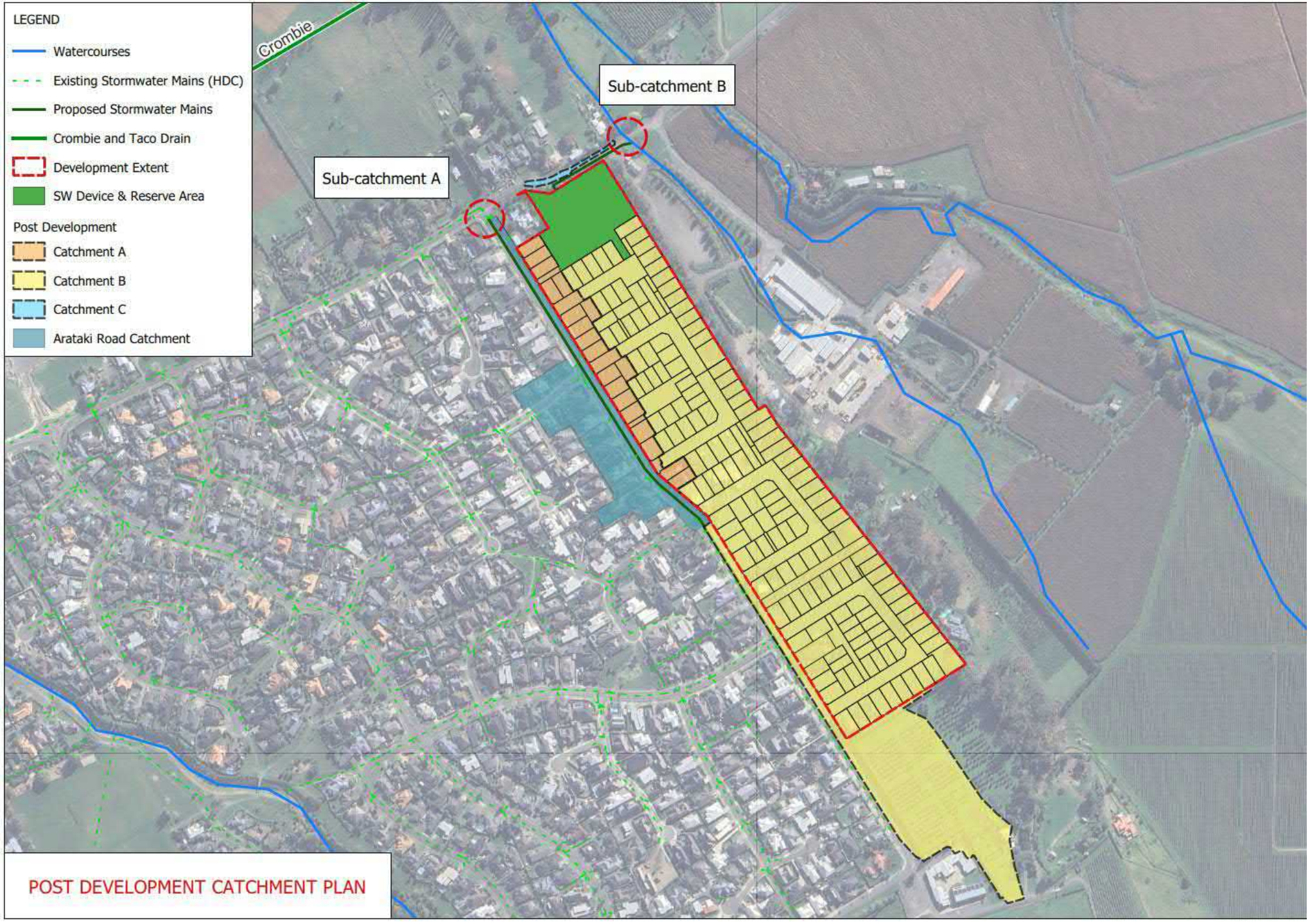
EXISTING SHARED PATH

The shared path is extended for the the length of Arataki Rd adjacent to the development. A formal crossing is provided to connect to the existing shared path across Arataki Rd.






LEGEND
Watercourses
Existing Stormwater Mains (HDC)
Proposed Stormwater Mains
Crombie and Taco Drain
Development Extent
Pre Development
Sub-catchment B
Sub-catchment A
Arataki Road Catchment
Crombie
Sub-catchment B
Sub-catchment A
PRE DEVELOPMENT CATCHMENT PLAN


LEGEND
Watercourses
Existing Stormwater Mains (HDC)
Proposed Stormwater Mains
Crombie and Taco Drain
Development Extent
SW Device & Reserve Area
Post Development
Catchment A
Catchment B
Catchment C
Arataki Road Catchment
Crombie
Sub-catchment A
Sub-catchment B
POST DEVELOPMENT CATCHMENT PLAN



REVISION DETAILS	INT	DATE		
1 ISSUED FOR DISCUSSION	AS	APR 2025	SURVEYED	WOODS
			DESIGNED	AS
			DRAWN	AS
			CHECKED	BLO
			APPROVED	BF

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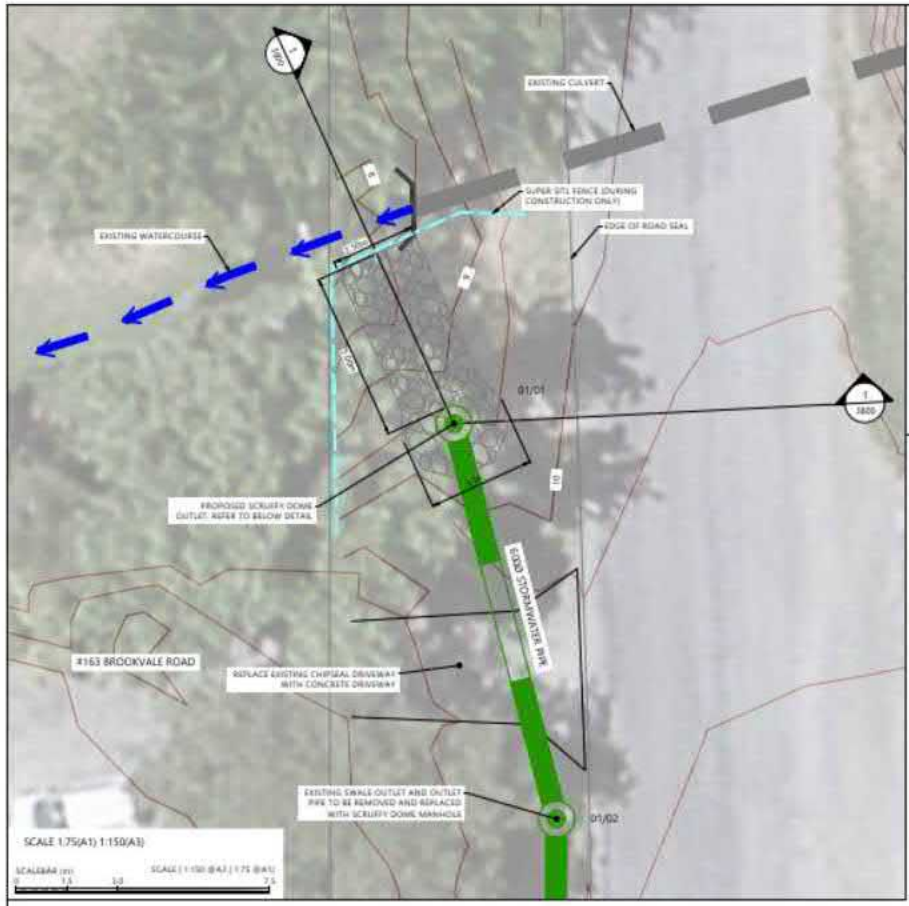
CDL LAND NEW ZEALAND LTD

ARATAKI DEVELOPMENT - HAVELOCK NORTH

STORMWATER DRAINAGE LAYOUT PLAN

STATUS	ISSUED FOR DISCUSSION	REV
SCALE	1:2000 @ A3	1
COUNCIL	HASTINGS DISTRICT COUNCIL	
DWG NO	P24-244-00-3000-DR	

PROPOSED DEVELOPMENT



LEGEND

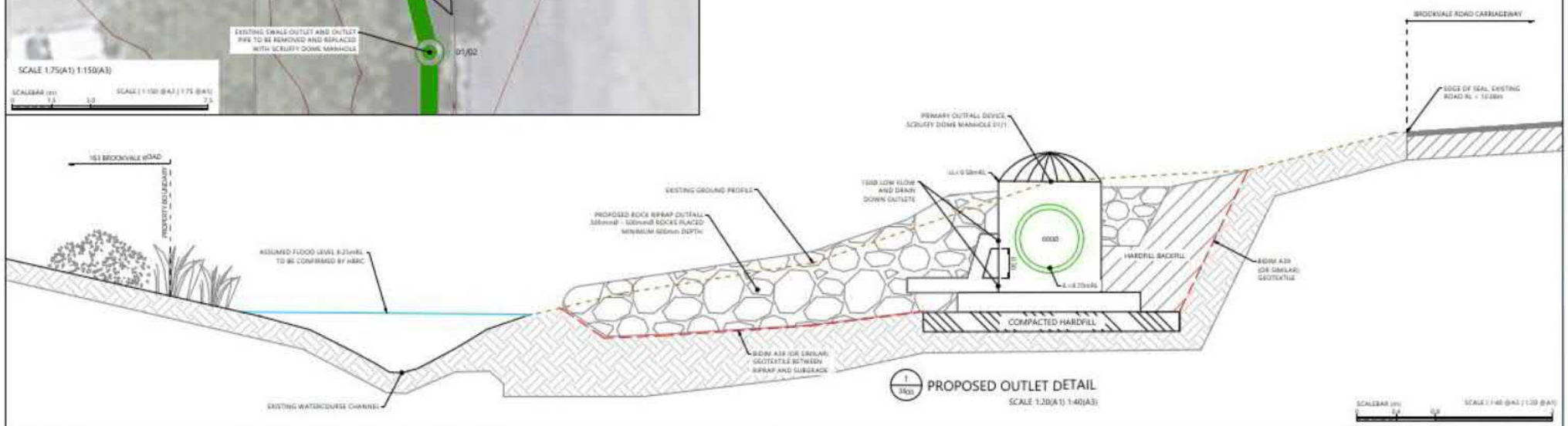
PROPOSED STORMWATER LINE AND PIT

PROPOSED RIPRAP

EXISTING CONTOURS (1m)

EXISTING MINOR CONTOURS (0.5m)





1 / #600 PROPOSED OUTLET DETAIL

SCALE 1:20(A1) 1:40(A3)

REVISION DETAILS	INT	DATE
1 ISSUED FOR DISCUSSION	AS	APR 2025

SURVEYED	WOODS
DESIGNED	AS
DRAWN	AS
CHECKED	BLO
APPROVED	BF

BUILDING B, LEVEL 1
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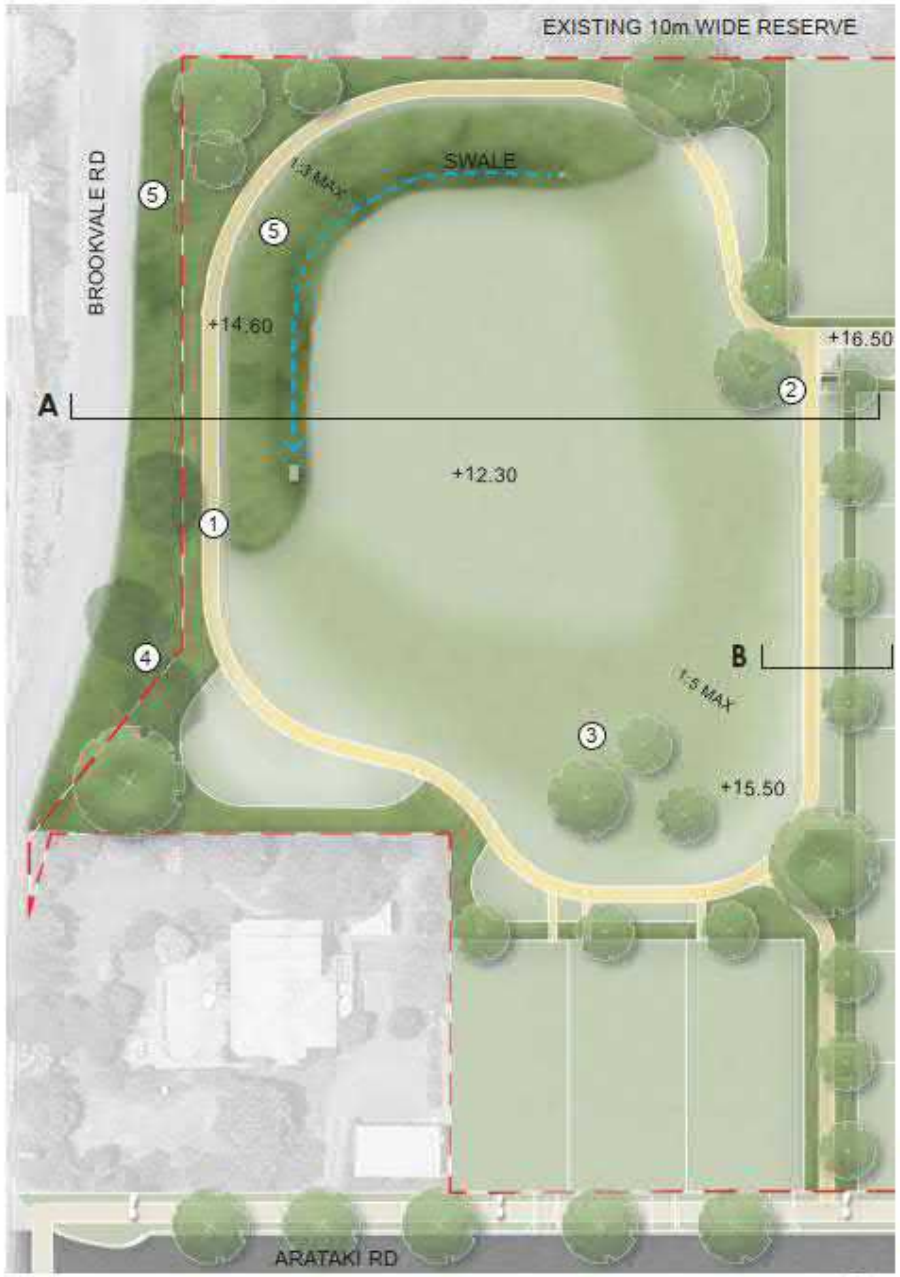
ARATAKI DEVELOPMENT - HAVELOCK NORTH

STORMWATER STREAM OUTLET DETAIL

STATUS	ISSUED FOR DISCUSSION
SCALE	AS SHOWN
COUNCIL	HASTINGS DISTRICT COUNCIL
DWG NO	P24-244-00-3800-DR
REV	1

Plot Date: 9:04:19 am 1 May 2025, BRANDONH2

STORMWATER RESERVE



The stormwater reserve provides an open space for the community. It is a predominantly grass space with low planting to create a buffer to the adjoining properties and street.

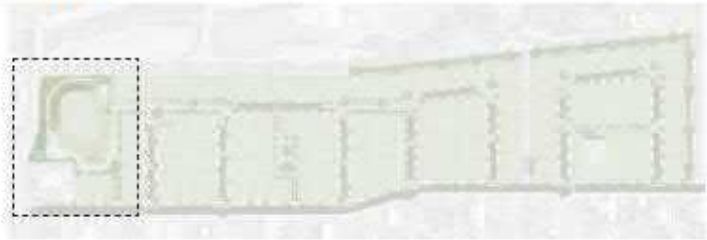
The gradient is relaxed to the south east, creating an amphitheatre with level ground in the centre of the basin for informal sports or community events.

Houses overlooking the reserve have low, visually permeable fences set in planting to support natural surveillance over the space. Fruit trees are planted for community benefit.

A hoggin path provides a loop walk around the basin, which connects to Arataki Road to the south and to the JOAL to the east.

The reserve is not lit at night to deter use and limit light pollution.

LOCATION



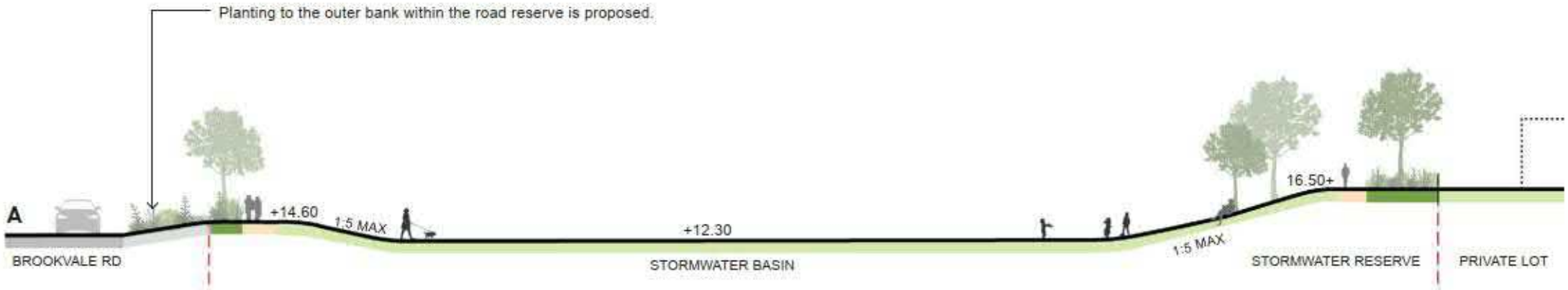
KEY FEATURES

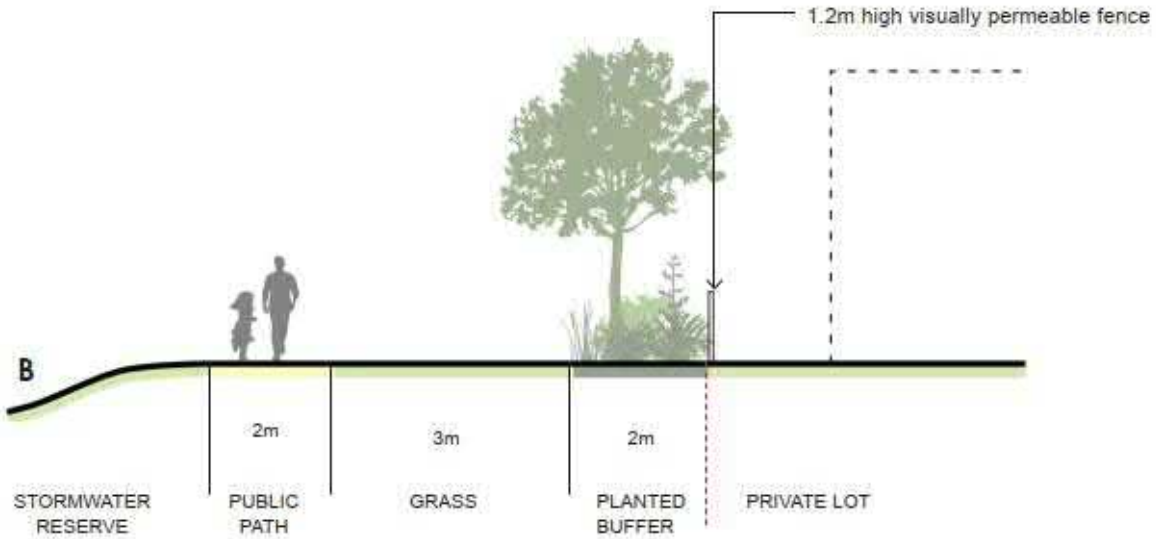
1. LOOP WALK, 2m WIDE HOGGIN PATH
2. SEATING SPACE
3. FRUIT TREES
4. EXISTING TREES TO BE RETAINED
5. LOW NATIVE PLANTING TO BASIN EDGE AND BANKS ALONGSIDE BROOKVALE RD.

Confirm final levels with basin desin complete

DETAIL PLANS

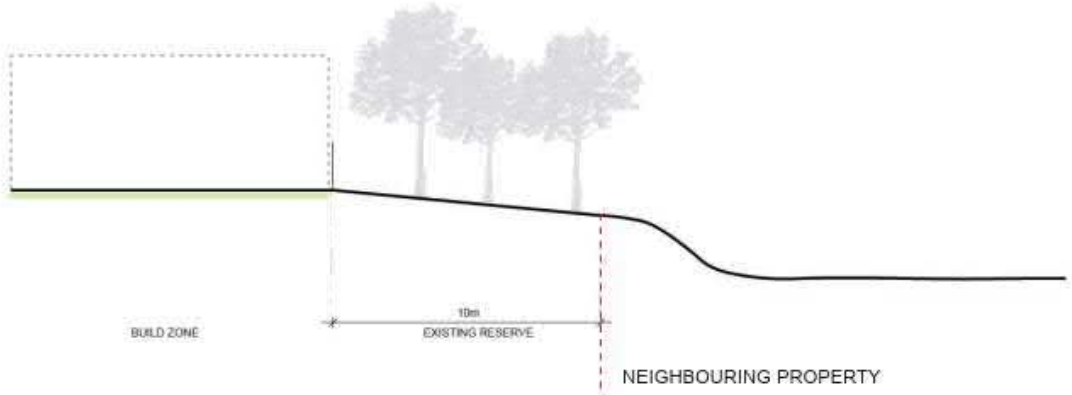
STORMATER RESERVE SECTIONS



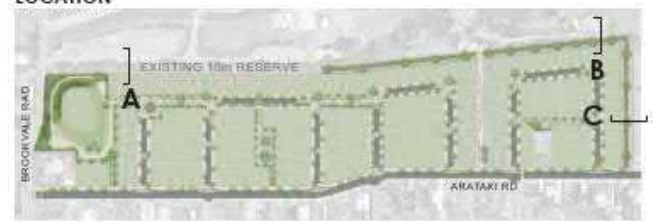


BOUNDARY SECTIONS

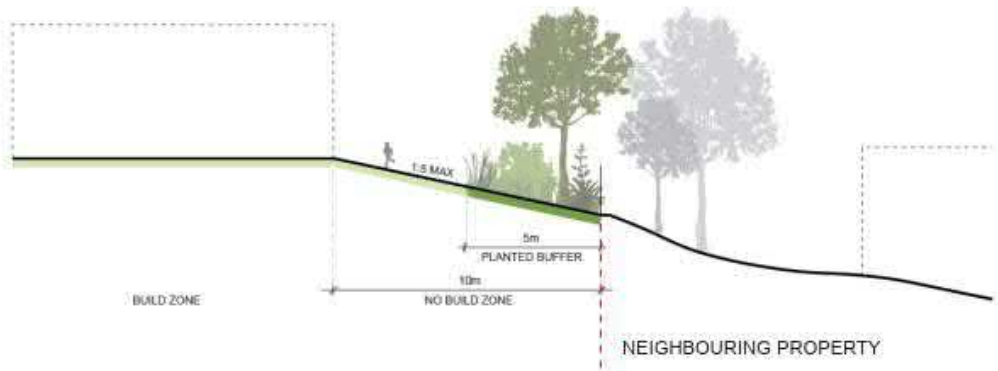
A



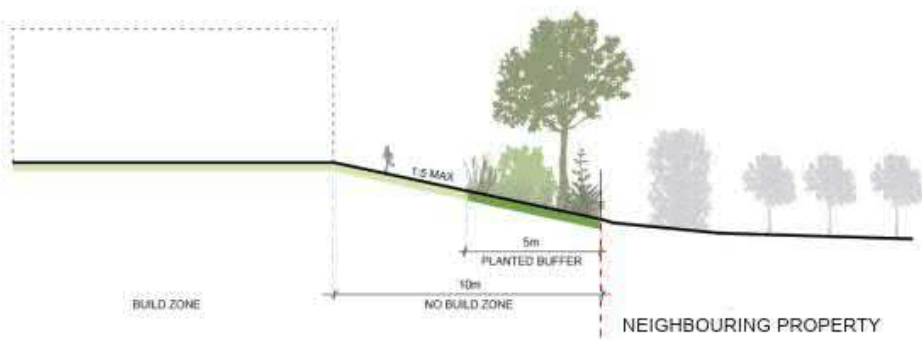
LOCATION



B



C



Scope of Substantive Application

Plan / NES	Activities	Consent Requirements
Hastings District Plan	• Residential development within the Plains Production zone • Earthworks • Subdivision to create residential lots, roads, JOALs, and reserves to vest	• Land Use Consent (RMA s9) • Subdivision Consent (RMA s11)
Hawkes Bay Regional Plan	• Stormwater Discharge	• Discharge Consent (RMA s15)
NES: Contamination	• Contamination Remediation	• Discharge Consent (RMA s15)

Expert Input

Discipline	Consultancy	Lead Consultant	Outputs
Acoustic	Decibel Ltd	[redacted]	Acoustic Assessment, CNVMP
Archaeology & Heritage	CFG	[redacted]	Archaeology & Heritage Assessment
Civil Design	Woods	[redacted]	Civil Drawings, Infrastructure Report & CMP
Contamination	SQN Consulting	[redacted]	PSI and DSI, RAP
Ecology	Boffa Miskell	[redacted]	Ecological Assessment & Fauna Management Plan
Economics	Property Economics	[redacted]	Economic Assessment
Geotech	CMW	[redacted]	Geotech Investigation Report & GCR
Landscape Architecture	Boffa Miskell	[redacted]	Landscape Concept Plans & Landscape Maintenance Plan
Landscape Visual	Boffa Miskell	[redacted]	Landscape Visual Assessment
Planning	Woods	[redacted] / [redacted]	Overall Application, AEE, Consent Conditions, Design Framework, Consultation Report, Management Plan Framework
RMA Legal	Ellis Gould	[redacted] / [redacted]	HPL Legal Advice
Soils Assessment	Fruition	[redacted]	HPL Soils Assessment
Survey	Woods	[redacted]	Scheme Plan
Transport	Flow	[redacted]	Transportation Report & CTMP
Urban Design	Urban Acumen	[redacted]	Concept Design & Urban Design Statement
3 Waters	Woods	[redacted]	Stormwater Assessment & Flood Model



WOODS
Est.1970

Stakeholders

Stakeholders

Stakeholder	Comment
Adjacent landowners	• Adjacent landowners (refer plan) • Letter drop to provide overview of project and seek feedback
Relevant Local Authorities	• Heretaunga Hastings District Council • Hawkes Bay Regional Council • Meetings held to provide overview of project and seek feedback
Mana Whenua	• Ruahāpia Mārae & Tamatea Pōkai Whenua • Meetings held to provide overview of project and seek feedback
Administering Agencies	• Environmental Protection Agency – pre application meeting • Ministry for Environment – email engagement
Other Agencies	• Ministry of Education - Meeting held to provide overview of project and seek feedback on capacity of local schools • Unison – Discussions held around power capacity • Tuatahi – Discussions held around telecommunications / fibre

Adjacent Landowners



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Est.1970



Next Steps / Q&A

EPA Timing & Process

Applicant:
- completes preliminary steps
- engages with the Fast-track team to understand the process and access the application portal
- for listed projects, completes pre-lodgement consultation

Applicant lodges substantive application for relevant approvals and pays levy and application fee

Projects referred to the Fast-track process must be lodged within 2 years of their referral (or another deadline set by the Minister for Infrastructure)

Fast-track team determines if the application is complete — 15 working days — Application returned to applicant if incomplete

Fast-track team makes recommendation or decision on competing applications or existing resource consents for the same activity — 10 working days

Fast-track team provides application to the panel convener

Panel convener requests other advice and reports and invites comments from relevant agencies and officials listed in the Act

Panel convener appoints a panel of up to four members

Panel invites comments from other people or groups listed in the Act — Comments provided within 20 working days. Applicant has 5 working days to respond.

Panel convener receives other advice and reports and comments from relevant agencies and officials listed in the Act — Comments, advice and reports received within 10 working days after the request for comments from other people or groups

Panel may hold a hearing

Panel provides draft conditions or draft decision for comment, depending on intended decision, and receives comments from Minister for Māori Crown Relations and the Minister for Māori Development — Applicant can respond to comments or draft decision

Panel and Fast-track team notify applicant and publish decision

Opportunity for:
- minor corrections to the decision
- appeal notice

20 working days


WOODS
Est.1970

To	From
Hastings District Council	*Woods*
[redacted]	[redacted] *– Senior Associate Planner*
For distribution to meeting attendees	*W-REF: P24-244*
	12 May 2025

Meeting Minutes - 6/05/2025

Arataki / Havelock North

Location	HBRC Offices			
Time & Date	10am	6/05/2025	**Minutes**	[redacted]
Attendees	**Initials**	**Name**		**Company / Position**
	Hastings District Council			
	CS	[redacted]		HDC / Senior Policy Planner
	NA	[redacted]		HDC / Consents Planner
	DB	[redacted]		HDC / Consents Manager
	AS	[redacted]		HDC / Policy Manager
	AS	[redacted]		HDC / Open Space Manager
	CR	[redacted]		HDC / Pou Ahurea
	AM	[redacted]		HDC / Civil Engineer
	KN	[redacted]		HDC / 3 Waters
	BC	[redacted]		HDC / Transport
	CDL Team			
	JB	[redacted]		CDL / General Manager
	BO	[redacted]		Woods / Civil Engineer
	BP	[redacted]		Woods/ Stormwater Engineer
	EH	[redacted]		Woods / Project Lead
	JS	[redacted]		Woods / Planner

MINUTES

1. Introductions

2. Project Overview

- PowerPoint presentation of the project undertaken covering:
  - Background
  - Site Context
  - Proposal
  - Consent matters
  - Expert input

- Stakeholder engagement
- EPA process and timing

- PDF copy of the presentation attached to minutes for completeness.

3. Transport

- Presented overall design and cross sections for consideration. Largely standard road design proposed. Noted that the design includes public accessways.
- JOALS -
  - Function of JOALs is dual purpose – access and amenity.
  - Large JOALs – need to provide for fire truck and rubbish truck access.
  - Landscaping – consideration of the function of JOALs – who will maintain spaces.
- Lighting - Address conflict between lighting and street tree locations. Tree species to ensure that shading / CPTED issues do not arise. Lighting to take precedence. (Action: [redacted] to review design)
- Pedestrian crossings – location of street trees on departure side of pedestrian crossings to avoid visibility issues. (Action: [redacted] to review design)
- Draft Transport Report to be provided to Council for early feedback. (Action: [redacted] to provide)

4. Open Space / Landscaping

- Initial draft concept plan had three pond locations. This has been consolidated into one singular dry basin at the northern end of the development due to the location of Shaggy Range driveway and SW strategy requirements.
- Council Reserve Trees – various opinions within Council around whether to retain gum trees or replant reserve. Council to confirm a position with CDL (Action: [redacted]
- Ecology reporting being undertaken by Boffa Miskell and will include a fauna management plan and address canopy loss. HDC to provide any bat report / surveys if these are available (Action: [redacted]
- Play Along the Way Spaces:
  - Overall support for the concept.
  - Recommended that the number of play spaces be reduced. A condition of consent could be adopted to enable the final location and number of play spaces to be decided upon with Council as part of detailed design / budget considerations. Keep it flexible. (Action: [redacted] to include in conditions package)
- Council to provide feedback on draft landscape package provided (Action: [redacted]

5. Stormwater

- Two catchments proposed – part of the water to discharge to HDC's existing reticulated network (sub catchment A), with majority of water to discharge to the new discharge location within the northeast watercourse (sub catchment B). SW modelling underway.
- Discharge consent to be sought from HBRC. New scruffy dome discharge device proposed outside 163 Brookvale Rd. Option explored on southern side of road, but constraints of existing infrastructure does not leave enough space to do so.
- Treatment train approach to address water quality.

- Stormwater dry basin to attenuate water within the site and slow runoff from the development. Slopes to pond 1:5 or less for access and useability as a kick around play space when not in flood.
- Removal of Arataki Rd swale – will need to ensure avoid impact on neighbours across the western side of Arataki Rd. (Action: [redacted] to cover in SW Report).
- HDC noted that the perception of the neighbours at 163 Brookvale Rd will likely be concern around potential for flooding on their property. Need to address information with care and clarity to show that no worse effects will occur as future responsibility will sit with HDC. (Action: [redacted] to cover in SW Report).
- Recommended that consideration be given to how the discharge outlet will be constructed i.e. works timeframes, traffic management, replacement driveway, etc. (Action: [redacted] to cover in Infrastructure Report).
- Provide information in the application on options explored for SW strategy i.e. dry basin vs wetland, Geotech issues, aquifer not accessible, dual purpose functionality, landscaping issues, etc. Action: [redacted] to cover in Expert Reports)
- During construction where will the outlet for sediment control go? To address in the Infrastructure Report. (Action: BO to cover in Infrastructure Report).
- Currently there is no treatment required for sub catchment A water on Arataki Road. CDL have looked at tree pits or raingardens as an option to address water quality raised by Ruahāpia (see below). HDC would like to see more detail around the design and maintenance of any proposed raingardens to enable informed decision making around their inclusion in the design and any associated costs. (Action: [redacted] to provide further details to HDC).
- CDL have investigated a monitoring programme to confirm long term water quality from the site to address Ruahāpia concerns. Currently no monitoring programmes in place in the District. CDL are prepared to engage in water quality monitoring and have put together a strategy of how this will be addressed, timing, etc. (Action: [redacted] to provide further details to HDC).
- HDC would like to review the Stormwater Management Plan (SMP) for the site to understand the stormwater strategy in full. (Action: [redacted] to provide copy once drafted).

6. Mana Whenua Engagement

- Early hui held with local hapu at beginning stages of the project when it was a plan change. This included Ruahāpia Marae and Matahiwi Marae.
- Have continued mana whenua engagement over the last few months led by Tamatea Pōkai Whenua who have onforwarded information to hapu and facilitated hui.
- Ruahāpia has sought further engagement and a hui was held in April. Main feedback provided related to water quality. Challenged CDL to exceed Council water quality standards and commit to a monitoring programme to show water quality results from the development and improve water quality in local awa.
    - Currently there is no treatment required for sub catchment A water on Arataki Road. CDL have looked at tree pits or raingardens as an option to address water quality raised by Ruahāpia. Need to take HDC's lead as to whether this is a feasible option given asset will sit with them.
    - CDL have investigated a monitoring programme to confirm long term water quality from the site. Currently no monitoring programmes in place in the District. CDL are prepared to engage in water quality monitoring to address Ruahāpia concerns.

- [redacted] commended engagement taken to date and recommended that CDL attempt to engage again with Matahiwi Marae again as the site is in their rohe.
- Also recommended that CDL engage with iwi authorities e.g. Te Taiwhenua o Heretaunga. (Action: [redacted] to engage).

7. Stakeholder Engagement

- Discussed list of parties that have been engaged with to date.
- Shaggy Range: CDL in discussions with owner re driveway negotiation. Possible that this will be included in a future interaction of the development as a possible variation. Subdivision layout has been set up to work with Shaggy Range driveway removal should this eventuate.
- 160 Arataki Road: Corner site. Owners former owners of the site. CDL have been in regular contact.
- 96 Arataki Road: Sawtooth site. This is a smaller residential lot private property and no plans to include in the development. Consultation letters have been sent out.
- HDC recommended that CDL contact the Ministry of Health to advise re doctor numbers. (Action: [redacted] to provide contact details to EH).
- Noted that gas is not being provided as part of the subdivision.

8. EPA Pre Application Meeting

- CDL held pre application meeting with EPA. Diagram of processes and timeframes included in the presentation material.
- Getting FT applications accepted by the EPA for processing has been a hurdle for a number of projects this year. The level of information required is extensive.
- There is no mandate on EPA to pre-engage with Council and HDC only have 5 days in which to review application material and make a determination on completeness acceptance for processing. FT is an expensive exercise for the applicant if the application is rejected (part of levies paid are non-refundable).
- CDL wish to work with HDC prior to lodgement to provide early expert report drafts, updates on the lodgement date, and early provision of OneDrive link of full application material so that HDC has enough time to review documentation once the clock starts. (Action: [redacted] to communicate with HDC).

9. Reverse Sensitivity

- HDC noted concerns about the proposed rural – urban setback. Typically 30m whereas only 10m proposed. This will need to be carefully and comprehensively addressed in the application. (Action: [redacted] address).
- Discussed Olive Grove and potential for reverse sensitivity effects. Has been lack of responsiveness from neighbour in the past. Consultation has commenced again this week. Noted that the owners have asked for the site to be taken out of the draft FDS (previously future urban in HPUDS).
- Former Te Mata Mushrooms Site:
    - Noted that existing consents / permits still active, including discharge consent (expires 2039). Application will have to address reverse sensitivity effects.
    - Temporary consent in place for 4 years for various light industrial activity tenancies.

- HDC noted that consent required for new residential activities within Intensive Rural Production areas. (Action: [redacted] to address).
- HDC to provide copy of no complaints covenant / reverse sensitivity consent notice for consideration as part of the application (Action: [redacted]

10. Planning Framework

- Presented the draft planning framework approach (Residential Development Framework - RDF) for the site. Intention is that the document will be administered by a consent notice and essentially act as a bespoke set of rules. These are still under development.
- Three 'site zones' identified:
  - Lot Type 1 - General Residential – basic suburban development on lots greater than 400m2
  - Lot Type 2 – Medium Density Residential – applies to smaller lots (less than 400m2) and enables closer stand alone development and adopts the MDRS planning approach.
  - Lot Tupe 3 – Landscape Interface Residential – applies to lots abutting the Shaggy Range and Olive Grove sites. Includes a landscape buffer and 10m building setback.
- Overall approach has been to use the existing Hastings District Plan provisions for the Havelock North Zone and adopt some of the MRDS provisions into the Medium Density zone (i.e. outlook). There are some changes where specific design outcomes have been sought.
- Lot Type 2 Medium Density: HDC recommended that medium density development should be located adjacent to areas of amenity. CDL noted that the medium density proposed is still standalone dwellings 1-2 storeys high. They are just on slightly smaller sized lots (300-400m^2). CDL to consider feedback provided by HDC.
- HDC recommended that the outdoor living space provisions should reflect the existing zone standards. Also recommended that if any MRDS standards are adopted, they should reflect the exact wording as these have been subject to extensive scrutiny through the recent plan change process. (Action: [redacted] to address).
- HDC noted concern about whether consent pathways will be missed in the drafted RDF. For example, home occupations and associated signage not provided for, definitions, etc. (Action: [redacted] to address).
- Discussed whether a better approach would be to rely on the existing HDP provisions and/or refer to a waiver of resource consent. HDC noted issues with dealing with covenant process on previous developments. CDL to investigate whether this approach is a more straightforward approach for the development. (Action [redacted] to address).

11. Meeting Close

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Friday, 2 May 2025 4:34 pm
To: [redacted]
Cc:
Subject: FW: P24-244 - Arataki FT Project - HDC Stakeholder Engagement
Attachments: Arataki FT Project_HDC meeting_2025_05_06.pdf

Hi all

Please see attached the agenda and concept drawings from Woods regarding Arataki Extension for our meeting on Tuesday.

Let me know if you have any questions prior to the meeting and Ill pass them on.

Regards

[redacted]
Senior Environmental Planner - Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]woods.co.nz>
Sent: Friday, 2 May 2025 9:59 AM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]cdli.co.nz>; [redacted] <[redacted]woods.co.nz>
Subject: P24-244 - Arataki FT Project - HDC Stakeholder Engagement

Kia ora [redacted]

Ahead of our meeting next Tuesday, we provide the following information for review on a without prejudice basis:

- Meeting agenda attached
- Draft civil drawing set for discussion Click here
- Draft landscape concept drawings for discussion Click here

We hope providing this documentation ahead of the meeting will enable us to have a robust conversation on the day. We will also have a short powerpoint presentation to take you through before getting into the nuts and bolts of the proposal. Could you please distribute this to the relevant officers attending the meeting?

If you have any questions between now and Tuesday, please don't hesitate to get in touch with myself or [redacted]

Many thanks,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design

[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Monday, 5 May 2025 10:49 am
To: [redacted]
Cc: [redacted]
Subject: Arataki - Havelock North - s30 FTAA Letter
Attachments: NOTICE UNDER SECTION 30(3)(b) OF THE FAST-TRACK APPROVALS ACT 2025.pdf

Good morning [redacted]

Please see the attached letter under section 30(3)(b) of the FTAA.

Please let me know if you have any concerns or questions.

Kindly

[redacted]
Environmental Planner - Consents

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
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If calling ask for [redacted]

5 May 2025

[redacted]
Senior Associate Planner
Woods

Dear [redacted]

RE: NOTICE UNDER SECTION 30(3)(b) OF THE FAST-TRACK APPROVALS ACT 2025

Thank you for your engagement with Council regarding the Arataki project. This letter is provided in accordance with section 30(3)(b) of the Fast-track Approvals Act 2025.

Council advises that the there are no existing resource consents to which s124C(1)(c) or s165ZI of the Resource Management Act 1991 apply.

Yours sincerely

[redacted]

[redacted]
Environmental Planner – Consents
[redacted]hdc.govt.nz

[redacted] – Senior Environmental Planner, Policy
Hastings District Council
Via email: [redacted]hdc.govt.nz

[redacted] – Senior Associate Planner
Woods

W-REF: P24-244
30 April 2025

Arataki Project – Havelock North

Fast-track Approvals Act 2024: Section 30 Notice

Tēna koe[redacted]

As you are aware, the Arataki Project is a listed project contained within Schedule 2 of the Fast-track Approvals Act 2024 (**FTAA**). CDL Land New Zealand (**CDL**) is listed as the authorised person.

The proposal, which is also referred to as the '**Arataki Project**', will facilitate the development of 171 detached dwellings, which will provide additional housing capacity to Havelock North and the Hawkes Bay region. CDL intend to lodge a Substantive Application (**Application**) with the Environmental Protection Authority | Te Mana Rauhī Taiao (**EPA**) under the FTAA in May 2025.

The site is located at 86, 108, 122 Arataki Road, Havelock North, Hawkes Bay and held under Records of Title (**ROT**) Lot 2 DP 546439, Section 10S Te Mata SETT, and Lot 2 DP 540945.

The Arataki Project will comprise two phases of development:

- **Phase 1:** The first phase will realise the residential subdivision of the land and will be delivered by CDL. The residential subdivision and bulk earthworks phase will create 171 residential lots (average lot size 450m^2), a drainage reserve to vest, four roads to vest, two accessways to vest, 10 JOALs bulk earthworks landform modification, infrastructure provision, buffer planting and external boundary fencing.
- **Phase 2:** The second phase of development will deliver the residential built form in accordance with the planning design framework established for the site. This phase of development will be delivered by CDL's build partners and will involve house construction on individual lots and include vehicle access, parking, landscaping and fencing.

In accordance with Section 42(4)(a) of the FTAA, the Application will seek approval for a resource consent that would otherwise be applied for under the Resource Management Act 1991 (**RMA**). The Arataki Project requires the following approvals under the RMA:

- **Hastings District Plan:** Land use and subdivision consent
- **Hawkes Bay Regional Resource Management Plan:** Stormwater discharge consent
- **NES-CS:** Contamination remediation consent

It is our understanding that there are no existing resource consents relating to the site for the same activity proposed under the Application for the Arataki Project.

Formal Notification and Written Response from Council

This letter responds to the requirements of Section 30 of the FTAA. A substantive application for resource consent cannot be lodged until the process pursuant to this section is completed. We set out the following comments in relation to Section 30:

- **FTAA Section 30(1)**

  We confirm that those matters set out in s30(1) are relevant and are satisfied, and therefore s30 applies. The approval sought is for a resource consent described in s42(4)(a) FTAA[1], and CDL does not hold an existing resource consent for the same activity (as the Activity applied for) using some or all of the same natural resource[2].

- **FTAA Section 30(2)**

  Pursuant to s30(2) of the FTAA, we are writing to notify **Heretaunga Hastings District Council** that we are lodging the substantive application with the EPA in May 2025. This letter is a formal notice pursuant to s30(2).

- **FTAA Section 30(3)**

  Section 30(3) of the Act requires a response in writing by the consent authority to provide formal notice pursuant to s30 (2). The response in writing must advise the authorised person:

  a) *of any existing resource consent to which section 124C(1)(c) or 165ZI of the Resource Management Act 1991 would apply if the approval were to be applied for as a resource consent under that Act; or*
  b) *that there are no existing resource consents of that kind.*

  Our understanding is that there are no existing resource consents to which s124C(1)(c) or 165ZI of the RMA would apply. In that circumstance, assuming Council agrees, Council would respond in accordance with s30(3)(b) FTAA - and s 30 (4) and (5) are not engaged.

  Once you have had an opportunity to review Council's records with respect to existing resource consents for the Site, could you please respond in writing as required by s30(3).

  Heretaunga Hastings District Council's response would be in accordance with s30(3)(b) FTAA. Based on the information we are aware of, the response would state that there are no existing resource consents for the Site to which s124C(1)(c) or 165ZI of the RMA would apply.

- **FTAA Section 30(7)**

  CDL is the only authorised person for a project on the Site pursuant to the FTAA, and therefore s30(7) does not apply

Given planned lodgement dates, we would appreciate it if you could provide a letter to us by 15 May 2025 to enable prompt lodgement of the Application with the EPA.

If you have any questions regarding this, please do not hesitate to contact the undersigned.

Ngā mihi nui

[redacted]

[redacted]
Senior Associate Planner
[redacted]woods.co.nz / [redacted]

[1] Section 30(1)(a)
[2] Section 30(1)(b)

ARATAKI DEVELOPMENT	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	TOTAL
STANDALONE LOTS	24	35	21	40	24	27	**171**

LEGEND

- STAGE BOUNDARIES
- BOUNDARIES
- ROAD CARRIAGEWAY
- PEDESTRIAN PATHS
- INFORMAL PEDESTRIAN PATHS
- SHARED PATHS
- JOINT OWNED ACCESS LOTS (JOAL)
- STANDALONE - ZONE 1 TBC
- STANDALONE - ZONE 2 TBC
- STANDALONE - LANDSCAPE BOUNDARY
- PROPOSED DRAINAGE RESERVE
- COVENANT AREA



REVISION DETAILS		INT	DATE	SURVEYED	WOODS
1	ISSUED FOR DISCUSSION	BM	APR 2025	DESIGNED	AB
				DRAWN	BM
				CHECKED	BLO
				APPROVED	BF

BUILDING B, LEVEL 1
8 NUGENT ST, GRAFTON,
AUCKLAND 1023
[redacted]
WOODS.CO.NZ

CDL LAND NEW ZEALAND LTD

ARATAKI DEVELOPMENT - HAVELOCK NORTH

DEVELOPMENT CONTROL PLAN

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Tuesday, 15 April 2025 1:56 pm
To: [redacted]
Cc: [redacted]
Subject: RE: CDL Arataki FT - Havelock North - Project Update

Hi [redacted]

Thanks for the update

Just to confirm for the comprehensive meeting my intention is to invite:

3 Waters – [redacted]
Transport – [redacted]
Strategy – [redacted]
Policy – Myself, [redacted]
Consents – [redacted]
Parks – [redacted]
Pou Ahurea – [redacted]

Is there any additional staff you would anticipate to attend?

Regards

[redacted]
Senior Environmental Planner - Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
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Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]woods.co.nz>
Sent: Tuesday, 15 April 2025 10:22 AM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]cdli.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: CDL Arataki FT - Havelock North - Project Update

Kia ora [redacted]

I hope you have been well. I'm sure the FDS has taken up a lot of your time of late! I am writing to give you an update on CDL's Arataki Fast Track project. See below:

Proposal & Reporting

- Expert reporting is hitting our inboxes as we come to the detailed end of the project design.

- There are a few matters that still need to be refined:
    - Stormwater discharge point – finalising the design of the discharge point. We have now got confirmation that the stream where discharge is proposed is a HBRC asset.
    - Stormwater quality treatment – following mana whenua engagement, we will undertake some further investigation into matters raised.
    - Ecology – from discussions with HBRC / EPA expectations we intend to do some additional reporting in this area.
- We have a draft arboricultural report to hand for the council reserve trees as per our previous discussions. We will send this through this week.

Stakeholder engagement

- **HDC:** along with the meetings we have had with yourself, we have also had 2x meetings with HDC engineers, including the resource consent planners in the most recent meeting. I will get the request for a FTAA s30 letter to you this week to seek confirmation that there are no active consents associated with the site that would preclude an application to the EPA.
- **HBRC:** We have held meeting with their policy, engineering, transport and ecology officers. Feedback has been helpful. We intend to meet with them again at the end of this month.
- **Mana Whenua:** We have had ongoing contact with Tamatea Pōkai Whenua over the past few months. This culminated in a robust and constructive conversation with the Ruahāpia Marae chair last week.
- **Neighbours:** The key neighbours immediately within the site area are aware of the FT project. We have had detailed discussions with Shaggy Range, but are yet to have detailed discussions with other immediate sites. We intend to do so in the next month now that the design is almost complete.

Next Steps

As previously discussed, we have always intended to engage further with both Councils prior to our proposal prior to lodgement. Our proposed approach is as follows:

- We would like to arrange a comprehensive meeting with Council for the **week of 5th May** to present the whole proposal. This will include a full summary of what is proposed, the proposed expert reports and what they cover, management plan approach, conditions approach and update on stakeholder engagement.
- Prior to this, we would like to **send through expert reports / drawings for review** by specific council officers so that we can have constructive conversation at the council Hui. Given the volume of reporting and the fact it won't come in all at once, we plan to send this to you in batches as it is finalised.
- We will take on board comments from Council officers through this **extended review period**, and provide time for Council to provide any additional feedback after the Council hui.
- Once feedback received post hui, we will finalise the application material for lodgement.

The above consultation strategy reflects the clients drive to lodge a complete application with the EPA asap, but ensure that there is enough time for council stakeholders to provide meaningful feedback to the process. We can also provide Council with a full copy of the application material as soon as it is lodged with the EPA so that council has time to consider the full suite of material.

Hopefully, the above provides you a good summary of where we are at, but feel free to get in contact with any questions you have.

So we can arrange travel, I would be grateful if you could provide meeting time options that suit your staff for Monday 5 - Thursday 8 May either AM or PM. We will look to meet with HBRC on the same day:

Date	Monday 5 May	Tuesday 6 May	Wednesday 7 May	Thursday 8 May
HDC Availability AM				
HDC Availability PM				

Kind regards and with thanks,

[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design

[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Wednesday, 9 April 2025 9:21 am
To: [redacted]
Subject: FW: Arataki ext rural drain update
Attachments: RE: Arataki Development - stormwater discharge

Hi [redacted]

See attached correspondence between HDC's Development Engineer & HBRC Planner regarding the water course.

HBRC's position looks to be that its in fact within the Karamu and Tributaries HBRC Scheme, and TANK rule 71 would apply.

Let me know if you have further queries.

[redacted]
Director - Growth & Development

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted] | **Wāea Pūkoro/Mobile** +[redacted]
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Private Bag 9002, Hastings 4156, New Zealand



From: [redacted] <[redacted]hdc.govt.nz>
Sent: Wednesday, 9 April 2025 9:02 AM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>
Subject: RE: Arataki ext rural drain update

Morning [redacted]

Yes, I've talked to the HBRC Planning team, and they have confirmed that this drain would fall under the Karamu and Tributaries HBRC Scheme, and TANK rule 71 would apply.
I've attached an email trail with the correspondence.

Regards
[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Tuesday, 8 April 2025 4:54 PM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>
Subject: Arataki ext rural drain update

Hi [redacted]

Just following up on our conversation last week regarding you reaching out to HBRC to confirm ownership of the water course that Arataki Ext is looking to discharge to.

Have you managed to get any feedback from them?

Regards,

[redacted]
3 Waters Growth & Development Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted] | **Wāea Pūkoro/Mobile** [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Tuesday, 1 April 2025 4:46 pm
To: [redacted]
Cc: [redacted]
Subject: RE: Arataki Development - stormwater discharge

Hi [redacted]

Thanks for the prompt reply.

Great work.

Yes, part of the Arataki road would still connect to the HDC network, while most of the internal runoff would go to the detention pond and the watercourse.

With that in mind, my engineering review is limited as assessing the environmental effects (primarily flooding on the downstream properties) would fall under HBRC.
HDC condition would be to have HBRC consent in place.

If you guys need anything from us, just let us know, and we will help as much as we can.

Regard
[redacted]

From: [redacted] <[redacted]hbrc.govt.nz>
Sent: Tuesday, 1 April 2025 4:23 PM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]@hbrc.govt.nz>
Subject: RE: Arataki Development - stormwater discharge

Hi [redacted]

[redacted] and I attended a pre-application meeting with CDL's consultant a couple of weeks ago. It was pretty light on detail, but our understanding is that they would propose part of the development to connect to HDC reticulated network, and the other part (would discharge to the water course that comes off the Te Mata Mushrooms site. That stream is a modified natural water course that flows to the Crombie Drain (HBRC). It does appear to be in a Scheme Area ('Karamu and Tributaries') and so Rule 71 of our plan will apply. They would need consent under HBRC rules for the stormwater discharge to the stream and for any works/structures that they put in or within 6 m of the stream eg to install outlet structure and erosion protection.

Hope that helps; [redacted] - feel free to jump in with any other comments,

Thanks

[redacted]

[redacted]
Manager Consents
[redacted]

Hawke's Bay Regional Council | Te Kaunihera ā-rohe o Te Matau a Māui
159 Dalton Street, Napier 4110 | hbrc.govt.nz
Enhancing Our Environment Together | Te Whakapakari Tahi I Tō Tātau Taiao

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Tuesday, 1 April 2025 3:51 pm
To: [redacted] <[redacted]hbrc.govt.nz>
Subject: Arataki Development - stormwater discharge

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Hi [redacted],

Nice to catch up with you.

As we discussed, we have an application that is currently on Fast Track and should be with us fairly soon.
We had a pre-app meeting last week with the developer and the consultants, and the issue of the stormwater discharge came up.
They are planning to tap into the watercourse under the Brookvale Road just past the Arataki Road.

They have only shown us the physical draft plans, so they can't share them with you, but they are fairly similar to the previous application RMA20220384.
Plans are attached to this email, and a screenshot is below.

The developer advised that they had some consultation with HBRC, and it has been advised that this drain is not marked as an HBRC asset and should be HDC.

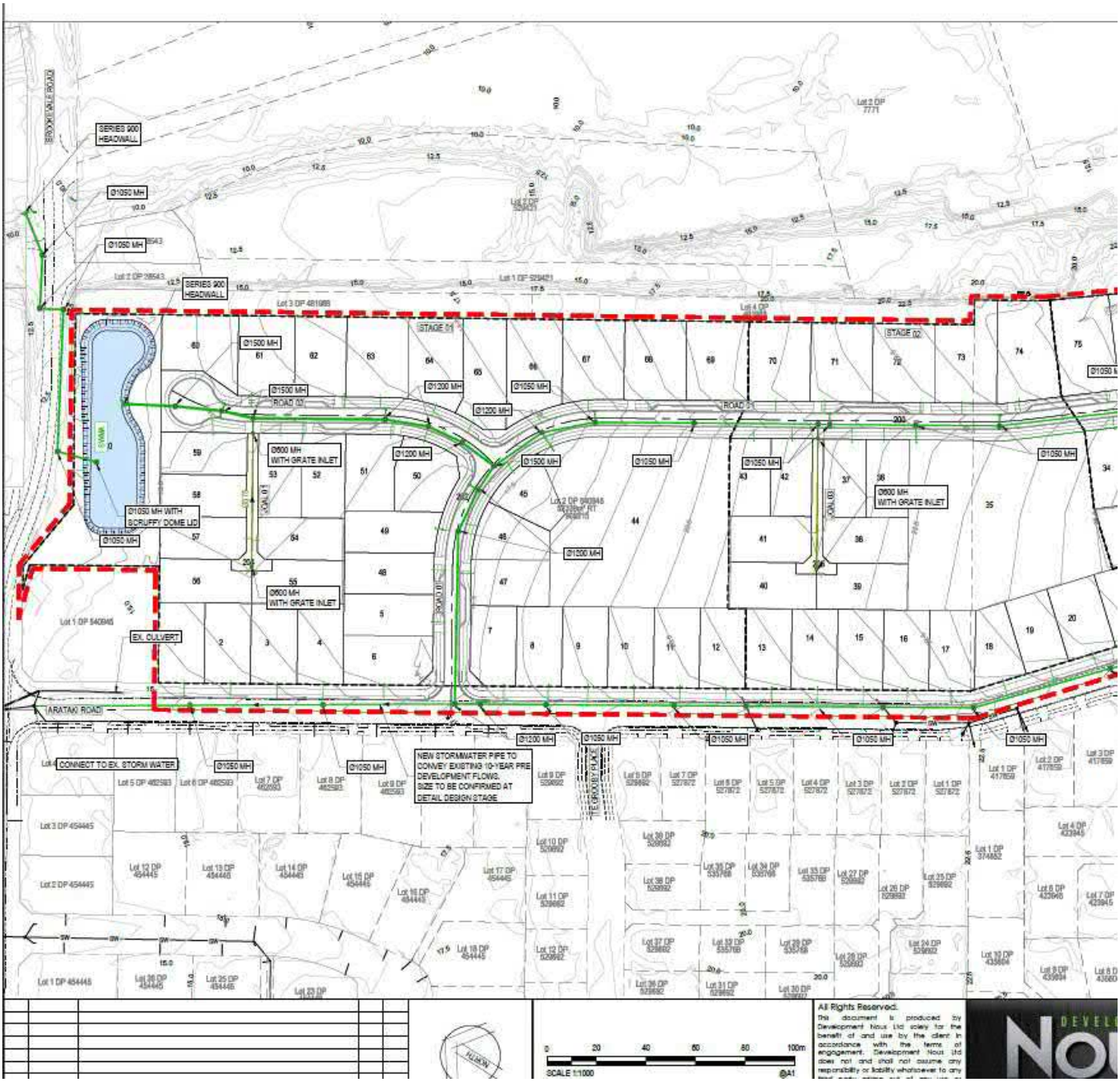
I can confirm that HDC GIS is not showing as an HDC asset.
Looking at the global consent, neither the site nor the discharge point is included.
Consent plan is attached.

Can you please advise which jurisdictions this would be?
My view is that it is a watercourse and, by default, would fall under HBRC.

Upon completion, the new infrastructure and discharge point would become public and vested in HDC.
Something to think about is transferring consent from private to HDC.

Let me know if you have any questions, and I'm looking forward to hearing from you

[redacted]



[redacted]

Development Engineer Consents

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted] **| Wāea Pūkoro/Mobile +**[redacted]
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To	From
Hastings District Council	*Woods*
[redacted]	[redacted] – *Senior Associate Engineer*
Circulation: As per below attendees / apologies and	*W-REF: P24-244*
	28 March 2025

Meeting Minutes - 28/03/2025

Arataki / Havelock North

Location	MS Teams			
Time & Date	10:00am	7/06/2017	**Taken by**	[redacted]
Attendees	**Initials**	**Name**		**Company**
	AM	[redacted]		HDC
	KN	[redacted]		HDC
		Planner - Lead		HDC
		Street Lighting - Lead		HDC
	JB	[redacted]		CDL
	BLO	[redacted]		Woods
	BP	[redacted]		Woods
	AB	[redacted]		Woods
	JS	[redacted]		Woods
Apologies	**Initials**	**Name**		**Company**

Proposal / Introduction

Draft engineering plans shared, dated March 2025.

Minutes

1.1. Stormwater

1.1.1. **SW servicing strategy for rear lots, laterals to connect SW network via public SW MH in JOALs (not having kerb outlets for rear lots).**

1) Discussions over a sketch of this arrangement.
2) Acceptable for the two trouble JOALs to have their SW connected to underground laterals.

1.1.2. **SW alignment along Brookvale Road to be discussed, including outlet point now on northern side of Brookvale Road.**

3) Discussions over a sketch of this arrangement.
4) Keen to understand what HDC preferred design solution is for pipes out letting to streams.

5) Discussed further in 1.1.3 below.

1.1.3. **HBRC have confirmed that the drain we are discharging to is not owned or maintained by them and have stated that this must be a HDC asset. Can you confirm that this drain is owned / maintained by HDC?**

6) Definitely not HDC, thus falls under HBRC rules.

7) Is a rural drain from HDC point of view. No nominated discharge point on this steam from HDC.

8) HBRC and HDC to discuss and confirm.

9) HDC to check if the discharge point can be included in their NDC.

1.1.4. **Also, we will need to apply for regional consent to the HBRC for the diversion and discharge of water as the Arataki site falls outside of the catchments identified in the HDC Discharge Consent.**

10) Regarding the network discharge consent, is HDC preference for us to extend theirs or to do our own?

11) Site falls in HDC NDC, but not the discharge point.

12) Site being included in HDC renewal of NDC but not the discharge point.

13) HBRC discussion on breaking ground for SW outlet – aquitard to be discussed with HBRC.

1.1.5. **Lighting in walkways, can we do Bollard lighting? Also, what other options are there for us to light walkways, is there flexibility in the CoP for alternate lighting?**

14) Standard lighting for walkways. No bollard lighting on public spaces allowed.

1.1.6. **Regarding earthworks, what is HDCs extent of involvement in earthworks consents, we see there is some overlap with HBRC.**

15) We want to discuss water take for managing dust and where we can get water from.

    a. Closest point is Napier Road intake. Need to get a use card, can be obtained from Euan.

16) Are there any particular effects that HDC want to see covered in our management plans?

17) Sharing of plans. To include construction traffic management plan. All standard documents.

18) Need to include how we will manage construction of pond in construction management plan.

19) Status quo – no treatment for HDC NDC. No SW upgrades on Brookvale Road have been allowed for in HDC NDC.

20) Woods can reference the inclusion of the site in the draft HDC NDC refresh.

1.1.7. **Do HDC have any hydrant testing nearby the site that can be shared with us?**

21) Proposed design parameters and the resulting flows are shown below. Are these acceptable for HDC?

22) These proposed design parameters are OK.

23) Woods can get hydrant testing through HDC if additional data is required. FH do this for HDC.

Parameter	Unit	Amount	Source	Notes
Occupancy	Equivalent Person (EP) per lot	3.5	HDC code of practice. Schedule E. Clause 5.3.5.1 a)	HDC code, wastewater section
Minimum Water demand (average daily)	l/person/day	400	HDC code of practice. Schedule F. Clause 6.3.5.6 a)	HDC code supersedes NZS 4404

Peak day flow factor	Unitless	1.5	NZS 4404:2010. Clause 6.3.5.3	Based on populations >10,000 (13,000 estimated Havelock North population)
Peak hour flow factor	Unitless	2	NZS 4404:2010. Clause 6.3.5.3	Based on populations >10,000 (13,000 estimated Havelock North population)
Fire flow	l/s	25 (2 hydrants at 12.5 l/s each)	NZS 4404:2010. Clause 6.3.5.3 (SNZ PAS 4509:2008). Tables 1 and 2	Non-sprinkled residential structures Fire water classification: FW2 To be tested at 60% of daily peak demand
Number of properties	lots	172		Manual lot count
Demand – Average day	l/s	2.79 400l(/p/d)*3.5 (p/lot)*164 (lot) / 86,400	Information from rows above	
Demand – Peak day	l/s	4.2	Information from rows above	
Demand – Peak hour	l/s	8.4	Information from rows above	
Demand – Fire flow scenario	l/s	30 (25 + 8 * 60%)	Information from rows above	
Design pressures	kPa	300 to 800	HDC code of practice. Schedule F. Clause 6.3.5.10	HDC code supersedes NZS 4404
Headloss – maximum allowed	m/km	5 (for pipes DN<=150) 3 (for pipes DN>150)	NZS 4404:2010. Clause 6.3.5.4	
Pipe roughness	K (mm)	0.06		Colebrook-White (PVC/PE)
Fire flow scenario - Residual pressure	kPa	100	SNZ PAS 4509:2008. Section 5	

1.1.8. **Does HDC have any templates for draft O&M manuals for ponds/ tree pits. If not, can we use Auckland Council's templates (modified to cover HDC)**

24) Woods can just use Auckland's draft O&M or Woods' O&M templates.

1.2. Other Items

25) None

Action Items	Responsibility	Date
a) Item 1: Discussed items to be included into the development's designs	Woods	

[redacted]

Senior Associate Engineer

Approved as true and accurate record of meeting

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Friday, 9 May 2025 9:02 am
To: [redacted] [redacted]
Subject: RE: P24-244 - Arataki - Havelock North: Existing Capacity of Wastewater and Proposed Improvements

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gents,

Answers to the questions as follows:

1. What is causing the existing capacity issue.

Current modelling for a 5-year event causes significant surcharging and spilling on Romanes Drive and this is exacerbated with the onset of development. This has been highlighted in multiple reports and historical observed overflows, however until last year there was conflicting evidence as to why this was occurring with the main thought being an undersized Romanes Drive sewer network. We now know it is due to a few reasons with the two main reasons being and overestimation of peaking factors in the model and a lack of operational understanding of a high-level weir (RTC) within the diversion chamber between the 700mm and 600mm trunk mains in Napier Road.

The height of the RTC was dictating the hydraulic grade line / surcharging back into the Romanes Drive network. With adjustments to the model, we had reduced overflow volumes and when manipulating the weir height, we eliminated overflows all together for both current and ultimate development.

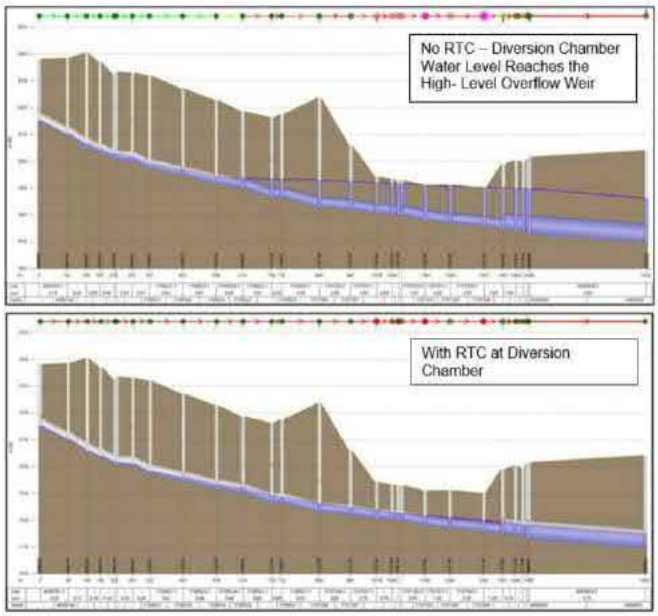


Figure 3 Current Network Performance – With/Without RTC Gate Control

5-year current RTC and 5-year adjusted RTC

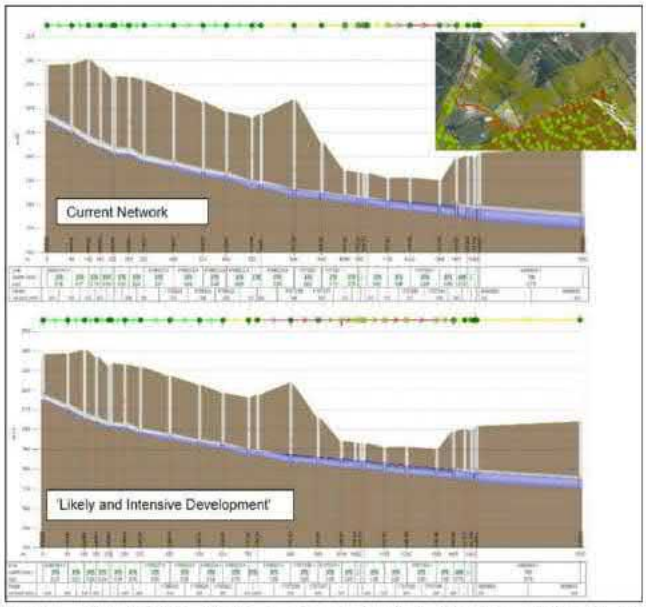


Figure 18 5-Year Rainfall Event- Long Sections Comparison from Brookvale Road/Romanes Drive to 700mm/600mm Diversion Chamber

5-year current with adjusted RTC and ultimate development

2. What works are HDC undertaking to resolve this.

The RTC height is governing the inability for the wastewater network to drain into the primary trunk main, as the RTC acts as an overflow for events where we have larger flows and the tip over spillway is activated so that flows are split between both trunk mains. Adjusting this height and understanding what that means in terms of relieving network capacity as well as the implications on the two trunk mains and network operations and maintenance.

To date we have:

- We have carried out an overall wastewater servicing strategy for the entire Brookvale development area that included modelling.
- We have carried out a technical memorandum to identify what the optimal weir height would be to enable 500mm freeboard in the lowest MH in Romanes Drive with ultimate development – theoretical.
- We have carried out a site visit to conduct a fatal flaws assessment of the site itself and existing infrastructure to ensure existing infrastructure was fit for purpose and to Identify existing and future components required for the RTC
- We are now at the stage of developing the P&ID for the RTC and it is in draft format and awaiting approval

3. Timing for the HDC works.

We have budget this financial year for design which is on track. We have budget next year for procurement and installation, noting this is a priority project and it will get done next financial year.

4. Confirmation that the HDC works will create enough capacity in the existing network for the Arataki Development Site being 171 residential lots.

The parcel of land that was identified in HPUDS was include in the latest modelling reports because we knew there was strong interest from the developer to bring this forward. It has been included in the April 2024 Brookvale Sewer Impact Assessment as a point load to Manhole ID 400018. We have allowed for a maximum of 232 lots based on parcel size and development trends, plus some contingency as the final number was not known at the time of modelling. It should be noted that this should not be the target as it was an intensive development scenario and represents worst case.



Figure 25 Three Connection Configurations Evaluated

It is anticipated that only the Arataki Development could potentially discharge by gravity into Brookvale Road, based on topographical constraints, as the existing ground profile slopes from Brookvale Road and Napier Road towards the Crombie Drain. New link road levels between Romanes Drive and Thompson Road are unlikely to be sufficiently high to enable all of Area B to gravitate to the wastewater network at Romanes Drive.

Table 1 Brookvale and Arataki Extension - Development Scenarios

Development	Stantec Model *(Number of Potential Dwellings)*	Likely Development *(Number of Potential Dwellings)*	Intensive Development *(Number of Potential Dwellings)*
Arataki Extension	220	232	232
[redacted]	Not included	25	25

Let me know if you have any questions.

Regads,

[redacted]
3 Waters Growth & Development Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted] | Wāea Pūkoro/Mobile [redacted]
Īmēra/Email [redacted]hdc.govt.nz | Pae Tukutuku/Web www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Thursday, 8 May 2025 1:17 PM
To: [redacted] <[redacted]hdc.govt.nz>
Subject: FW: P24-244 - Arataki - Havelock North: Existing Capacity of Wastewater and Proposed Improvements

Hi [redacted]

You probably know more than me about the wastewater in the area.
Do you mind answering the questions below?

Regards
[redacted]

From: [redacted] <[redacted]woods.co.nz>
Sent: Thursday, 8 May 2025 8:57 AM
To: [redacted] <[redacted]hdc.govt.nz>
Subject: P24-244 - Arataki - Havelock North: Existing Capacity of Wastewater and Proposed Improvements

Good morning [redacted]

We have previously discussed the current wastewater capacity within the existing network for servicing the Arataki Development Site. From what was discussed there is not enough capacity currently in the downstream network to cater for this development however Hasting District Council are undertaking works later this year to resolve the capacity issue. I would like to include written correspondence in our Infrastructure Report, and I need to get a condition regarding this included in the Fast Track Application.

Could you please reply to this email with the following information:

1. What is causing the existing capacity issue.
2. What works are HDC undertaking to resolve this.
3. Timming for the HDC works.

4. Confirmation that the HDC works will create enough capacity in the existing network for the Arataki Development Site being 171 residential lots.

I will include your response email with the Infrastructure Report.

Kind regards

[redacted] | BEngTech, CPEng, CMEngNZ
Senior Associate Engineer
Land Development
[redacted]
[redacted]

Warkworth | Auckland | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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Please consider the environment before printing this e-mail

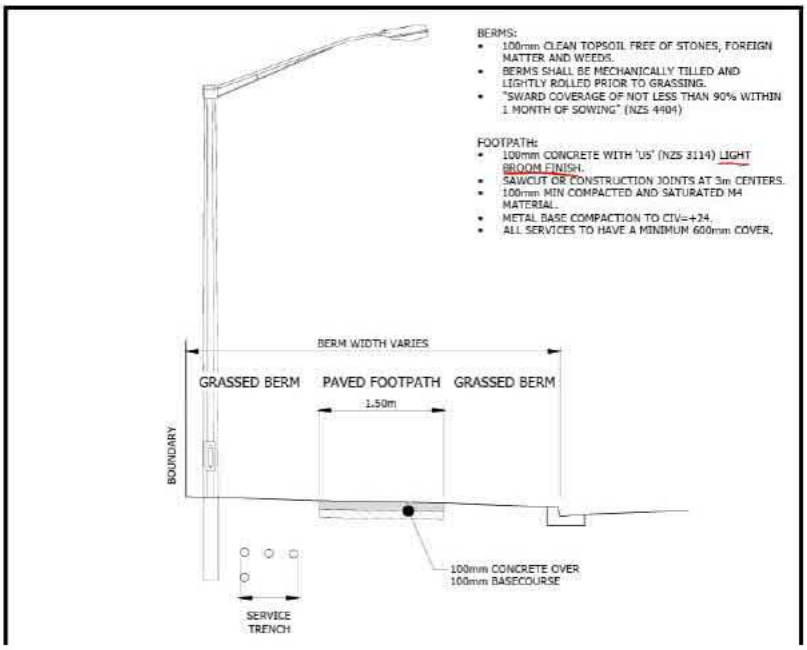
From: [redacted] <[redacted]hdc.govt.nz>
Sent: Monday, 26 May 2025 9:08 am
To: [redacted]
Cc: [redacted] Peter [redacted]
Subject: RE: P24-244 - Arataki - Havelock North: Footpath Materiality

Hi [redacted]

Thank you for your email.
A quick look at the engineering code of practice reveals that Detail C6 specifies a light broom finish for the footpath.
Detail C7, Shared facility and footpath, has details for asphaltic concrete, concrete and interlocking pavers but does not mention the finish of the concrete.

As this would be a road asset, I've passed your query to our roading manager and await his reply.

Regards
[redacted]



From: [redacted] <[redacted]woods.co.nz>
Sent: Friday, 23 May 2025 2:10 PM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>
Subject: P24-244 - Arataki - Havelock North: Footpath Materiality

Good afternoon [redacted]

I was having a meeting with the landscape designer, and she pointed out to me that the footpath finish we are proposing for the Arataki Development is an exposed aggregate finish. I did not cover this in our consultation meeting at all as I believed all the public footpath was going to be standard broom finish.

I thought this was worthwhile highlighting to you now. I'd be happy to take you feedback on this. We do appreciate that HDC will get a chance to change / alter this at the Engineering Approval phase.

The exposed aggregate finish is shown on page 25 of the landscape concept plan, screen gab below.

HARD MATERIALS PALETTE







STREET THRESHOLDS
Eg. Mangatangi Pebble 20mm





FOOTPATHS
Eg. Maungaturoto chip 16mm



RECREATIONAL PATH
Compacted lime chip hoggin.

Exposed aggregate paving is used with different textures to differentiate between trafficable and pedestrian surfaces.

Locally sourced aggregate is preferred with a warm tone, such as the examples above.

Kind regards

WOODS
Est.1970

[redacted] | BEngTech, CPEng, CMEngNZ
Senior Associate Engineer
Land Development
[redacted]
[redacted]

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Please consider the environment before printing this e-mail

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Thursday, 27 February 2025 4:42 pm
To: [redacted]
Cc: [redacted]
Subject: RE: P24-244 - Arataki - Havelock North: HDC / Woods Meeting Minutes 2025_02_13
Attachments: DP090355Wb.pdf; Discharge-Points-Stormwater-Flow-Paths-and-Natural-Catchment-Boundaries-2009.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi [redacted]

There is quite a bit going on in the background and I wanted you to get the most up-to-date information I could get.
Please find my comments in blue below.

Have a look and let me know if you need anything else.

Regards
[redacted]

Item 1:
> Follow up question: Does HDC have a preference for which of the two streams the discharge go to?
[AM] Looking at the Lidar data and the natural overland flow, the subject site is discharging to the closer stream. Please confirm with your analysis.
Looking at the HB Hazzard map that is showing flooding within the stream, I would suggest you to emphases how your development will not increase the flooding for the downstream properties. We would like to avoid any claim in the future that your discharge cause any flooding downstream.
> Follow up question, who maintains / owns the discharge streams?
[AM] It appears that this drain is not part of the HDC network. Also, HBRC GIS is showing as not their asset. I've passed this to some senior staff who might have some institutional knowledge regarding the drain but do not expect much.
I would assume that standard discharge to the watercourse applies, and this would be the HBRC domain of consenting.

Item 5:
> Follow up questions, what is HDC appetite for GPT device maintenance for a dry pond.
[AM] From HDC point of view maintenance and maintenance cost would be driving factors for any structure. I understand that there might be limiting guidance under the Hastings Code of Practice and HB Waterway Guidance and we can accept the Auckland GD ones.

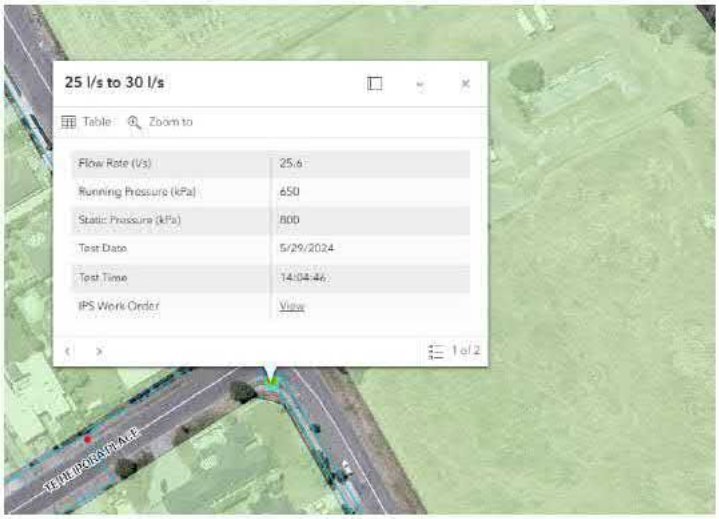
[AM]
Item 6:
> Follow up question, to be confirmed post meeting. Is sediment drying within the forebay an acceptable substitute to sediment drying area?
[AM] Yes, sediment drying within the forebay is an acceptable solution but it will need to be specified in the Stormwater Management Plan how will this operate.
If you can quantify the expected sediment volume,how will this be taken off-site without dragging muddy water over the roads, ect.

Item 8:
> Follow up request, copy of HDC network discharge consent.
[AM] As I understand there is a new application for global consent. Attached in the current consent.

> Follow up request, SW staff contact for HBRC.
[AM] [redacted]hbrc.govt.nz

Item 11:
> Follow up request, confirmation that WW can be serviced via gravity flows.
[AM] [KN] Fatal flaws assessment for the installation of an RTC has been completed and there are no fatal flaws. We need to have the RTC operative and install a level sensor in the lowest Romanes Drive MH to confirm network performance matches modelled outputs, however, from the information we have at hand, we don't anticipate any issues.

Item 12:
> Follow up request, pressure and flow information for existing pipeline on Arataki Road.
[AM] HDC has some data on the watermain Arataki Rd, please find screenshot below.
HDC is looking to drop the pressure in the future to what level it is unknown at this moment.
I suggest using 500kPA for your calculations.



From: [redacted] <[redacted]woods.co.nz>
Sent: Wednesday, 26 February 2025 2:32 PM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]cdli.co.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Subject: RE: P24-244 - Arataki - Havelock North: HDC / Woods Meeting Minutes 2025_02_13

Good afternoon [redacted]

Any word on the drainage discharge? At this point we would be happy to get back a two-part response as we have the Water Supply waiting for the pressure and flow data from the HDC model.

Kind regards

WOODS
Est.1970

[redacted] | BEngTech, CPEng, CMEngNZ
Senior Associate Engineer
Land Development
[redacted]

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From: [redacted] <[redacted]hdc.govt.nz>
Sent: Thursday, 20 February 2025 4:00 pm
To: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]cdli.co.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Subject: RE: P24-244 - Arataki - Havelock North: HDC / Woods Meeting Minutes 2025_02_13

Hi [redacted]
Just waiting on some feedback regarding the drain discharge and will send you the response.

Regards
[redacted]

From: [redacted] <[redacted]woods.co.nz>
Sent: Thursday, 20 February 2025 8:26 AM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]cdli.co.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Subject: RE: P24-244 - Arataki - Havelock North: HDC / Woods Meeting Minutes 2025_02_13

Good morning [redacted]

Have you managed to get through the follow up actions from our meeting last week?

Kind regards



[redacted] | BEngTech, CPEng, CMEngNZ
Senior Associate Engineer
Land Development
[redacted]

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From: [redacted] <[redacted]woods.co.nz>
Sent: Friday, 14 February 2025 8:44 am
To: [redacted]hdc.govt.nz; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]cdli.co.nz>; [redacted]hdc.govt.nz; [redacted] <[redacted]woods.co.nz>
Subject: P24-244 - Arataki - Havelock North: HDC / Woods Meeting Minutes 2025_02_13

Hi [redacted] and Woods team,

Thank you all for making time to meet yesterday, I've attached the meeting minutes. If you see anything in there that needs to be corrected please feel free to reply to this email with the amendments.

There are eight follow up questions / requests. [redacted] could you please provide a response to these:
Item 1:
> Follow up question: Does HDC have a preference for which of the two streams the discharge go to?
> Follow up question, who maintains / owns the discharge streams?
Item 5:
> Follow up questions, what is HDC appetite for GPT device maintenance for a dry pond.
Item 6:
> Follow up question, to be confirmed post meeting. Is sediment drying within the forebay an acceptable substitute to sediment drying area?
Item 8:
> Follow up request, copy of HDC network discharge consent.
> Follow up request, SW staff contact for HBRC.
Item 11:
> Follow up request, confirmation that WW can be serviced via gravity flows.
Item 12:
> Follow up request, pressure and flow information for existing pipeline on Arataki Road.

Kind regards



[redacted] | BEngTech, CPEng, CMEngNZ
Senior Associate Engineer
Land Development
[redacted]

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From: [redacted] <[redacted]woods.co.nz>
Sent: Tuesday, 4 February 2025 6:25 pm
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Subject: P24-244 - Arataki - Havelock North

Good evening [redacted]

I hope you managed to dodge the poor weather we had over the holidays and had a well-deserved rest.

As you may be aware, the Arataki Development was placed on hold by CDL late last year after it was listed under the FastTrack Approvals Act 2004. CDL have now decided to proceed with an application under the FastTrack legislation.

We are looking to line up a meeting with you next week, preferably Monday or Wednesday, in order to pick up where we left off and to get your input and guidance for the following:
> Stormwater strategy requirements for quality / quantity treatment,
> Hastings preferred / acceptable devices to achieve the SW strategy,
> Stormwater discharge points, and
> WW servicing, has the critical flow assessment been completed and if so what is the outcome.

Could you please confirm your availability for an in person (and MS Teams) meeting next week. I'd be happy to come by your office.

Kind regards

WOODS
Est.1970

[redacted] | BEngTech, CPEng, CMEngNZ
Senior Associate Engineer
Land Development
[redacted]
[redacted]

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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Monday, 24 March 2025 3:23 pm
To: [redacted]
Cc: [redacted]
Subject: RE: P24-244 - Arataki - Havelock North: Questions / Comments and meetup

Hi [redacted]

All valid questions, but some are above my pay grade.
I will need some help from the senior and upper management.

Might be easier to have a formal meeting in the Council?
I will see if we can get traffic, stormwater, and a planner to answer some of those questions.

We do have a coffee machine, and what I have been told is not bad coffee.

[redacted]

From: [redacted] <[redacted]woods.co.nz>
Sent: Monday, 24 March 2025 3:02 PM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: RE: P24-244 - Arataki - Havelock North: Questions / Comments and meetup

Thanks [redacted]

Friday is good, 10am good for you? Do you have a preferred café in your area?

Also the SW team have just asked me the following 2 questions:

1. Does HDC have any templates for draft O&M manuals for ponds/ tree pits. If not, can we use Auckland Council's templates (modified to cover HDC), and
2. Regarding the network discharge consent, is HDC preference for us to extend theirs or to do our own?

Kind regards

WOODS
EST.1970

[redacted] | BEngTech, CPEng, CMEngNZ
Senior Associate Engineer
Land Development
[redacted]

Warkworth | Auckland | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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From: [redacted] <[redacted]hdc.govt.nz>
Sent: Monday, 24 March 2025 2:54 pm
To: [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: RE: P24-244 - Arataki - Havelock North: Questions / Comments and meetup

Hi [redacted]

Friday looks better than Wednesday.

I will need a couple of days to answer the questions below, as they are better suited to various departments within the organisation.
I will try to get those answers by Friday.

Regards
[redacted]

From: [redacted] <[redacted]woods.co.nz>
Sent: Monday, 24 March 2025 11:24 AM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Subject: P24-244 - Arataki - Havelock North: Questions / Comments and meetup

Good morning [redacted]

Are you free on Wednesday or Friday this week at 10am for a cafe meeting? I'd like to discuss the below items with you over a set a draft plans.

1. SW servicing strategy for rear lots, laterals to connect SW network via public SW MH in JOALs (not having kerb outlets for rear lots).
   a. Discussions over a sketch of this arrangement.

2. SW alignment along Brookvale Road to be discussed, including outlet point now on northern side of Brookvale Road.
   a. Discussions over a sketch of this arrangement.
   b. Keen to understand what HDC preferred design solution is for pipes out letting to streams.

3. HBRC have confirmed that the drain we are discharging to is not owned or maintained by them and have stated that this must be a HDC asset. Can you confirm that this drain is owned / maintained by HDC?
   Also, we will need to apply for regional consent to the HBRC for the diversion and discharge of water as the Arataki site falls outside of the catchments identified in the HDC Discharge Consent.

4. Lighting in walkways, can we do Bollard lighting? Also, what other options are there for us to light walkways, is there flexibility in the CoP for alternate lighting?

5. Regarding earthworks, what is HDCs extent of involvement in earthworks consents, we see there is some overlap with HBRC.
   a. We want to discuss water take for managing dust and where we can get water from.
   b. Are there any particular effects that HDC want to see covered in our management plans?

6. Do HDC have any hydrant testing nearby the site that can be shared with us?
   Proposed design parameters and the resulting flows are shown below. Are these acceptable for HDC?

Parameter	Unit	Amount	Source	Notes
Occupancy	Equivalent Person (EP) per lot	3.5	HDC code of practice. Schedule E. Clause 5.3.5.1 a)	HDC code, wastewater section
Minimum Water demand (average daily)	l/person/day	400	HDC code of practice. Schedule F. Clause 6.3.5.6 a)	HDC code supersedes NZS 4404
Peak day flow factor	Unitless	1.5	NZS 4404:2010. Clause 6.3.5.3	Based on populations >10,000 (13,000 estimated Havelock North population)
Peak hour flow factor	Unitless	2	NZS 4404:2010. Clause 6.3.5.3	Based on populations >10,000 (13,000 estimated Havelock North population)
Fire flow	l/s	25 (2 hydrants at 12.5 l/s each)	NZS 4404:2010. Clause 6.3.5.3 (SNZ PAS 4509:2008). Tables 1 and 2	Non-sprinkled residential structures Fire water classification: FW2 To be tested at 60% of daily peak demand
Number of properties	lots	172		Manual lot count
Demand – Average day	l/s	2.79 400l(/p/d)*3.5 (p/lot)*164 (lot) / 86,400	Information from rows above	
Demand – Peak day	l/s	4.2	Information from rows above	
Demand – Peak hour	l/s	8.4	Information from rows above	
Demand – Fire flow scenario	l/s	30 (25 + 8 * 60%)	Information from rows above	
Design pressures	kPa	300 to 800	HDC code of practice. Schedule F. Clause 6.3.5.10	HDC code supersedes NZS 4404
Headloss – maximum allowed	m/km	5 (for pipes DN<=150) 3 (for pipes DN>150)	NZS 4404:2010. Clause 6.3.5.4	
Pipe roughness	K (mm)	0.06		Colebrook-White (PVC/PE)
Fire flow scenario - Residual pressure	kPa	100	SNZ PAS 4509:2008. Section 5	

Kind regards

WOODS
Est.1970

[redacted] | BEngTech, CPEng, CMEngNZ
Senior Associate Engineer
Land Development
[redacted]
[redacted]

Warkworth | Auckland | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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flow
TRANSPORTATION SPECIALISTS

meeting minutes

PROJECT	**ARATAKI ROAD, HAVELOCK NORTH**		
SUBJECT OF MEETING	INTIAL TRANSPORTATION CONSULATION		
DATE OF MEETING	13 FEBUARY 2025		
LOCATION	TEAMS		
ATTENDEES	[redacted]	HASTINGS DISTRICT COUNCIL	BCO
	[redacted]	WOODS	BO
	[redacted]	WOODS	EH
	[redacted]	HAWKES BAY REGIONAL COUNCIL	BCU
	[redacted]	FLOW	GVW
	[redacted]	FLOW	TC
	[redacted]	FLOW	CS
DISTRIBUTION	AS ABOVE PLUS		

	ITEM	ACTION	
		BY	**DATE**
1	**Introductions** Nothing to note		
2	**Project Overview** • [redacted] gave overview of the Arataki Project draft plan and its location, noting ○ Shared path to be extended until Brookvale Road ○ Crossing facilities ○ New intersections, primarily serving smaller sections of residential blocks - serving about 160 residential dwellings on site ○ Pedestrian connectivity will be provided through JOALS ○ On site, main pedestrian connectivity is shown but there will be footpaths on both sides of the roads to be vested		

	○ JOALS will be used to serve a small number of lots • [redacted] discussed the proposed internal road cross section, noting that it has been amended since [redacted] has seen it, but there are still issues being worked through. ○ Minimum back berm of 1.3m as per guidelines ○ Reduced front berm in response • [redacted] noted that there are a few things to think about and look at regarding the proposed design noting ○ Important to have some sort of redundancy with services ○ Footpaths on both sides important ○ Thinking about the people that will be living in the area ○ Lighting important to think about ○ Intersection of Arataki Road and Brookvale Road may be an issue, would be good to have a good look at that		
3	**Public transport** • [redacted] noted that there is a public transport plan for Havelock North that is currently in the works and will go out to consultation this year. • The main trunk route will start at the Havelock bell tower and there would be two routes extending from it. There is the possibility of one routing down Arataki Road and maybe looping through Brookvale. Arataki Road would be a prime road to take a bus down and this proposed bus route would be bidirectional rather than a loop. • [redacted] noted that the project team will need to account for/consider bus stops along Arataki Road • [redacted] noted that the project team could give indicative bus stop locations to serve development but that this would not mean that bus stops will be installed by development. • [redacted] asked what the general requirement for bus stop infrastructure expected was, noting that the extent to which future bus stops can be blended into our road cross section may depend on this. • [redacted] noted that infrastructure would depend on demand and future use of the bus stops and when this is developed. Do it in a way that compliments the surrounding environment if possible.		

	• [redacted] also noted that on street parking area should have provision for bus stop and landscaping should have provision for bus stop infrastructure. • [redacted] suggested the project team look at Russell Robertson Drive and work out where there are decent catchments, linked by walkways that can increase the catchment size • [redacted] noted that a bus shelter would be required if there a decent number of patrons and highly likely to be elderly were expected. The team will need to think about who the bus stop will be servicing when determining the needed infrastructure • [redacted] noted that the council has Remix available to help understand the catchments and demand		
4	**Arataki/Brookvale intersection** • [redacted] discussed speed surveys done on Brookvale Road. The 7-day speed survey showed 85th percentile speeds between 54-57km/hr. • [redacted] noted that the design would seek to improve the Brookvale Road frontage of the site. Treatment around existing property would include kerb and channelling on the development side of the road to emphasise the urban environment. This would be some form of gateway treatment including landscaping. • [redacted] agreed that kerb and channel would be necessary to show the urban environment.		
5	**Development Intersection placement/design layout** • [redacted] noted that the council urban teams are generally happy with design proposed. • [redacted] noted that the proposed crossroads are likely to be lightly trafficked and will be giveaway controlled. The roads will be opposite and not be staggered, with Arataki Road as the priority. • [redacted] raised that Te Hopura Place visibility may need to be checked with its dog leg design. • [redacted] noted that Brookvale Road will end up being the main strategic route and Arataki Road is just on the side. It is unlikely that there will be concerns. • [redacted] noted that operationally the project team are not concerned but we are wanting to account for safety.		

6	**Shared path** • [redacted] noted that the project team are wanting to ensure that safety for users although it will be a low trafficked shared path. Issues that other (example Auckland) councils have concerns about are often vehicle accesses across shared path and reversing over the shared path. • [redacted] noted that front fence controls could be applied with no closed fences and low fences • [redacted] noted that the back berm width should be providing for that safety too and that it's important to provide for safety and account for the intervisibility. • [redacted] noted that given the Arataki Road existing layout with decent back berm width, personally has no issues and it's something that can mitigated. Project team should look at the existing layout and framework so as to provide consistency along Arataki Road		
7	**Traffic calming** • [redacted] noted that the development proposed short roads and these will be managed in a way to reduce the opportunities to speed • [redacted] noted that traffic calming measures could include creating kinks in straight roads, creating buildouts to reduce road widths and coming up with a design that provides for a lower speed environment • [redacted] inquired regarding where HDC sits with treatment for crossings etc • [redacted] noted that different paving on intersections for side roads could be used to indicate the different use. Flushed treatments effective through change in materiality. This helps in identifying when there's something different with the environment (residential), no through traffic and is only related to the area.		
8	**Standards or Guidance for JOALS in HN** • [redacted] inquired about the standards in Havelock north for JOALS. ○ 6m for more than 4 houses • [redacted] noted that details should be in engineering standards **Northwestern corner cul de sac** • [redacted] inquired if the proposed cul-de-sac design could be bespoke.		

	• [redacted] noted that the design needs to provide for an 8m rigid truck to u turn, rather than providing for a 3 point turn. This will help to ensure a truck does not need to do a reverse movement down a road. Worst case is 11m truck (capacity issues). • Usually only 2 trips per day for that area of collection. • Would like to avoid 3 points turn to prevent needing to reverse **Refuse** • Can only enter private lane with agreement and amenity • [redacted] people now days expect door to door service • The project team will track to ensure there's sufficient room for passing/trucks • [redacted] noted that there will be properties with services needing maintenance and some houses with frontages to the street. The main thing for having back berm for services is to ensure roads are still operatable when there are things needing to be done to services		
9	**Process/Other matters** • [redacted] noted that the project is a fast track application and this conversation can be incorporated to the design and report. • Timeframes are short for submission • [redacted] noted that the project team plans to re-present our design further down the line to give council time to look at and be comfortable with before submission due to the short review time • [redacted] requested to be party to the circulation of plans and noted that he is happy to meet again regarding the design. It is important to get the design right before submission. • Important to get location of streetlights into design, to ensure that trees do not end up clashing with the lighting • Light at an intersection = position for street name plate • CPTED issues when lighting isn't considered. Lighting requirements will dictate lighting design which in turn effects landscape design • [redacted] noted that Consultation for bus will likely occur through April, in conjunction with council plans. The Routes are mapped out, but Havelock North routes are not confirmed		

	Vehicle tracking • Flow/Woods to use 11m truck to check routes • Ensuring there is a clear path to get through past a parked truck		

Reference: P:\CDLL\001 Arataki Road Private Plan Change Havelock North\2.0 Communication\M1A250213 Meeting with Council.docx - [redacted]

To	From
Hastings District Council	*Woods*
[redacted]	[redacted] – *Senior Associate Engineer*
Circulation: As per below attendees / apologies and [redacted] *and* [redacted]	*W-REF: P24-244* *13 February 2025*

Meeting Minutes - 13/02/2025

Arataki / Havelock North

Location	MS Teams			
Time & Date	10:00am	7/06/2017	**Taken by**	[redacted]
Attendees	**Initials**	**Name**		**Company**
	AM	[redacted]		HDC
	BLO	[redacted]		Woods
	BP	[redacted]		Woods
	PW	[redacted]		Woods
	EH	[redacted]		Woods
Apologies	**Initials**	**Name**		**Company**
	KN	[redacted]		HDC
	JB	[redacted]		CDL
	TW	[redacted]		Woods
	AB	[redacted]		Woods

Proposal / Introduction

Draft concept plans shared, dated 05/02/2025. Basic rundown of device locations and discharge points discussed.

Minutes

1.1. Stormwater

1.1.1. Stormwater strategy requirements for quality / quantity treatment

1) What are the requirements around quality treatment and quantity management?
   > Quality treatment standards from HBRC. Required 75% TSS.
   > Follow up question: Does HDC have a preference for which of the two streams the discharge go to?
   > Follow up question, who maintains / owns the discharge streams?
2) HDC COP notes there is a catchment plan available within Hastings – can this be shared with us?
   a. Reason for asking is that HB Waterways Guidelines notes, where there are flooding issues downstream and in the absence of a catchment study, post-dev peak discharge be limited to 80% of the pre-dev peak discharge in the 100-year event.
      > Will need to demonstrate no adverse effect for moving OLFP discharge points.

b. What is the preferred modelling method – i.e., rational, regional method or unit hydrograph.
> TP108 unit hydrograph.

3) Climate change requirements – i.e., RCP 6.0 or 8.5
> RCP 6.0.

4) Upgrade of Arataki Road – does this trigger treatment requirements?
> Connections to HDC SW network won't require quality treatment.

1.1.2. Hastings preferred / acceptable devices to achieve the SW strategy

5) SW proposal includes three wetlands – are these preferred/ acceptable?
> Maintenance driven outcome.
> Ground water is expected to minimum 5m below existing ground, from previous Geotech Reporting.
> Will need to adequately address flows to/through wetlands during summer dry periods.
> Follow up questions, what is HDC appetite for GPT device maintenance for a dry pond.

6) Is sediment drying within the forebay an acceptable substitute to sediment drying area?
> Follow up question, to be confirmed post meeting.

1.1.3. Stormwater discharge points

7) Does HDC have any catchment wide modelling that has been undertaken?
> Question to be directed to HDRC.

8) Preferred discharge location from the site?
> Demonstrate existing flows and show they are being maintained.
> OLFP / Flood modelling will be required for Arataki Road to demonstrate no additional risk.
> HDC has network discharge consent.
> Follow up request, request copy of HDC network discharge consent.
> Follow up request, SW staff contact for HBRC.

1.1.4. Arataki development hydrologic and hydrodynamic analysis was undertaken by the Hawke's Bay Regional Council May 2013.

9) The analysis indicates that the effects of increased runoff are less than minor. Is this assessment still applicable to our development, and is any additional flood modelling required?
> Answered in above items.

10) If additional flood modelling is required, can HDC provide the latest catchment-wide model?
> Answered in above items.

1.2. Wastewater

11) Wastewater servicing, has the critical flow assessment been completed and if so, what is the outcome?
> Critical flow assessment completed. Works planned to be live end of 2025.
> Follow up request, confirmation that WW can be serviced via gravity flows.

1.3. Water Supply

12) Pressure and flow information from HDC WS Model of the area? And have HDC completed the sensitivity check for the WS, and can this be shared.
> Follow up request, pressure and flow information for existing pipeline on Arataki Road.

13) What information is available for the existing services in the area? especially the Water Supply depths.
> Follow up request, any as bult information around the bore.

1.4. Other Items

14) Can we have a senior DE contact who can clarify our interpretations of HDC engineering standards?
> Engineering interpretation questions to AM.

Lots to kerb discharge?
> Kerb discharge.

Action Items	Responsibility	Date
a) Item 1: > Follow up question: Does HDC have a preference for which of the two streams the discharge go to? > Follow up question, who maintains / owns the discharge streams?	AM AM	
b) Item 5 > Follow up questions, what is HDC appetite for GPT device maintenance for a dry pond.	AM	
c) Item 6 > Follow up question, to be confirmed post meeting. Is sediment drying within the forebay an acceptable substitute to sediment drying area?	AM	
d) Item 8 > Follow up request, copy of HDC network discharge consent. > Follow up request, SW staff contact for HBRC.	AM AM	
e) Item 11 > Follow up request, confirmation that WW can be serviced via gravity flows.	AM	
f) Item 12 > Follow up request, pressure and flow information for existing pipeline on Arataki Road.		

[redacted]

Senior Associate Engineer

Approved as true and accurate record of meeting

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Wednesday, 12 February 2025 6:26 pm
To: [redacted]
Cc: [redacted]
Subject: RE: Meeting with Woods Consultants - Arataki Extn Fast Track Consent

Hi [redacted]

Thank you, I will endeavour to have open spaces comments to you early next week. I have a site visit planned with our Landscape Officer tomorrow to look at the trees. @[redacted] is it okay to access CDL Land if required for this purpose please?

Here is the link to Wairatahi; the fast track project I suggested you refer to today as has lots of similarities - https://www.epa.govt.nz/fast-track-consenting/referred-projects/wairatahi/.

Kind Regards, [redacted]

[redacted]
Open Spaces Planning Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]woods.co.nz>
Sent: Wednesday, 12 February 2025 3:01 PM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]cdli.co.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]urbanacumen.co.nz>
Subject: RE: Meeting with Woods Consultants - Arataki Extn Fast Track Consent

Thanks for your time everyone.

As discussed, please see attached the updated version of the scheme plan shared with you today.

Will send through some more detailed notes/comments summarising our discussion towards the end of this week.

Ngā mihi
[redacted]

[redacted]
General Manager - Planning & Urban Design
Planning & Urban Design
[redacted]
[redacted]
Warkworth | Auckland | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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-----Original Appointment-----
From: [redacted] <[redacted]hdc.govt.nz>
Sent: Wednesday, 12 February 2025 2:02 pm
To: [redacted]
Cc: [redacted]
Subject: Meeting with Woods Consultants - Arataki Extn Fast Track Consent
When: Wednesday, 12 February 2025 2:00 pm-3:00 pm (UTC+12:00) Auckland, Wellington.
Where: Room - Civic Admin - Floor 2 - Kauri; Room - ToiToi - Eastbourne - ToiToi Staff Use Only

Hi all

As discussed, CDL are wanting to proceed with a Fast Track application for Arataki Extension and wish to discuss planning, parks and urban design about the attached draft plan.

Hoping this time works for everyone.

Regards

[redacted]
Senior Environmental Planner - Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

AL FRESCO FRIDAYS
31 JAN & 28 FEB
FROM 5PM
HERETAUNGA HASTINGS

Microsoft Teams [Need help?]

Join the meeting now

Meeting ID: 490 082 726 32

Passcode: g2eg23vE

For organisers: Meeting options

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[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Friday, 7 February 2025 2:27 pm
To: [redacted]
Cc: [redacted]
Subject: RE: Arataki Rd, Havelock North - Transport consultation

[redacted]

Thanks for that. Much appreciated.

A key aspect of any roading cross-section is the need to ensure that services within the back berm can be accommodated as per Drawing C6 of the HDC ECoP 2020.

Regards.
[redacted]

[redacted]
Transportation Policy & Planning Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted] / Mobile 027 235 0534
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]flownz.com>
Sent: Friday, 7 February 2025 9:48 AM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted]cdli.co.nz; [redacted] urbanacumen.co.nz) <[redacted]urbanacumen.co.nz>; [redacted] <[redacted]flownz.com>; [redacted] <[redacted]hbrc.govt.nz>; [redacted] <[redacted]flownz.com>
Subject: RE: Arataki Rd, Havelock North - Transport consultation

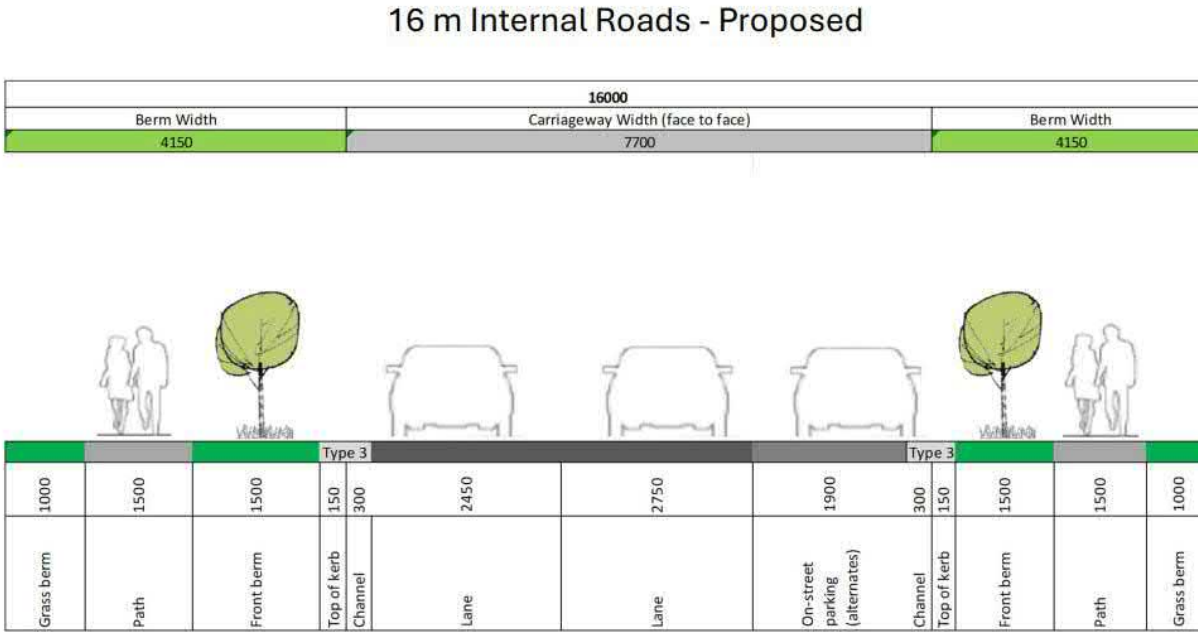
Hi [redacted]

I've attached our preliminary development layout for the FastTrack.

Please note that this sketch is for discussion purposes only. It highlights the key pedestrian connections, but all public roads within the development area will have footpaths on both sides (noting the detail is not shown in the sketch). A few key points:

1. The number of lots (yield) will be around ~160 to ~180 lots.
2. We propose a 2.5 m shared path with kerb and channelling along Arataki Road, connecting to the existing shared path.

3. Internal public roads will have 16 m road reserves, as shown in the cross-section below. This is in line with an 'Access' road (min 15 m road reserve) as defined in the engineering standards.



4. Some lots will be accessed via jointly owned access lots (shown in brown).
5. Pedestrian crossing facilities are proposed on Brookvale Road and Arataki Road following the shared path alignment (the form of these is yet to be confirmed).
6. No vehicle access is proposed via Brookvale Road.

Let me know if you have any initial questions, and we can discuss them further on Thursday.

Regards

[redacted]
Principal Transportation Engineer
M [redacted] | E [redacted] flownz.com

flow TRANSPORTATION SPECIALISTS LTD
Transport Engineering and Design / Transportation Planning / Traffic Modelling / Travel Demand Management
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Level 1, 11 Blake Street, Ponsonby, Auckland | PO Box 47497 Ponsonby | P +64 9 970 3820

-----Original Appointment-----
From: [redacted]
Sent: Wednesday, 5 February 2025 11:01 am
To: [redacted]
Cc: [redacted] cdli.co.nz; [redacted] ([redacted] urbanacumen.co.nz); [redacted]
Subject: Arataki Rd, Havelock North - Transport
When: Thursday, 13 February 2025 1:00 pm-2:00 pm (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting
Importance: High

Hi [redacted]

Hope this time suits.

I will share a concept scheme plan early next week.

Cheers

Microsoft Teams [Need help?]

Join the meeting now

Meeting ID: 464 905 393 875

Passcode: aG7V2SP7

For organizers: Meeting options

From: [redacted] <[redacted] hdc.govt.nz>
Sent: Tuesday, 4 February 2025 10:18 am
To: [redacted] <[redacted] flownz.com>
Cc: [redacted] <[redacted] woods.co.nz>; [redacted] cdli.co.nz; [redacted] ([redacted] urbanacumen.co.nz) <[redacted] urbanacumen.co.nz>; [redacted] <[redacted] woods.co.nz>; [redacted] <[redacted] woods.co.nz>; [redacted] <[redacted] flownz.com>; [redacted] <[redacted] hdc.govt.nz>; [redacted] <[redacted] hbrc.govt.nz>
Subject: RE: Arataki Rd, Havelock North - Transport

[redacted]

Thanks for that.

My availability for next week would be sometime in the afternoon of all days except Wednesday next week.

Always handy to have some background info for the meeting where practicable.

Regards.

[redacted]

Transportation Policy & Planning Manager

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted] / Mobile 027 235 0534
Īmēra/Email [redacted] hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]flownz.com>
Sent: Monday, 3 February 2025 11:53 AM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]flownz.com>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hbrc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted]cdli.co.nz; [redacted] ([redacted]urbanacumen.co.nz) <[redacted]urbanacumen.co.nz>
Subject: Arataki Rd, Havelock North - Transport
Importance: High

Hi [redacted] et al,

I hope you both had a great break and are ready for the year ahead.

As you know, we paused this project last year when it was listed under the FastTrack Approvals Act 2024. Our client, CDL, has now decided to proceed with an application under the FastTrack legislation.

To resume our transport discussions, could you please let me know your availability for an online meeting next week? We're keen to schedule this as soon as possible, as we aim to lodge the application early this year.

Looking forward to your response.

Regards,

[redacted]
Principal Transportation Engineer
M [redacted] | E [redacted]flownz.com

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Please consider the environment before printing this e-mail

[redacted]

From: [redacted] <[redacted]hdc.govt.nz>
Sent: Monday, 3 February 2025 2:44 pm
To: [redacted]
Cc: [redacted]
Subject: RE: CDL Update - Arataki Extension Land Project Re-Start

Thanks [redacted] I will see what can be arranged and let you know.

[redacted]
Senior Environmental Planner - Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

AL FRESCO FRIDAYS
31 JAN & 28 FEB
FROM 5PM
HERETAUNGA HASTINGS

From: [redacted] <[redacted]woods.co.nz>
Sent: Monday, 3 February 2025 2:24 PM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]cdli.co.nz>
Subject: CDL Update - Arataki Extension Land Project Re-Start

Hi [redacted]

Hope you have been keeping well.

You may have heard through the grapevine late last week that CDL have made a decision to proceed with a FastTrack application for the Arataki extension land. We have been instructed by CDL to get stuck in as they are keen to lodge the application asap. I have attached the hot off the press concept plan for your perusal. Note that this is yet to have full feedback from our design team.

In the first instance, we would like to **arrange a meeting with HDC's** planning, parks and urban design personnel to brief everyone on the new design and obtain high level feedback on what is proposed. In particular, we are keen to round off the conversations we began last year around the off-road trail concept along the boundary edge. Please let me know if you/your team have availability for a **Teams meeting next week**.

In the meantime, our engineers will be touching base with your traffic and development engineers this week to restart discussions from last year to inform the ongoing design development.

Kind regards,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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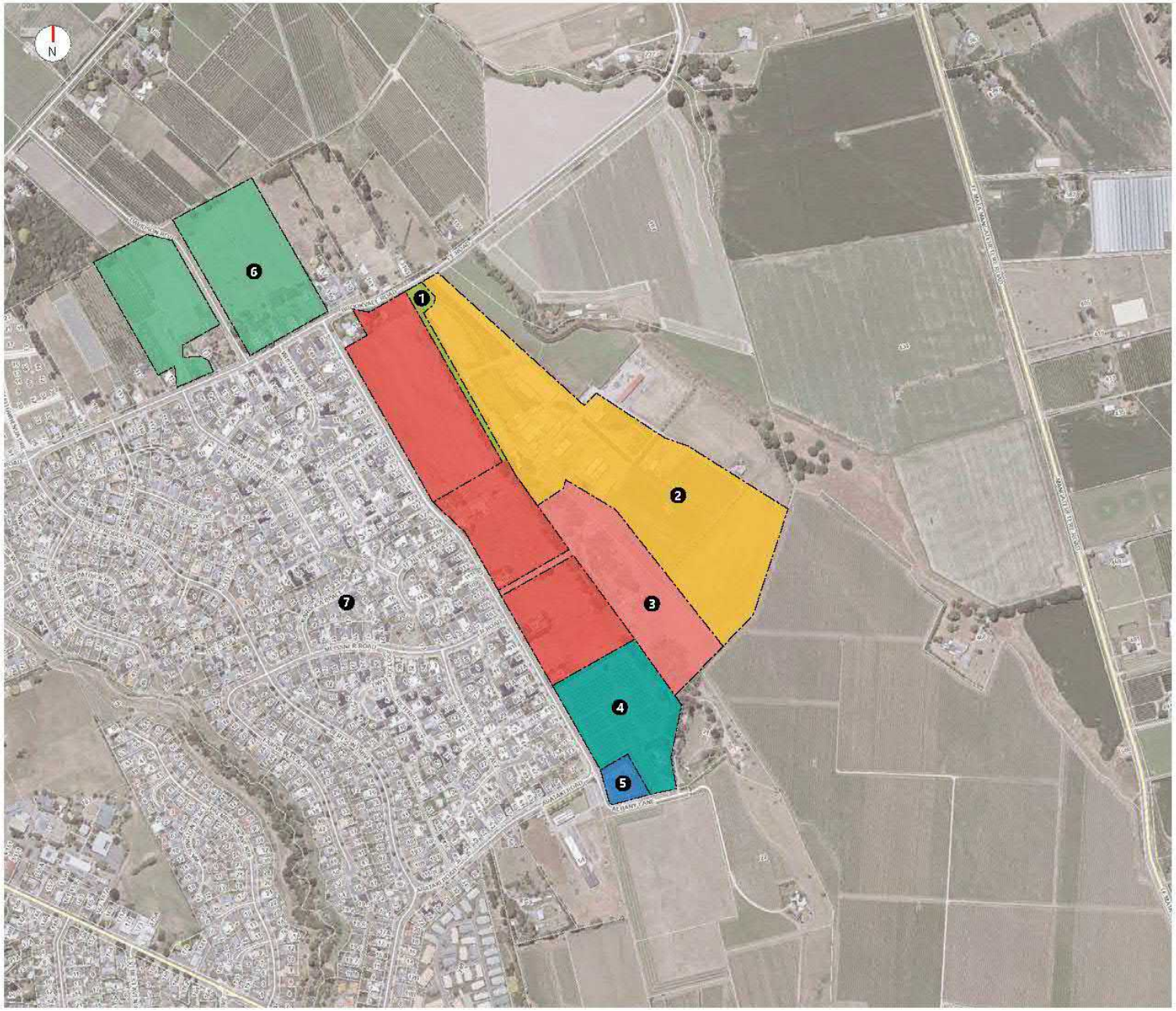
Arataki Extension Land Fast Track

March 2025



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PROJECT BACKGROUND



LEGEND:

- Plan Change Site
- 1 Council Reserve
- 2 Brookvale Land Limited
- 3 Shaggy Range Day Care for Dogs
- 4 Olive Grove
- 5 Arataki Honey
- 6 Metlifecare Retirement Homes
- 7 General Residential

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PROJECT BACKGROUND



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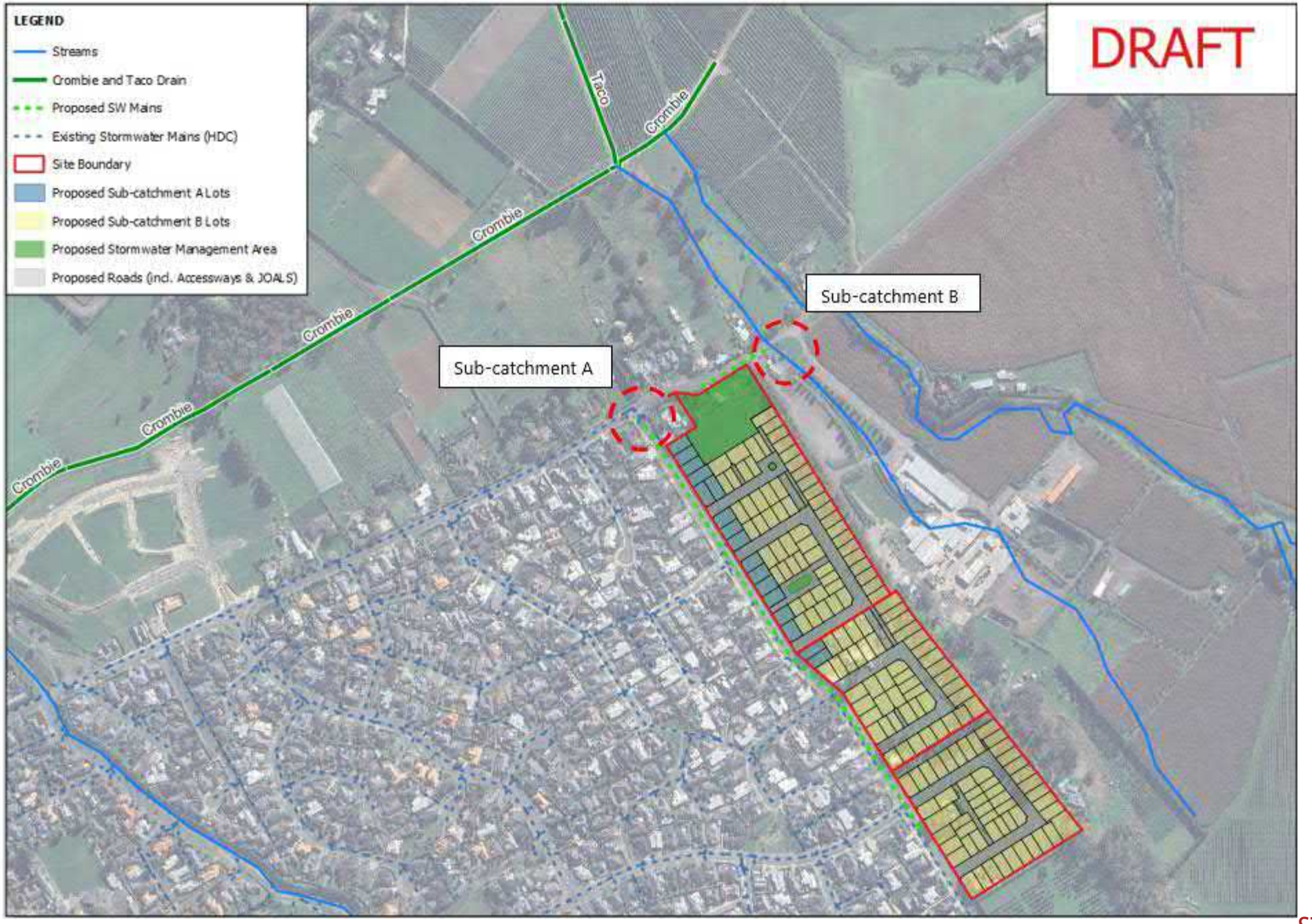
CONCEPT PLAN



Yield - 180 lots approx

WOODS
Est.1970

CONCEPT PLAN



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STORMWATER DESIGN

EXPERT CONSULTANTS

Discipline	Consultant	Contact
Ecology	Boffa Miskell	[redacted]
Landscape & Visual Assessment	Boffa Miskell	[redacted]
Landscape Architecture	Boffa Miskell	[redacted]
Geotech	CMW	[redacted]
Acoustic	Decibel Ltd	[redacted]
RMA Legal	Ellis Gould	[redacted] & [redacted]
Transport	Flow	[redacted] & [redacted]
HPL / Soils Assessment	Fruition	[redacted]
Economics	Property Economics	[redacted]
Contamination	SQN Consulting	[redacted]
Urban Design	Urban Acumen	[redacted]
Civil Design	Woods	[redacted] & [redacted]
Planning	Woods	[redacted] & [redacted]
Survey	Woods	[redacted]
3 Waters	Woods	[redacted] & [redacted]


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[redacted]

From: [redacted]
Sent: Wednesday, 2 October 2024 3:39 pm
To: [redacted]
Cc:
Subject: Arataki PC - Structure Plan collaboration meeting

Hi [redacted]

Thanks again for meeting yesterday afternoon to discuss the Arataki Plan Change and reserve land use. Great to get endorsement from your team to incoporate the reserve land in the plan change and support for its use as a potential off road trail.

Now that we seem to have a number of components more well understood, I think it would be beneficial to **catch up with your wider team** (transport, infrastructure, etc) to present the proposed structure plan and talk through council's thoughts on the proposal. I'm also keen to get your views on the plan change proposal in terms of how we propose to address specific effects, use the existing council district plan provisions, and whether we include any site specific provisions.

Would we be able to present the structure plan to your team during the week of the **14th October**? Monday or Thursday would be best but can look at other options. Let me know some times that would work for your team. I think setting aside 1.5 hours would be a good amount of time to get through the detail.

Look foward to hearing back from you.

Cheers,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

Warkworth | Auckland | Hamilton | Tauranga | Napier | Christchurch | Queenstown

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[redacted]

From: [redacted]
Sent: Friday, 27 September 2024 11:48 am
To: [redacted]
Subject: RE: Havelock North Transport Matters

Thanks [redacted] – really appreciate all the leg work you are doing for us. Have a great weekend.

Cheers,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

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From: [redacted] <[redacted]hdc.govt.nz>
Sent: Friday, 27 September 2024 11:45 am
To: [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]flownz.com>; [redacted] <[redacted]flownz.com>; [redacted] <[redacted]hdc.govt.nz>
Subject: RE: Havelock North Transport Matters

Hi [redacted]

Have caught up with [redacted] and is happy to set up a meeting. [redacted] are you able to liaise with [redacted] as to your availability over the next week or so?

Happy to attend but more important to book out [redacted] time first and I will be there if possible 😊

Thanks

[redacted]
Senior Environmental Planner - Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]

Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]woods.co.nz>
Sent: Friday, 27 September 2024 9:26 AM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]flownz.com>; [redacted] <[redacted]flownz.com>
Subject: FW: Havelock North Transport Matters

Hi [redacted]

Our transport consultants are keen to get in touch with [redacted] to get some early collaboration happening for the Arataki Plan Change. Are you able to assist on this matter?

Ngā mihi,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate Planner
Planning & Urban Design
[redacted]

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From: [redacted] <[redacted]flownz.com>
Sent: Thursday, 26 September 2024 1:51 pm
To: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]flownz.com>
Subject: FW: Havelock North Transport Matters

Hi team,

No response yet, but I have followed up. I wonder if there are any other contacts you might have that I can include in the email chain?

Cheers

[redacted]
Principal Transportation Engineer
M [redacted] | E [redacted]flownz.com

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From: [redacted]
Sent: Thursday, 19 September 2024 4:52 pm
To: [redacted] hdc.govt.nz
Cc: [redacted] <[redacted] woods.co.nz>; [redacted] <[redacted] flownz.com>
Subject: Havelock North Transport Matters

Hi [redacted]

I hope this message finds you well.

HDC has recommended that I reach out to you regarding any transport matters in Havelock North.

We are currently working with CDL Land New Zealand Ltd on a project related to land on the north-eastern side of Havelock North, along Arataki Road. As we are in the early stages of planning, I thought it would be beneficial to connect with you early on.

It would be great to arrange a catch-up and have the opportunity to virtually meet.

I am particularly interested in learning more about the I-Way programme, including its current status and any relevant information you may have (beyond what is available on the website). Additionally, are there any other walking or cycling strategies specific to Havelock North that we should be aware of?

Regarding bus routes and services, I understand this may fall under Hawke's Bay Regional Council. If possible, could you kindly provide us with the appropriate contact there?

Thank you in advance for your assistance, and I look forward to meeting you soon.

Regards,

[redacted]
Principal Transportation Engineer
M [redacted] | E [redacted] flownz.com

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[redacted]

From: [redacted]
Sent: Monday, 9 September 2024 2:09 pm
To: [redacted]
Cc: [redacted]
Subject: RE: Arataki Extension Proposed Plan Change - CDL
Attachments: 677142_Title_Search_Copy.pdf

Hi [redacted]

Thanks for the rundown below. All noted here at this end.

One thing I forgot to add to the list is the status of the **Council Reserve** (local purpose (amenity) reserve) that runs alongside the eastern boundary of the site (title attached). At this early stage we have identified that it would be good to include this land in the PC extent, and perhaps use it as part of the overall "buffer area" extent that we are looking to establish. Also potentially remove some of the large gum trees (potential hazard) and replant appropriately. Should we talk to [redacted] direct about the possibility of inclusion and use of this land here? Or is this more a discussion for yourself and [redacted]

Kind regards,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate
Planning & Urban Design
[redacted]

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From: [redacted] <[redacted]hdc.govt.nz>
Sent: Friday, 6 September 2024 2:51 pm
To: [redacted] <[redacted]woods.co.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>
Subject: RE: Arataki Extension Proposed Plan Change - CDL

Thanks [redacted] great to meet you guys as well

Some names who will like be involved at various stages of the project and their responsibilities are listed in your below.

A couple of things to note:

Draft FDS – Just a note that while we are keen to receive additional information, we wont be able to amend the draft FDS prior to the reconvening of the JC as we cant amend the documents while the

meeting is open. So just to note that while the draft may still have lesser numbers, we will be aware and able to amend through either a motion to the JC meeting, or amendments through notification.

Iwi Engagement – Tamatea Pōkai Whenua have a Te Mātai Ao group responsible for reviewing consents and policy under their statutory acknowledgement area. Contact [redacted]tpw.iwi.nz in the first instance.

Soils – I have attached the legal case mentioned, but will admit have only read a summary of this. We had already been taking the approach that HPUDs reserve areas were not identified for future urban development therefore required assessment under the NPS-HPL

Consultation – We have someone in our GIS team who can pull up the owners and occupiers for surrounding properties. I am happy to contact him if you provide a map of the necessary properties.

Experts – See below, also to note:

[redacted] and I are happy to bey key contacts at this stage.
[redacted] is a planner who help develop our residential intensification design guide (proposed to be amended to framework through PC5). She was also the lead planner on PC5. That is to say she can help with guidance/context but is not an urban designer per se.
[redacted] is our SW Manager, but best still to go through [redacted] in the first instance.
[redacted]@hdc.govt.nz is our public spaces manager and could be consulted regarding proposed open spaces and design
[redacted]hdc.govt.nz is our Director for Growth and Development and has previously been in discussions with [redacted] around this PPC.

Ngā mihi

[redacted]
Senior Environmental Planner - Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]woods.co.nz>
Sent: Thursday, 5 September 2024 8:55 PM
To: [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]woods.co.nz>
Subject: RE: Arataki Extension Proposed Plan Change - CDL

Hi [redacted]

Lovely to meet you briefly yesterday afternoon. Again, appreciate you making the time to see us and cover off some high-level discussion about the Arataki extension land PC on behalf of CDL. I have [redacted] down the key discussion points / action items below:

- **Draft FDS** – Noted timeframes for notification likely to be early next year. Discussed demand and supply and HDC's concerns around timing of housing coming online and DCs. CDL keen to ensure FDS aligns with proposed Arataki PC development. Woods will provide documentation for HDC to consider regarding the Arataki extension land. As a starting point, CDL are looking at ~200 dwelling yield for the site (currently 110 dwellings in the draft) and commencing development sooner than identified in the draft FDS wording. **Woods** will provide an indicative scheme plan, and high level documentation (likely economic and planning analysis) to demonstrate support for this proposal for HDC to consider in the finalisation of the FDS prior to public notification.
- **Iwi Engagement** – noted that a hapu Taiao Group has recently set up to provide resource management advice. Still in the early phases of operation. [redacted] to provide contact details for the group to Woods.
- **Soils** – noted recent case law regarding NPS-HPL and 'reserve land'. This will be a factor for Woods to ensure is covered off in the PC.
- **Consultation** – as discussed, we are keen to engage with the community. Having access to ratepayer information would be beneficial so that we can ensure we are informing neighbouring occupiers and owners. [redacted] to provide contact at council who can provide us with this info.
- **Experts** – We discussed some names of who would be working on the various expert areas on both sides. I have provided a table below. [redacted] – if you are able to fill in the table / confirm the blanks at some point, that would be great! Note we have another tier of consultants (noise, archaeology, soils, etc) that we are yet to engage and will advise of in due course.

Expert	CDL Consultant	Council Personnel	Phone or Email
Planning	[redacted] / Woods		
Traffic	[redacted] / Flow	[redacted]	[redacted] hdc.govt.nz
Urban Design	[redacted] / Urban Acumen	[redacted]	[redacted] hdc.govt.nz
Economics	[redacted] / Property Economics		
Stormwater	[redacted] / Woods	[redacted] (SW Manager)	[redacted] hdc.govt.nz
Civil	[redacted] / Woods	[redacted] (3 waters growth manager)	[redacted] hdc.govt.nz
Landscape / Visual	[redacted] Boffa Miskell		
Landscape Architecture	[redacted] / Boffa Miskell		
Ecology	[redacted] / Boffa Miskell		
Soils / Land Capability	TBC		

As discussed, we are very keen to work collaboratively on this PC with HDC to make sure we get a great outcome for Havelock North. We are excited to be working on this project and look forward to working with you and your team going forward. If you have any questions, any relevant intel that would be useful to know for the benefit of the PC and community, etc, feel free to get in touch with [redacted] or myself at any stage.

Ngā mihi nui / kind regards,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate
Planning & Urban Design
[redacted]

Warkworth | **Auckland** | Hamilton | Tauranga | Napier |
Christchurch | Queenstown

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From: [redacted] <[redacted]hdc.govt.nz>
Sent: Tuesday, 27 August 2024 9:19 am
To: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>
Subject: RE: Arataki Extension Proposed Plan Change - CDL

Morning [redacted]

Yes we are happy to catch up. We are both available from 3pm if that works?

Cheers

[redacted]
Senior Environmental Planner - Policy

HERETAUNGA HASTINGS DISTRICT COUNCIL

Wāea/Phone [redacted]
Īmēra/Email [redacted]hdc.govt.nz | **Pae Tukutuku/Web** www.hastingsdc.govt.nz
Te Kaunihera ā-Rohe o Heretaunga | Hastings District Council
Private Bag 9002, Hastings 4156, New Zealand

From: [redacted] <[redacted]woods.co.nz>
Sent: Tuesday, 27 August 2024 7:54 AM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>
Subject: Re: Arataki Extension Proposed Plan Change - CDL

Good morning [redacted] and [redacted]

By way of introduction, [redacted] and I will be acting as the consultant planning team for the forthcoming CDL Arataki Extension Private Plan Change. [redacted] has passed on your details to us following your overview hui with him last week.

Next week on Wednesday 4th Sept, our consultant team are having a site visit and workshop session to deep dive into the structure planning for this project.

As we are keen to work alongside Council through a collaborative planning approach, would it be possible for myself and [redacted] to meet with you (and/or the likely planners involved in processing the PPC) briefly on this same date to introduce ourselves, share some initial ideas, and perhaps get some initial thoughts from yourselves around the planning process from Council's end and an idea of which experts would likely be engaged. I'm thinking a 45 min meeting would be sufficient time to cover the above if you are pushed for time on that day.

Please feel free to call me on my mobile below to discuss further. Woods are very much looking forward to working with HDC and delivering a great outcome for the Havelock North community. I look forward to hearing back from you.

Ngā mihi / Kind regards,
[redacted]

WOODS
EST.1970

[redacted] | BPlan (Hons)
Senior Associate
Planning & Urban Design
[redacted]

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From: [redacted] <[redacted]cdli.co.nz>
Sent: Monday, August 26, 2024 5:21:48 PM
To: [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>; [redacted] <[redacted]hdc.govt.nz>
Cc: [redacted] <[redacted]woods.co.nz>; [redacted] <[redacted]woods.co.nz>
Subject: RE: Arataki Extension Proposed Plan Change - CDL

Hi [redacted]

On the back of last weeks meeting CDL are keen to keep an ongoing dialogue with HDC about the proposed Plan Change application for the Arataki site.

[redacted] and [redacted] from the Woods team are wanting to introduce themselves to the HDC team who would potentially be involved in assessing the Plan Change application. As per our discussions is [redacted] the main point of Contact moving forward???

Regards:

[redacted]
Senior Development Manager
CDL LAND NEW ZEALAND LIMITED
(A fully owned subsidiary of CDL Investments New Zealand Limited)
[redacted]
Level 7, 23 Custom Street East, Auckland 1010
PO Box 3248, Shortland Street, Auckland 1140



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-----Original Appointment-----
From: [redacted] <[redacted]hdc.govt.nz>
Sent: Monday, August 19, 2024 10:04 AM
To: [redacted]
Subject: Arataki Extension Proposed Plan Change - CDL
When: Wednesday, 21 August 2024 3:00 pm-4:00 pm (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

[CAUTION: This is an external email. Please exercise with care.]

Initial TEAMS meeting to discuss plans for CDL to progress private plan change for Arataki Extension.

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 434 616 823 363

Passcode: WP7UCC

For organisers: Meeting options

HERETAUNGA HASTINGS DISTRICT COUNCIL

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Attachment 4

Hastings District Council Conditions Suite Review



Conditions Suite (Draft for HDC review)

Arataki Project

86, 108 & 122 Arataki Road, Havelock North
CDL Land New Zealand Limited
2/07/2025
Final Draft

Document Control

Project Number	P24-244
Project Name	Arataki Project
Client	CDL Land New Zealand Limited (**CDL**)
Date	2/07/2025
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Originator	Joanne Sunde – Senior Associate Planner Karin Lepoutre – Senior Planning Consultant
Reviewer	Emma Howie – General Manager Planning & Urban Design
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Schedule 1

List of Application Reports & Drawings

1.0 Introduction

This report sets out the comprehensive set of recommended conditions to support the delivery of the Arataki Project (86, 108 and 122 Arataki Road, Havelock North) sought through this Substantive Application (**Application**). This includes the full suite of conditions required to deliver each part of the application across the District and Regional Consent matters.

The conditions have been prepared in accordance with Schedule 6 Clause 18 of the Fast-track Approvals Act (**FTAA**).

The development of the proposed conditions package has been guided by the following key objectives to ensure clarity, efficiency, and regulatory compliance while facilitating high-quality development outcomes:

- **Alignment with Council Standard Conditions**: Where appropriate, the conditions have been aligned with standard consent provisions commonly used by Heretaunga Hastings District Council (**HDC**) and Hawke's Bay Regional Council **(HBRC**), to support consistency, clarity, and ease of implementation during the pre-construction, construction, and compliance phases. The condition set has been informed, in part, by the consent conditions approved for the Wairatahi Project (a COVID-19 Recovery Fast-track consent), which provides a relevant precedent for this proposal.[1]
- **Clarity and Simplicity**: Conditions have been consolidated and streamlined to enhance readability, eliminate redundancy, and use clear, plain language for accessibility;
- **User-Friendly Conditions**: The conditions are drafted to be practical and understandable for all key stakeholders, including the Environmental Protection Agency (**EPA**), applicant, contractors, future build partners, consultants, Council officers, and other relevant agencies;
- **Balanced Outcomes**: The conditions are tailored to deliver balanced outcomes for all parties, including environmental protection, regulatory compliance, the applicant, neighbouring properties, and both Council's monitoring teams;
- **Structured for Project Complexity**: Separate condition sets have been developed for the different activities approved through this application, ensuring that each phase of the project can be implemented with certainty;
- **Clear Condition Application:** Conditions are structured to clearly differentiate between those applying to the overall development, specific stages, or individual lots, facilitating ease of implementation;
- **Long-Term Compliance:** Recognising the multi-stage nature of the development and the involvement of multiple delivery partners (including future build partners), conditions are designed to be fit for purpose. Key delivery obligations are clearly defined for each stage, with consent notices placed on titles to ensure ongoing management, maintenance and compliance;
- **Enabling Development While Safeguarding Environmental Outcomes:** Conditions allow certain project elements to be delivered independently where appropriate (e.g., issuing

[1] Note: The layout of the subdivision consent conditions has been refined to provide clearer delineation between matters relevant to section 223 certification and those that relate to section 224(c) compliance. While the Wairatahi Fast-track consent provided a useful reference point, an alternative structure has been adopted for this project to better support implementation and practical clarity for consent users.

s224(c) for individual stages), while ensuring strong environmental safeguards remain in place; and

- **Best Practice Resource Management:** The conditions are structured to reflect sound resource management principles, ensuring that the development complies with statutory requirements and aligns with planning best practices.

1.1. Structure of the Conditions of Consent

Given the nature of the approvals sought through this Application, the proposed conditions of consent have been separated out accordingly. The Arataki Conditions have been structured as follows:

- **General Conditions:** Apply to all consents within the substantive resource consent application, covering approved plans and information, lapse and expiry dates and regulatory compliance costs and pre-start meetings;
- **Separation of Conditions by Consent Type:** The substantive application seeks a range of consents under the relevant sections [x] of the Resource Management Act 1991 (**RMA**). To support clarity and ease of reference, conditions have been separated into individual tables according to each consent type. Indicative consent numbers (–XXX) are assigned to assist with interpretation:
    - Land Use and Bulk Earthworks (LUC-XXX) [s9]
    - Subdivision (SUB-XXX) [s11]
    - Water Take (WAT-XXX) [s14]
    - Stream Works (LUS-XXX) [s13]
    - Stormwater Discharge (DIS-XXX) [s15]
- **Earthworks Staging and Sequencing:** Allows flexibility for earthworks to be delivered either as individual stages or a combination of stages, ensuring efficient construction while managing environmental effects;
- **Subdivision Staging:** Supports a staged approach to subdivision, ensuring infrastructure and lots are delivered in a logical, sequential manner whilst still ensuring appropriate access and servicing are provided;
- **Resolution of future residential development on rural zoned lots:** Addressed through conditions and consent notices requiring compliance with the Residential Development Framework (**RDF**) to ensure future owners are aware of their development rights and restrictions within affected lots;
- **Protection of rural-urban interface buffer:** Addressed through covenants and consent notices that require the protection and maintenance of landscaping, no-build areas and fencing on affected lots in perpetuity; and
- **Regulatory Compliance for Council:** This structured approach provides HDC and HBRC with clear visibility of what is being delivered in each stage of the development and the specific works required for completion. It simplifies compliance and monitoring processes and ensures a clear understanding of the necessary works before certification under s224(c) of the RMA.

1.2. Interpretation

1.2.1. Terms

Any reference to the number of days within this Resource Consent refers to working days as defined in Section 2 of the RMA.

1.2.2. Defined Terms

Unless the context otherwise requires (including where terms are expressly defined in this consent), all terms used in this consent shall have the same meaning as defined under the RMA, or the Hastings District Plan (**HDP**) and Hawkes Bay Regional Resource Management Plan (**RRMP**), and any subsequent amendments.

In the event of any inconsistency between definitions, the HDP definition shall prevail over the RMA and RRMP.

1.2.3. Drawings and Management Plans

A suite of drawings and management plans have been submitted with the substantive application. References to drawings and management plans in the conditions shall be interpreted as follows:

- **Approved Drawings**: Drawings to be approved by the EPA as part of the substantive resource consent approval. These are listed in Schedule 1.
- **Approved Preliminary Drawings and Management Plans**: Drawings and management plans to be approved in principle by the EPA, intended to be finalised through conditions of consent. These are listed in Schedule 1.
- **Finalised Drawings and Management Plans**: Detailed versions submitted to HDC and HBRC in accordance with consent condition requirements.
- **Certified Drawings and Management Plans**: Drawings and management plans that will be formally certified through the post-consenting approval process (e.g. engineering approval).

The approved / approved preliminary drawings and management plans are listed in Schedule 1 of this Conditions Suite. The finalised / certified drawings and management plans are confirmed through post-consenting processes.

1.2.4. Conditions Prevail over Schedule 1

In the event of any conflict between the drawings, plans and documents listed in Schedule 1 and the conditions of these consents, the conditions shall prevail.

This ensures that the implementation, monitoring, and enforcement of the consent is governed first and foremost by the certified conditions. Schedule 1 documents are referenced to support and inform the consent, but they do not override or limit the scope or intent of the conditions imposed by the EPA, HDC and HBRC.

1.2.5. Explanatory Notes

Explanatory notes are included throughout the conditions to assist with interpretation, clarify intent, and support alignment across the various related consents (e.g. LUC, SUB, DIS, LUS). These notes do not form part of the enforceable conditions of consent but are provided for context and ease of implementation. Where explanatory notes reference other consent

numbers or documents, this is to support coordination and avoid duplication of requirements across agencies or approval stages.

1.3. Acronyms Table

Table 1 below is the acronym table which defines key terms used across all conditions.

Table 1: Conditions Acronyms Table

Acronym / Term	Definition
AEE	Assessment of Environmental Effects
Application	Substantive Application under Section 42 of the Fast-Track Approvals Act 2024
BEP	Bulk Earthworks Plan
Boffa Miskell	Boffa Miskell Limited
CDL	CDL Land New Zealand Limited
ChTMP	Chemical Treatment Management Plan
CEMP	Construction Environmental Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CTMP	Construction Traffic Management Plan
DIS	Discharge Consent
DMP	Dust Management Plan
EA	Engineering Approval
ECoP	Engineering Code of Practice
EPA	Environmental Protection Authority
ESCP	Erosion and Sediment Control Plan
FMP	Fauna Management Plan
FTAA	Fast-track Approvals Act 2024
GCR	Geotechnical Completion Report
GIR	Geotechnical Investigation Report
HBRC	Hawkes Bay Regional Council
HDC	Heretaunga Hastings District Council

Acronym / Term	Definition
HDP	Hastings District Plan 2020 Operative in Part
HPUDS	Heretaunga Plains Urban Development Strategy 2017
HNZPT	Heritage New Zealand Pouhere Taonga
JOAL	Jointly Owned Access Lot
LINZ	Land Information New Zealand
LMP	Landscape Maintenance Plan
LUC	Land Use Consent
NESCS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
OMM	Operation and Maintenance Manual
Part 2	Part 2 of the RMA
RAP	Remediation Action Plan
RDF	Residential Development Framework
RMA	Resource Management Act 1991
ROT	Record of Title
RRMP	HBRC Regional Resource Management Plan
Site	86, 108, 122 Arataki Road, Havelock North, Hawkes Bay
SMMP	Stormwater Maintenance and Management Plan
SMP	Site Management Plan
SMS	Stormwater Monitoring Strategy
SWMP	Stormwater Management Plan
SPMP	Spill Management Plan
SUB	Subdivision Consent
SVR	Site Validation Report
TANK Plan Change	HBRC Tūtaekurī, Ahuriri, Ngaruroro and Karamū Plan Change Decision Version 2022

Commented [JS1]: Comment from HDC's Anna Summerfield:
Operative 27 June 2024

Commented [JS2R1]: CDL comment:
Accept HDC amendment

Acronym / Term	Definition
TPW	Tamatea Pōkai Whenua
Woods	Wood & Partners Consultants Limited

2.0 Arataki Project Conditions of Consent

Summary of all activities authorised by this consent	
	Subdivision, land use, stream works, regional discharge and regional water take activities to enable: (a) Maximum yield of 171 standalone residential dwellings as part of a comprehensive urban development. (b) Residential development in accordance with a Residential Development Framework on Plains Production zoned land. (c) Subdivision (RMA s11) including vested roads, accessways and a local purpose drainage reserve. (d) Infrastructure associated with the subdivision and the development, including roads, reserves, parking, accessways, jointly owned access lots, and infrastructure for three waters services. (e) Comprehensive landscaping scheme and covenanted landscape buffer. (f) Earthworks and siteworks to enable development. (g) Construction of a stormwater outfall within 6m of a stream (unnamed) in a flood control scheme area (RMA s13). (h) Temporary take and use of surface water for construction purposes (from impounded stormwater) (RMA s14). (i) Diversion and discharge of stormwater into water or onto land (existing and new discharge points) (RMA s15). (j) Disturbance and discharge of contaminated soil (RMA s9).

Commented [JS3]: CDL comment:
Accept HDC amendment

2.1. General Conditions

All aspects of the substantive consent application are subject to the following general conditions:

<table>
<tr><th>No.</th><th>Condition</th></tr>
<tr><td></td><td>Explanatory Note

The following general conditions apply to all parts of this bundled resource consent, including the land use and subdivision consent authorised under district consents [LUC-XXX], LUC-EW] and [SUB-XXX], and land use and discharge activities authorised under regional consents [LUS-XXX], [WAT-XXX] and [DIS-XXX]. These conditions are not repeated under each individual consent to avoid duplication and to ensure consistency across the consenting package.</td></tr>
<tr><td></td><td>Generally in accordance with</td></tr>
<tr><td>1.</td><td>The proposal must be carried out in general accordance with the drawings, plans and documents listed in Schedule 1 and referenced by the HDC and HBRC under consent numbers [LUC-XXX, LUC-EW, SUB-XXX, WAT-XXX, LUS-XXX, and DIS-XXX].

In the event of any conflict between the drawings, plans and documents listed in Schedule 1 and the conditions of these consents, the conditions shall prevail.</td></tr>
<tr><td></td><td>Lapse & Expiry Dates</td></tr>
<tr><td>2.</td><td>Under section 125 and 123 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows:
<table>
<tr><th>Consent Reference & Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr>
<tr><td>LUC-XXX (s9 Land Use)</td><td>5 years</td><td>-</td></tr>
<tr><td>LUC-EW (s9 Bulk Earthworks)</td><td>5 years</td><td>-</td></tr>
<tr><td>SUB-XXX (s11 Subdivision)</td><td>5 years</td><td>-</td></tr>
<tr><td>LUS-XXX (s13 Stream works)</td><td>5 years</td><td>-</td></tr>
<tr><td>WAT-XXX (s14 Temporary take and use of surface water for construction purposes)</td><td>5 years</td><td>5 years</td></tr>
<tr><td>DIS-XXX (s15 Discharge of stormwater to network and stream)</td><td>5 years</td><td>35 years</td></tr>
</table>
(a) These consents will lapse 5 years after the date they commence unless:
(i) They have been given effect to; or
(ii) The Council extends the period after which the consent lapses under s125 of the RMA.

(b) In the case of approved subdivision SUB-XXX, under section 125 of the RMA this consent lapses five years after the date it is granted unless:</td></tr>
</table>

No.	Condition
	(i) A survey plan is submitted to Hastings District Council (**HDC**) 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 general accordance with section 224 of the RMA; or (ii) An application under section 125 of the RMA is made to the HDC before the consent lapses to extend the period after which the consent lapses and the HDC grants an extension.
	Monitoring
3.	A monitoring deposit of $280 and $140 (including GST) shall be payable to cover the reasonable costs of monitoring compliance with the consent conditions in accordance with HDC and Hawkes Bay Regional Council (**HBRC**)'s schedule of charges respectively, noting that: (a) The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent(s). (b) In the event of non-compliance being detected by monitoring or justified complaint and/or the costs of monitoring the consent exceeding the deposit, the costs to HDC or HBRC of any additional monitoring shall be paid by the Consent Holder in accordance with the HDC and HBRC's advertised schedule of fees. The Consent Holder will be advised of the further monitoring charge. Only after all conditions of the resource consent(s) have been met, will HDC and HBRC issue a letter confirming compliance on request of the Consent Holder.
	~~***Review under RMA Section 128***~~
~~4.~~	~~Under Section 128 of the RMA the conditions of these consents may be reviewed by the HDC and HBRC at the Consent Holder's cost within six (6) months of the completion of any particular stage, in order to deal with any adverse effect on the environment which may arise from the exercise of the consents and which it is appropriate to deal with at a later stage because the effect was not identified or assessed through the consent application.~~
	Suitably Qualified Persons
5.	The Consent Holder shall ensure that all investigations, calculations, design, supervision, and certification of the infrastructure required under the conditions of this consent are carried out by or under the control of persons who: (a) are experienced in their respective fields; (b) for engineering matters, are considered as "suitably qualified persons" under Section 1.3, Part 3 of the HDC's Engineering Code of Practice 2020 (**ECoP**); (c) hold full membership in their respective professional bodies; and (d) have appropriate professional indemnity insurance and public liability insurance
	Commencement of Staged Works

Commented [JS4]: **CDL Comment:**
Question for HDC & HBRC: This is a straightforward consent, and shouldn't need to be reviewed. All the upfront work has been done as part of the comprehensive material, conditions, and nature of the Fast-track application. Our position is that everything has been comprehensively dealt with already, so a review condition isn't needed. Interested to hear your thoughts.

Commented [NA5R4]: agree

Commented [JS6R4]: **CDL Comment:**
Accept HDC amendment.
Mutual agreement to delete condition.

No.	Condition
6.	Ten (10) days prior to the commencement of the bulk earthworks on site for each stage (or combination of stages), the Consent Holder shall notify and arrange an on-site pre-construction meeting with the HDC (all stages) and HBRC (Stage 1 only) Compliance Monitoring Officers and representatives of the contractors who will undertake the works and any suitably qualified persons if required by other conditions. The purpose of the meeting is to discuss practical implementation and supervision of the erosion and sediment control measures, earthworks methodologies (including staging), stormwater management, relevant management plans, timeframes for the work and to ensure all relevant parties are aware of and familiar with the conditions of this consent and the Engineering Approvals (**EA**) and Management Plans approved under it. The following information shall be made available by the Consent Holder at the meeting and shall be accessible on site at all times while any works are occurring in respect of each stage: (a) The conditions of this consent; and (b) All approved EA, Management Plans, and other material submitted to, and any responses from, the HDC and HBRC under these conditions.
	Carrying out of Works
7.	**Works in accordance with Conditions** The Consent Holder shall ensure that all works are carried out in accordance with these conditions, including any EA or certification obtained in accordance with these conditions.
8.	**Experienced Contractors** The Consent Holder shall ensure that all works carried out in accordance with these conditions, including any under EA or certification obtained in accordance with these conditions, are undertaken by persons who: (a) are suitably qualified and/ or have the appropriate experience in the relevant areas; (b) have the appropriate equipment; (c) have the appropriate public liability insurance; and (d) meet the requirements of the Health and Safety in Employment Act.
9.	**Works within Public Road Reserve** The Consent Holder shall ensure that all works within a public road reserve are undertaken by a contractor who is pre-approved to do so by the HDC.
10.	**Works within Site Boundaries** The Consent Holder shall ensure that no earthworks, temporary or permanent, breach the boundaries of the site, except for authorised works addressing: (a) the construction of the intersections, Brookvale Road gateway treatment, and pedestrian crossing; (b) the construction of the stormwater outlet structure discharge device;

No.	Condition
	(c) works required to either connect into or extend/upgrade public infrastructure to service the development; Prior to undertaking works on those public assets, the Consent Holder should obtain all necessary approvals from the HDC and HBRC and any other necessary approvals.
11.	**Maintenance during construction and of vacant areas until works commence** During construction and until works begin on a relevant stage (or combination of stages) in a vacant area, the Consent Holder must ensure that the Site is kept in a tidy condition free of nuisances including but not limited to undertaking vegetation and weed management, rubbish removal, dust and runoff management.
	Accidental Discovery
12.	**Archaeology Identification Training** Prior to commencement of bulk earthworks, the Consent Holder shall ensure that key contractor personnel receive a cultural heritage and archaeology induction by a suitably qualified person. The induction shall include: (a) An overview of the site's archaeological and cultural context; (b) Guidance on recognising and identifying archaeological features and artefacts; (c) Instructions on the Accidental Discovery Protocol; and (d) Contact details and reporting procedures for archaeological finds, including with Māori entity representatives Tamatea Pōkai Whenua (**TPW**).
13.	**Accidental Discovery Protocol** 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 Consent Holder shall: (a) cease work at and within 20m of the place ("affected area"), and secure the affected area; (b) notify the Heritage New Zealand Pouhere Taonga ("HNZPT"), the HDC and HBRC, and comply with any statutory requirements arising such as under the HNZPT Act 2014 and Protected Objects Act 1975; (c) if the material is of Māori origin, notify TPW, and shall allow access to enable appropriate cultural procedures to be undertaken in accordance with tikanga, subject to meeting any statutory requirements; and (d) if human remains/Kōiwi are uncovered, notify the NZ Police as well as TPW, and not move any such remains until NZ Police and/or TPW advice is received; (e) have agreed that they can be moved and all appropriate cultural procedures have been undertaken in accordance with tikanga; (f) not recommence works within the affected area until any necessary cultural procedures have been undertaken and statutory requirements have been met.
	Post Construction Requirements

No.	Condition
14.	**Notification of Stage Completion** The Consent Holder must notify the HDC in writing of the date of completion of any particular stage (or combination of stages), within ten (10) working days of the completion of that stage(s). The Consent Holder must notify the HBRC in writing of the date of completion of Stage 1, within ten (10) working days of the completion of that stage.
	Complaints
15.	During the siteworks and construction period, the Consent Holder shall maintain a record of any complaints received in relation to the exercise of this consent. The register shall include, but not be limited to: (a) the date, time, location and nature of the complaint; (b) the name, phone number, and address of the complainant, unless the complainant elects not to supply this information; and (c) action taken by Consent Holder to investigate the complaint, and, if it is justified, the action taken to remedy the situation and any measures to be put in place to avoid or mitigate the problem occurring again. These records shall be provided to the relevant HDC and/or HBRC Compliance Monitoring Officer upon request.
	Augier Condition
16.	Once the s224(c) has been issued in respect of any stage (or combination of stages), the Consent Holder shall not undertake any activities permitted under the Plains Production Zone within the relevant stage in reliance on that zoning if the Plains Production zone is in force at the time. **Advice note:** *This condition is not intended to:* *(a) Prevent the Consent Holder undertaking activities permitted within the Plains Production Zone on any balance land that is not being advanced as a development stage; and/ or* *(b) Prevent the Consent Holder carrying out activities on any relevant land that are permitted by any replacement zone to the Plains Production Zone.*

2.2. Subdivision Consent Conditions: SUB-XXX

The consent is subject to the following conditions:

No.	Condition
	Summary of subdivision activities authorised
	Activities relating to Section 11 of the RMA for the subdivision of: (a) 171 residential lots. (b) Ten jointly owned access lots (**JOAL**s). (c) Seven roads to be vested in HDC. (d) Two accessways to be vested in HDC. (e) One local purpose (drainage) reserve to be vested in HDC. (f) Landscaping. (g) Siteworks to establish the subdivision described in (a)-(f). (h) Consent notices and covenants.
	Staging
17.	The Consent Holder may stage the subdivision and development in accordance with the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1, provided that it is carried out: (a) **in the numerical order set out in the staging plans starting with Stage 1; or** (b) **concurrently with one or more of the stages that numerically precede it.** Any condition shall be applied only to the extent that it is relevant to each stage, and, in particular: (c) EA may be obtained in stages; In addition, the following lots need not be serviced at the relevant stage of subdivision: (d) the balance lot remaining at each successive stage; (e) any non-residential allotment.
	Limitation on occupation of residential units
18.	If a dwelling is fully completed prior to the completion of the corresponding subdivision stage, the dwelling shall not be occupied unless all services and access required to that dwelling are approved through building consent, and fully constructed and operational.
	Survey plan approval (s223) conditions applicable to each stage
	Explanatory Note: *Unless stated otherwise or excluded from the respective stage, the following conditions apply as required to each independent stage.*

<table>
<tr><th>No.</th><th>Condition</th></tr>
<tr><td></td><td>Vesting</td></tr>
<tr><td>19.</td><td>The following lots identified in the table below shall be vested in the HDC at their respective stages and for the purposes and in general accordance with the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1, and subject to Conditions 20 to 24 of this consent:
<table>
<tr><th>Lot</th><th>Stage</th><th>Purpose</th></tr>
<tr><td>1000</td><td>1</td><td>Local purpose (drainage) reserve</td></tr>
<tr><td>3000</td><td>1</td><td>Road reserve</td></tr>
<tr><td>1001</td><td>2</td><td>Accessway</td></tr>
<tr><td>3001</td><td>2</td><td>Road reserve</td></tr>
<tr><td>3002</td><td>3</td><td>Road reserve</td></tr>
<tr><td>1002</td><td>4</td><td>Accessway</td></tr>
<tr><td>3003</td><td>4</td><td>Road reserve</td></tr>
<tr><td>3004</td><td>5</td><td>Road reserve</td></tr>
<tr><td>3005</td><td>6</td><td>Road reserve</td></tr>
<tr><td>3006</td><td>1</td><td>Road reserve</td></tr>
</table></td></tr>
<tr><td>20.</td><td>For all of the lots to be vested in HDC, the Consent Holder shall, prior to vesting:
(a) remove any garbage, debris and surplus construction material from each lot to be vested;
(b) for all reserves and accessways, ensure that landscaping is presented in a healthy and weed free condition when they are vested in HDC, which shall be satisfied by the following methods including:
(i) where seeding, grassing or hydroseeding is used, this condition shall be met once a minimum of 80% vegetative cover has been established over the entire surface;
(ii) alternative methods of stabilisation including straw mulch; or
(iii) an appropriate financial bond; or
(iv) other method certified to the satisfaction of the ~~Parks and Property Services~~Public Spaces Manager, HDC or equivalent nominee.
(c) Lot 3006 shall vest in HDC as road upon subdivision. However, it is not required to be formed or included in the scope of EA or certification required for s224(c) purposes. No physical works or infrastructure installation are required as part of this subdivision and Lot 3006 may remain unformed until such time as it is required to be constructed by HDC or a future developer.</td></tr>
</table>

Commented [JS7]: CDL comment:
Accept HDC amendment

No.	Condition
21.	The proposed local purpose (drainage) reserve (Lot 1000) and all infrastructure required to discharge stormwater to the stormwater outfall, shall be fully constructed and vested in HDC at Stage 1, provided that: (a) The Consent Holder demonstrates that all systems are operational to the satisfaction of the 3 Waters Growth and Development Manager HDC (or equivalent nominee); and (b) The reserve landscaping has been implemented in general accordance with the approved Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1 to the satisfaction of the Public Spaces Manager (or nominee). ~~(b)~~(c) That the condition and contour of the final reserve shall be to the satisfaction of the Asset Manager for Stormwater and Public Spaces Manager (or nominee). **Advice note:** *The Consent Holder will be responsible for all obligations and liabilities under its Stormwater Discharge consent [DIS-XXX] until the completion of the last stage of the subdivision and upon the HBRC agreeing with the Consent Holder (at its discretion) to the Stormwater Discharge consent being transferred to the HDC and that transfer having occurred under the relevant transfer provisions of the RMA and Condition 179 [consent transfer condition] of DIS-XXX.*
	Land Transfer Plan
22.	The Consent Holder must submit a Land Transfer Plan for each respective stage (or a combination of stages), in general accordance with the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1. Stages must be carried out in accordance with the staging requirements set out in Condition 17 [staging condition] above. All lots must have legal road frontage at time of title issue.
	Amalgamation Conditions
23.	JOALs 2000 to 2009 will be subject to Section 220(1)(b)(iv) of the RMA by their owners as tenants in common in the said shares as detailed in the Amalgamation Conditions detailed on the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1 and must be shown on the Land Transfer Plan.
	Right of Way and Easements
24.	**Easements** The Consent Holder shall provide staged Land Transfer Plans to be submitted for certification under s223 RMA to show any easements required to protect access or for access to services in general accordance with the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1.
	Land Covenants
25.	Land Covenant

Commented [JS8]: **CDL comment:**
Accept HDC amendment

Commented [JS9]: **CDL comment:**
Accept HDC amendment

Commented [JS11R10]: **CDL comment:**
Accept HDC amendment in part.
Item 2 appears to duplicate the intent of item 1, which already requires all services and rights of way extending beyond the boundary of the site to be secured via appropriate easements, dimensioned and confirmed at the Land Transfer Plan stage.
On this basis, it is considered that item 1 sufficiently captures the necessary requirements for easements, and item 2 is not required.
We are comfortable with retaining items 1 and 3 as they provide clear and appropriate direction. We propse adding 'or schedule of easements' to item 1 for completeness.
Amendments to be included in final Conditions Suite.

No.	Condition
	The Consent Holder shall provide a Land Transfer Plan to be submitted for certification under s223 RMA to show the land covenant as identified in green on the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1.
26.	Land Covenant Document Prior to the issue of titles, the Consent Holder shall prepare and register a land covenant document for the area identified in green on the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1. The covenant shall secure the long-term management, use and/or protection of this area and shall include the following provisions: ***No-Build Area*** For Lots 140 – 171: No building shall be erected within the area identified in green as land covenants on the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1. This is for the purpose of providing an appropriate rural-urban interface. ***Landscaping*** For Lots 140 – 171: All vegetation within the area identified in green as land covenants on the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1 must be retained and protected to provide for a continued vegetated appearance and to protect the rural-urban interface. • Lots 140 – 161 have interspersed landscaping; • Lot 162 has shelter belt landscaping on the southern boundary and interspersed landscaping on the eastern boundary; and • Lots 163 – 171 have shelter belt landscaping. Lot owners must: (a) Maintain planting established in general accordance with the approved and implemented landscape plans; (b) Not cut down, damage, or destroy the planting within the covenant area (excluding general weeding); and (c) Control all pest plants and pest animals within the covenant area. ***Fencing*** For Lots 140 – 171: All rear yard fencing within the area identified as green as land covenants on the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1 must be retained to provide for continued rear boundary treatment in accordance with the approved landscaping plans for the site. • Lots 140 – 161 have 1.8m high permeable farm fences; • Lots 163 – 171 have 2.0m high closed boarded fences; and • Lot 162 has 2.0m high closed boarded fence on the southern rear boundary and 1.8m high permeable fence on the eastern rear boundary. Lot owners must:

Commented [NA10]: If possible we would prefer to see HDC wording for easements, which is as follows:

1.No service or right of way required herein shall extend beyond the boundary of the site served unless an appropriate easement is shown within a memorandum of easements on the face of the Land Transfer Plan. All such easements shall be dimensioned to the satisfaction of the Environmental Consents Manager, Planning and Regulatory Services, cover the entire physical alignment of that service or right of way, and shall provide all the necessary legal entitlements for the on-going operation and maintenance of that service or right of way.

2. The Consent Holder shall show the location of any new pipes or infrastructure over another title (existing or proposed) and these shall be covered by appropriate easements, to be confirmed at Section 223 and/or 224c stage. As built plans shall be provided to confirm compliance with this condition.

3. That all required easements shall be created and duly granted or reserved.

No.	Condition
	(d) Maintain fencing in general accordance with the approved and implemented landscaping plans; and (e) If any fencing is damaged, it shall be replaced as soon as practicable on a like-for-like basis.
27.	**No Complaints Covenant (Lots 140 to 171)** This property is in proximity to a productive rural area where agricultural management practices such as agrochemical spraying, use of farm machinery, the operation of bird scarers and other similar activities may occur. Where landuse activities in the surrounding productive rural area are carried out in accordance with the relevant HDP requirements, the property owner, or their successor in title shall not bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the use of that land; make nor lodge; be party to; nor finance nor contribute to the cost of any application, proceeding or appeal (either pursuant to the RMA or otherwise) designed or intended to limit, prohibit or restrict the continuation of the operations of any rural activity on surrounding land, including without limitation any action to require the surrounding landowners/occupiers to modify the rural operations carried out on their land. **Advice Note:** *This augier condition has been volunteered by the Consent Holder and is imposed on the basis of the Consent Holder's agreement to manage potential reverse sensitivity effects between rural and residential land uses.* *This condition reflects the Consent Holder's acceptance of existing and anticipated rural activities occurring lawfully in the surrounding area in accordance with the HDP. It is intended to ensure that future owners and occupiers of Lots 140 to 171 do not seek to curtail those rural activities through legal action or planning processes.* *This condition will be secured by a no complaints covenant registered on the titles of Lots 140 to 171 in a form approved by HDC.*
	Prior to the Issue of s224(c) RMA Certification
28.	***Explanatory Note:*** *Unless stated otherwise or excluded from the respective stage, the following conditions apply as required to each independent stage.* *A certificate pursuant to section 224(c) of the RMA will not be issued until all conditions in relation to each independent stage have been met to the satisfaction of the HDC and at the Consent Holder's expense.* *The s224(c) conditions below apply in general accordance with the approved scheme plan P24-244-00-0001-SC Rev 2, prepared by Woods and referenced in Schedule 1.*
	Engineering Approvals
29.	**Obtaining Engineering Approvals** EA means obtaining 'engineering review and acceptance' certification from the HDC's Environmental Consents Manager (or nominee) that the plans and documentation submitted meet the requirements of the HDC ECoP, except where specified otherwise (or by necessary

Commented [NA12]: These should be a consent notice so council has the ability to monitor and enforce.

Commented [JS13R12]: **CDL comment:**
Reject HDC amendment.
Our preference is to retain the covenant as it provides greater clarity and visibility for future landowners. Covenants appear clearly on the title, whereas consent notices are less obvious and can be overlooked, reducing compliance.
If HDC's preference relates to enforcement, would a covenant in gross be acceptable? This would provide HDC with direct rights to monitor and enforce while retaining the transparency benefits of a covenant.

Commented [JS15R14]: **CDL comment:**
Reject HDC amendment.
Our preference is to retain the covenant as it provides greater clarity and visibility for future landowners. Covenants appear clearly on the title, whereas consent notices are less obvious and can be overlooked, reducing compliance.
If HDC's preference relates to enforcement, would a covenant in gross be acceptable? This would provide HDC with direct rights to monitor and enforce while retaining the transparency benefits of a covenant.

Commented [NA14]: Again this should be a consent notice.

No.	Condition
	implication) in the conditions of this consent or in any of the plans approved as part of this consent. "Engineering Plans" are the plans and documentation submitted and approved through the EA process. EA may be obtained: (a) for each stage, or combinations of stages ("Staged Engineering Approval"); and (b) within any stage, or combination of stages, for earthworks and trunk infrastructure ("Partial Engineering Approval") in advance of the balance of the EA required for the relevant stage or combination of stages.
30.	**Engineering Plans Additional Documentation** The Engineering Plans submitted for certification shall also include the following information: (a) The location of all other service provider infrastructure and assets (i.e. power and telecommunications), together with confirmation that the standards of the relevant network utility operator will be met; (b) A Construction Environmental Management Plan (**CEMP**) outlining how the potential adverse effects on the environment arising from the works covered by the relevant Engineering Plan(s), including but not limited to noise, dust, erosion and sediment control, will be managed during and after the construction process; (c) A schedule of the reserve and accessways to vest in the HDC as identified in Condition 19 [summary of vested assets] and all other assets, services, drains, etc to vest in the HDC; and (d) A schedule of easements for any cross-boundary services proposed.
31.	**Staged Approvals** Prior to the commencement of any work on site for any particular stage (or combination of stages), the Consent Holder shall obtain EA for all proposed works associated with that stage(s), unless Partial Engineering Approval has been obtained (in which case the works to which that Partial Engineering Approval relates may proceed).
32.	**Engineering Plan Detail** The Engineering Plans shall detail all works required and be in accordance with the HDC ECoP, except where specified otherwise (or by necessary implication) in the conditions of this consent or in any of the plans approved as part of this consent, noting that: (a) The Engineering Plans associated with this approval are at varying levels of detail; and (b) Detailed design plans are intended to build on that level of detail, rather than override them. The required plans and documentation shall, include, but not be limited to: (c) Stormwater reticulation in accordance with Condition 38 [condition relating to stormwater requirements below]; (d) Wastewater reticulation, in accordance with Condition 42 [Condition relating to wastewater requirements below];

Commented [JS16]: Comment from HDC's Sara Field:
Including play along the way features?

Commented [JS17R16]: CDL comment:
Accept HDC amendment
New wording proposed in final Conditions Suite to reflect request.

No.	Condition
	(e) Water reticulation, including the requirements for fire hydrants, and connections to individual lots, and as further specified in Condition 43 [Condition relating to potable water below]; (f) Detailed design of all drains and culverts; (g) The location of all other service provider infrastructure and assets (i.e. power and telecommunications), together with confirmation that the standards of the relevant network utility operator will be met; (h) A CEMP in accordance with Condition 69 of LUC-XXX [Condition relating to CEMP requirements below]; (i) A Bulk Earthworks Plan (**BEP**) identifying overland flow paths and proposed finished ground levels within the subdivision, in accordance with Condition 70 of LUC-XXX [Condition relating to bulk earthwork plan requirements below]; (j) An Erosion and Sediment Control Plan (**ESCP**) (including subsoil drainage, shear keys, retaining walls and any other stability measures including monitoring), in accordance with Condition 71 of LUC-XXX [Condition relating to ESCP requirements below]; (k) A Remediation Action Plan (**RAP**), in accordance with Condition 47 [Condition relating to RAP requirements below]; (l) Confirmation of any hazard mitigation requirements; (m) Easements; (n) Detailed design of all roads, including roads to vest, turning heads, intersections, gateway treatment, parking, vehicle crossings, footpaths, and in particular details that address the requirements of Conditions 49 to 50 [Condition relating to specific roading requirements below]; (o) Detailed design of all street lighting, any street furniture and other structures/facilities on the roads to be vested to HDC (including traffic calming devices if any, tree pits, raingardens if any, safety measurements, marking layouts and street signs etc); (p) Detailed design of all lighting, park furniture, and any structures (retaining walls, paths, cycleways, fencing, play equipment, etc) in the reserve and accessways; (q) Landscaping documentation and plans for all planting and landscaping on the proposed reserve, roads, and accessways, in accordance with Conditions 54 to 58 [landscaping Conditions below]. ~~(q)~~(r) Street trees in accordance with LD1 and LD2 of the HDC ECoP. Please note that the tree plan is required to be approved by the Public Spaces Manager (or nominee) prior to being approved as part of the EA process. The Engineering Plans may provide the following lots to not be serviced at the relevant stage of subdivision: ~~(r)~~(s) the balance lot remaining at each successive stage; ~~(s)~~(t) any non-residential allotment. Meeting the minimum requirements identified in (r) to (s) above shall be sufficient for s224(c) RMA certification in respect of servicing of these lots.

Commented [JS18]: **CDL comment:**
Accept HDC amendment

Commented [JS19]: **Comment from HDC's Sara Field:**
Also add into ENG Plan Approvals - the Play Along the Way Spaces Plan (as referenced in condition 56 as below:

Play Along the Way Spaces
The Consent Holder must submit to HDC for approval detailed landscaping plans for the Play Along the Way route in general accordance with the approved preliminary Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1. The detailed design plans shall identify the proposed locations of play along the way spaces and the details of any hard assets, park furniture, play fixtures and associated soft landscaping.

Commented [JS20R19]: **CDL comment:**
Accept HDC amendment
New wording proposed in final Conditions Suite to reflect request.

No.	Condition
33.	**Certification of documentation** All information and documentation for EA and/ or Management Plan certification by the HDC under Condition 32 [above Condition relating to engineering plans], must be submitted at least 20 working days prior to the intended date of commencement of construction.
34.	**Updated information for certification** Should the HDC refuse to certify anything submitted for EA and/or a Management Plan in accordance with Condition 32 [above Condition relating to engineering plans], the Consent Holder must submit updated information and documentation for EA and/ or an updated Management Plan for certification as soon as practicable.
35.	**Amendments to certified documentation** Any certified EA or Management Plan may be amended, if necessary, to reflect any changes in design, construction methods or approaches to the management of effects. Any amendments must be discussed with and submitted to the HDC for confirmation in writing prior to implementation of the change, unless the HDC determines in its discretion that those amendments once implemented would not result in a materially different outcome to that described in the original approved plan.
36.	**Amendments / Compliance with Conditions** Any changes to a certified EA or Management Plan involving a materially different outcome under Condition 32 [above Condition relating to engineering plans] must be submitted to the HDC for recertification that demonstrate that they comply with the applicable requirements of these conditions. Any material change must be consistent with the purpose of the relevant EA or Management Plan and the requirements of the relevant conditions of this Consent.
	Works in accordance with approvals
37.	The following certificates, completion reports, as built plans, and other similar documentation to demonstrate that all works for the relevant stage (or combination of stages) have been carried out in accordance with EA shall be provided to HDC as appropriate for the stage(s) in question: (a) A 'Constructors Certificate Upon Completion of Land Development/Subdivision': Schedule 1B: NZ4404 certifying that all public and private three waters and roading infrastructure has been constructed in accordance with EA; (b) Confirmation that vehicle crossings to service JOALs have been constructed in accordance with the HDC ECoP; (c) Confirmation in writing from the relevant authorities that electrical and telecommunication service connections have been installed to each lot and are operational; (d) A GCR including a Schedule 2A certificate in accordance with Condition 46 [Condition requiring GCR and Schedule 2A certificate]; (e) Contractor confirmation that only clean fill has been imported on to site and complies with: (i) The requirements of NZS 4431: 2022 Engineered Fill Construction for Lightweight Structures;

No.	Condition
	(ii) The definition for 'cleanfill' in the Ministry for the Environment publication 'A Guide to the Management of Cleanfills' (2002); (iii) Is solid material of a stable, inert nature; and /or (iv) Does not contain hazardous substances or contaminants above recorded natural background levels of the receiving site. (f) Evidence that exposed earthwork areas have been top-soiled and grassed/revegetated or otherwise permanently stabilised; (g) A Site Validation Report (**SVR**) confirming that the methods outlined in the approved RAP and Site Management Plan (**SMP**) prepared by SQN Geosciences and referenced in Schedule 1 were enforced for the period of the works, and that the measures were successful in ensuring the potential risks were adequately managed. The reporting shall be in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (revised 2021) and Condition 48 [SVR condition below]; (h) A "Certification Upon Completion of land Development / Subdivision': Schedule 1C: NZ4404 for the services and roading construction, and the completeness and accuracy of the as built data; (i) A CCTV inspection report in accordance with the New Zealand Gravity Pipe Inspection Manual, 4th Edition, April 2019, including inspection records in accordance with HDC's CCTV technical specification, for all sewer mains, and all storm water mains and sump leads; (j) As-built plans and data (in the relevant current format), in accordance with the requirements of the HDC ECoP, certified as a complete and correct record by a Chartered Professional Engineer; (k) A signed Form 5 "Certification of Construction and Completion of Engineering Works for Subdivision" (Appendix 62 of the HDP) from a Chartered Professional Engineer; (l) Confirmation that road naming has been carried out, and signs installed, in accordance with HDC's road naming policy; (m) Confirmation that any damage to all existing road surfaces and berms that result from work carried out for this consent has been remedied; (n) A Stormwater Operations and Maintenance Manuals in accordance with Condition 41 [OMM condition below]; (o) In respect of all stormwater works and outlet structures within proximity to the banks and margins of the unnamed stream falling within the jurisdiction of HBRC, certification from a suitably qualified person that the works have been undertaken and completed in accordance with the plans certified under DIS-XXX and LUS-XXX.
	Stormwater Requirements
38.	**Stormwater Design and Construction** Stormwater infrastructure, services and devices shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1.
39.	**Attenuation Basin Design and Construction**

No.	Condition
	The attenuation basin and associated outlet structures shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1. In particular, the design shall: (a) Attenuate 2-year and 10-year average recurrence interval peak discharge to pre-development levels as a minimum; and (a) Attenuate 100-year average recurrence interval peak discharge to a minimum of 80% of pre-development levels.
40.	**Outlet Structure Design and Construction** The outlet structure of the attenuation basin, including the scruffy dome stormwater outlet or equivalent flow control device, shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1. In particular, the design shall: (a) Regulate outflows in accordance with the peak flow attenuation requirements specified in the approved documentation; (b) Prevent blockage through appropriately sized inlets and debris screening; and (c) Discharge to the nominated watercourse via energy dissipation and erosion protection measures.
41.	**Operation and Maintenance Manuals for Public Stormwater Devices** Finalised Operation and Maintenance Manuals (**OMM**) must be prepared in general accordance with the approved preliminary OMMs prepared by Woods referenced in Schedule 1 for the following public stormwater devices: (a) Proprietary Gross Pollutant Trap Device; (b) Dry Basin; and (c) Raingardens. The finalised OMMs must be provided to HDC for the public stormwater management systems. **Advice note:** *The final specification and model of the Proprietary Gross Pollutant Trap Device will be confirmed during detailed design and agreed and approved by HDC.*
	Wastewater Requirements
42.	Wastewater services shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1. Section 224(c) certification shall not be issued for any stage (or combination of stages) until HDC confirms in writing that the required downstream wastewater infrastructure upgrades have been completed and are operational to accommodate the wastewater flows from that stage(s) of development. **Advice Note:** *The wider downstream wastewater infrastructure upgrades referenced in this condition are being progressed by HDC. The timing of 224(c) certification for each stage of the Arataki*

Commented [JS21]: **CDL Comment:**
HDC - are you able to provide your project consent reference (or similar identifier, even if its just a project name) that we can use so that it is clear what works need to occur before we can receive 224c?

Commented [NA22R21]: We cannot create an RMA number until the fast track application is lodged - Arataki Extension would be the project name at this point in time for HDC.

Commented [JS23R21]: **CDL comment:**
Noted.

No.	Condition
	development are dependent on the completion and operational readiness of those HDC-led upgrades.
	Potable Water
43.	Water services shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1.
	Utilities
44.	Telecommunications and electricity services shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in **Schedule 1.**
	Geotechnical
45.	**Geotechnical Works** The Consent Holder must construct retaining walls, building platforms, drainage reserve dry basin, and place and compact material, in general accordance with the recommendations of the approved Geotechnical Investigation Report (**GIR**) prepared by CMW Geosciences and referenced in Schedule 1.
46.	**Geotechnical Completion Report** The GCR and Schedule 2A certificate shall include: (a) Specific requirements for future earthworks, building foundations, retaining walls and other works which may occur in each lot, based on site investigation data, geotechnical analysis, and the results of the engineered fill test data; (b) A statement under Clause 3(e) covering Section 106 of the RMA; (c) Certification of all areas of fill placed, in accordance with the requirements of NZS 4431:2022 Engineered Fill Construction for Lightweight Structures; and (d) In the event the Schedule 2A certificate includes limitations or remedial works against any lot(s) then, unless the Consent Holder undertakes the remedial works identified, the limitations and remedial works required shall be included in a consent notice pursuant to section 221 for the relevant Lots.
	Contamination
47.	**Remediation Action Plan** All works shall be undertaken in general accordance with the approved RAP prepared by SQN Geosciences and referenced in Schedule 1.
48.	**Site Validation Report** As soon as reasonably practicable following completion of the relevant works, a SVR from a suitably qualified person shall be provided to the HDC Compliance Monitoring Officer (or nominee) to demonstrate compliance with the requirements of the approved RAP.
	Specific Roading Requirements

No.	Condition
49.	**Engineering Plans for Roads** The Engineering Plans submitted for EA shall be in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1 for: (a) Arataki Road upgrade plans; (b) Seven (7) intersection layouts to Arataki Road (or other suitable layout as agreed with the HDC); (c) Brookvale Road gateway treatment (in a form to be agreed with HDC); and (d) All internal roads, allowing for any modifications where necessary to accommodate agreed design through EA with HDC. **Advice Note:** *Lot 3006 is not required to be formed or included in the scope of engineering design approvals or certification required for s224(c) purposes. No physical works or infrastructure installation are required as part of this subdivision. Lot 3006 may remain unformed until such time as it is required to be constructed by HDC or a future developer by way of a future consent approval.*
50.	**HDC ECoP Design Standards** All lots proposed to be vested as roads (except Lot 3006) shall be designed to meet the requirements of the HDC ECoP (except where a variation is approved by HDC) in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1. **Advice Note:** *Lot 3006 is not required to be formed or included in the scope of engineering design approvals or certification required for s224(c) purposes.*
51.	**Damage to Assets** Any damage caused to HDC assets as a result of the Consent Holder's works shall be rectified at the Consent Holder's expense and to the satisfaction of HDC's Development Engineer.
	Inspection and Testing
52.	**Water and Sewer Services** The Consent Holder shall request the HDC to: (a) inspect all pipework prior to backfill; (b) attend testing of the water and sewer services, including pressure and leak testing of all pipes and manholes; pipe disinfection and perusal of Lab test results of the Chlorine residual; and (c) undertake a final inspection after all development works are completed. Such requests shall be made with at least 48 hours' notice, and all testing is to be undertaken in accordance with the HDC ECoP. If at least 48 hours' notice is not provided, the inspection needs to be rescheduled.

No.	Condition
	If the HDC do not have an inspector available for the inspection, photos demonstrating compliance with the HDC ECoP should be submitted to the HDC Development Engineer (or nominee) for approval.
53.	**Roading Works** The Consent Holder shall request the HDC to: (a) inspect subgrade prior to backfill; (b) inspect basecourse prior surfacing; (c) inspect foundations for kerb & channel and footpath construction prior to any concrete placement; (d) attend deflection testing; and (e) undertake a final inspection after all roading and footpath works have been completed. Such requests shall be made with at least 48 hours' notice, and all testing is to be undertaken in accordance with the HDC ECoP. If at least 48 hours' notice is not provided, the inspection needs to be rescheduled. If the HDC do not have an inspector available for the inspection, photos demonstrating compliance with the HDC ECoP should be submitted to the HDC Development Engineer (or nominee) for approval.
	Landscaping
54.	**Drainage Reserve Landscaping** The Consent Holder must submit detailed landscaping plans for the Local Purpose (Drainage) Reserve Lot 1000 to HDC for approval of the Public Spaces Manager in general accordance with the approved preliminary Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1.
55.	**Streetscape and Public Accessway Landscaping** The Consent Holder must submit detailed landscaping plans for all public streetscapes and accessways to HDC for approval of the Public Spaces Manager in general accordance with the approved preliminary Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1.
56.	**Play Along the Way Spaces** The Consent Holder must submit to HDC for approval detailed landscaping plans for the Play Along the Way route in general accordance with the approved preliminary Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1. The detailed design plans shall identify the proposed locations of play along the way spaces and the details of any hard assets, park furniture, play fixtures and associated soft landscaping.
57.	**Stormwater Outlet Structure Landscaping**

Commented [JS24]: CDL comment:
Accept HDC amendment

Commented [JS25]: CDL comment:
Accept HDC amendment

No.	Condition
	The Consent Holder must submit to HDC for approval detailed landscaping plans for the stormwater outlet structure reinstatement landscaping.
58.	**Raingarden Planting and Maintenance Plan** The Consent Holder shall provide to the HDC Compliance Monitoring Officer (or nominee) a finalised raingarden planting and maintenance plan. The plan shall include but not be limited to: (a) Suitable plant species; (b) Total number of each plant species; (c) Planting density and layout plan; (d) Planting timeline; and (e) A routine inspection and maintenance regime setting out parties responsible and their responsibilities. The Consent Holder shall implement all landscaping for raingardens in general accordance with the finalised landscaping plans submitted in accordance with this condition.
59.	**Buffer Interface Landscaping** The Consent Holder shall establish the buffer interface landscaping identified in the green covenant area on the approved scheme plan P24-244-00-0001-SC Rev 2 prepared by Woods and referenced in Schedule 1. The buffer interface landscaping shall be implemented in general accordance with the approved Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1 as follows: (a) The planting shall be completed during the first planting season following the completion of the Stage 1 civil works, or as agreed with the HDC Compliance Monitoring Officer (or nominee); (b) The planting shall be maintained by the Consent Holder in general accordance with the approved Landscape Maintenance Plan prepared by Boffa Miskell referenced in Schedule 1 for a minimum period of two years; and (c) Evidence of planting completion and maintenance arrangements shall be provided to the HDC Compliance Monitoring Officer (or nominee) upon request.
60.	**JOAL Landscaping** Landscaping for JOALs 2008 and 2009 shall be implemented in general accordance with the approved Landscape Concept Report and Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1.
61.	**Implementation of Landscape Works** The Consent Holder shall implement all landscaping for the reserve, public roads, accessways, and stormwater outlet structure in general accordance with the finalised landscaping plans submitted and approved HDC's Public Spaces Manager in accordance with Conditions [54] to [57].
62.	**Landscaping Maintenance**

Commented [JS26]: Comment from HDC's Sara Field: Whose asset is this? Ours or Transportation?

Commented [JS27R26]: CDL comment: This will be a Transportation asset within the road reserve. Wording will be clarified in the final Conditions Suite.

Commented [JS28]: Comment from HDC's Sara Field: Condition 59 – refers to ongoing maintenance and puts this monitoring on Council? Should this be on the developer to ensure its maintained?

Commented [JS29R28]: CDL comment: Clarification:
The implementation and maintenance is the responsibility of the Consent Holder for the first two years minimum. Once the properties are sold, the maintenance and retention of the buffer landscaping becomes the responsibility of the future owner and is provided for by way of covenants on the title.

No.	Condition
	The Consent Holder shall provide to the HDC a finalised Landscape Maintenance Plan prepared in general accordance with the approved preliminary Landscape Maintenance Plan prepared by Boffa Miskell and referenced in Schedule 1. The final Landscape Maintenance Plan shall cover all planting and landscaping established within the public drainage reserves, accessways, stormwater outfall area, and JOALs 2008 and 2009. **Advice note:** *Ongoing maintenance of the landscape buffer interface is addressed separately under Condition 59 of SUB-XXX.* *Maintenance of the raingardens is addressed separately under Condition 58 of SUB-XXX..*
	Compliance
63.	**Compliance** In respect of s224(c) of the RMA, compliance with any conditions (including as to subdivision works) may, subject to written agreement of the HDC, alternatively be ensured by any combination of: (a) completion certificate; (b) consent notice; (c) bond; and/or (d) Developer's Agreement, easement, covenant, encumbrance or other similar mechanism.
	Consent Notices
64.	For the consent notice conditions below, the Consent Holder must register with the Registrar-General of Land a consent notice under Section 221 of the RMA, against the Records of Title for the nominated lots. The consent notice must record that Conditions [64] to [67] are to be complied with on a continuing basis:
65.	**Site-Wide Geotechnical Condition (All Lots)** Any buildings erected on any residential lot are subject to the requirements of the Geotechnical Investigation Report prepared by CMW Geosciences, reference NAP2024-0007AC, Rev 0, dated 30 June 2025", Geotechnical Completion Report, and any subsequent reports. Copies of the Report(s) will be held at HDC.
66.	**Reserve Boundary Fencing (Lots 1 to 10 and 121 to 139)** Fencing along boundaries shared with HDC reserve land (Lot 1000 and Lots 3 and 4 DP 481968) shall: (a) Not exceed a maximum height of 1.8m; and (b) Be constructed to achieve a minimum of 50% visual permeability over the entire length of the relevant boundary. This condition applies to the following reserve-adjoining boundaries: (c) Lots 1 to 3 – rear boundary;

Commented [JS30]: Comment from HDC's Sara Field: Condition 66 relates to reserve boundary fencing. We suggest aligning this with Council's standard fencing requirements. Suggested revised wording:

That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lot xx (Stage xxx) hereon. The notice shall be registered at the consent holder's expense and shall read as follows:

Fencing next to Reserve or Reserve Link
If a fence is built on or within 5 metres of the boundary of the reserve it shall be either a 1.2m high picket fence, in accordance with Figure 8.1 NZS4404:2004, or a 1.2m-1.8m high open style steel pool fence, galvanised and powder coated, or any alternative design if agreed to by the Environmental Consents Manager and the Public Spaces Manager, Hastings District Council (or nominee).
In addition the following requirements also apply:
(a) That a mowing strip shall be constructed with any fence.
(b) The Hastings District Council is not liable for any costs associated with erecting, replacing or maintaining any fence bounding the reserve.
(c) Gates between the residential site and the reserve can be installed at the owner's discretion, and in a style matching the fence.

Commented [JS31R30]: CDL Comment:
Reject HDC amendment.
This requirement is already addressed through the RDF fencing controls, which are secured via a consent notice. An additional condition would duplicate those controls.
In any case, the fencing proposed by CDL matches the 1.2-1.8m open style fence consistent with HDC expectations.

No.	Condition
	(d) Lots 4 to 10 – rear boundary; (e) Lot 121 – rear and side HDC reserve boundaries; and (f) Lots 122 to 139 – rear boundary. This fencing treatment is required to maintain visual integration, enable passive surveillance between residential lots and adjacent public open space, and provide for security.
67.	**Compliance with the Residential Development Framework (All Lots)** Development on all residential lots shall be designed and constructed in accordance with the RDF. As part of an application for building consent, the development design must be submitted to the HDC for certification that the proposed design complies with the RDF. In the event that the lot is rezoned to an urban residential zoning under the Hastings District Plan (**HDP**), the provisions of the RDF shall cease to apply and the relevant HDP zoning provisions shall apply to development on the lot. **Advice note:** *Where a proposed development does not comply with the RDF and the HDC is unable to issue Building Consent on that basis, the Consent Holder shall either:* *(g) Redesign the proposed development to comply with the RDF and resubmit documentation in accordance with this condition; or* (h) *Apply for a discretionary resource consent to vary the relevant consent notice under section 221 of the RMA.*
68.	**On-site Vehicle Manoeuvring (Lots 19, 20, 71, 72, 121, and 152)** At the time of development, the lot shall be designed and constructed to provide on-site vehicle manoeuvring that enables forward entry and forward exit movements onto the adjoining jointly owned access lot. This is to avoid extended reversing movements onto public roads and ensure safe and efficient access for rear lots.

Commented [NA32]: We have not seen the RDF but as previously discussed we believe it will be a better outcome to impose a consent notice requiring compliance with an existing zone such as the Havelock North General Residential Zone e.g.

Unless resource consent is otherwise obtained, all building development on the site shall be in accordance with the Permitted Activities specified in Section 8.2.4 and the General and Specific Performance Standards in Sections 8.2.5 and 8.2.6 of the Havelock North General Residential Zone of the Proposed Hastings District Plan (Operative July 2024), OR any future replacement/amendment of that Zone. To avoid doubt this consent notice does not need to be further amended.

Commented [JS33R32]: **CDL comment:**
Reject HDC amendment.
A standalone RDF was considered more appropriate given site-specific design needs. A comparison table will be included with the Application to show alignment with District Plan provisions.
Noted that HDC did not have a copy of the RDF for context when the consent conditions were reviewed.

2.3. Land Use Consent Conditions: LUC-XXX & LUC-EW

The consent is subject to the following conditions:

No.	Condition
	Summary of land use activities authorised by this consent
	Activities relating to Section 9 of the RMA for the following land uses: (a) Buildings and activities to be constructed in accordance with the RDF on Lot Type 1 and Lot Type 2 as shown in Schedule 1. (b) Earthworks and infrastructure to support development on the site. (c) Disturbance and remediation of contaminated soil.
	Siteworks Pre Construction Requirements
	Management Plans
	Explanatory Note: *For clarity and ease of implementation, the Consent Holder may prepare a single consolidated CEMP that compiles the information and requirements of the various management plans required by Conditions 69 to 77 of this consent.* *While each management plan must be clearly identified and addressed in the CEMP, they do not need to be provided as separate stand-alone documents unless otherwise required by the HDC.* *The consolidated CEMP must demonstrate how all relevant requirements and performance standards under each management plan are met across the suite of construction and siteworks activities.*
69.	Construction Environmental Management Plan Prior to the commencement of any earthworks or construction activity on the site for each stage (or combination of stages), the Consent Holder must submit to HDC a final CEMP prepared in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1 for the relevant stage(s). The purpose of the CEMP is to set out the proposed construction methodology and environmental management measures to appropriately manage the potential effects of construction and site works associated with each stage(s). The CEMP shall include, but not be limited to, the following: (a) Construction staging methodology. (b) Management of debris and detritus control throughout construction period. (c) Once the earthworks are completed, the requirements to sow topsoil with grass seed to stabilise the soil, except to the extent that the relevant buildings and/ or other land use activities to be undertaken on the relevant land are to be progressed without delay. (d) How stockpiling or placement of fill shall avoid obstructing any overland flow from higher ground/upstream. (e) A Bulk Earthworks Plan (**BEP**) in accordance with Condition [70] to identify the bulk earthworks proposed for each stage(s) and the work programme for bulk earthworks.

No.	Condition
	(f) An Erosion and Sediment Control Plan (**ESCP**), in accordance with Condition [71], setting out the measures required to manage erosion and sediment generated from works on the site. (g) A Dust Management Plan (**DMP**) in accordance with Condition [72] to ensure that no airborne or deposited dust is emitted beyond the site. (h) A Chemical Treatment Management Plan (**ChTMP**) in accordance with Condition [73], to identify the use of chemical treatment for sediment retention, including flocculant type, dosing methodology, monitoring procedures, and contingency measures to ensure effective and environmentally safe use of treatment agents. (i) A Construction Traffic Management Plan (**CTMP**) in accordance with Condition [74], to identify vehicle access arrangements, construction traffic volumes and routes, measures to maintain road safety and minimise disruption to the surrounding road network and residents. (j) A Construction Noise and Vibration Management Plan (**CNVMP**), in accordance with Condition [75], to manage and mitigate construction noise and vibration effects (k) A Spill Management Plan (**SPMP**) in accordance with Condition [76] that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill. (l) A Fauna Management Plan (**FMP**), in accordance with Condition [77], to manage potential effects on indigenous fauna during site clearance and construction works. (m) Safety fencing. (n) Frequency of site inspections and monitoring (including after extreme weather events), and reporting to be undertaken, and any other construction quality assurance measures proposed. (o) The provision of artificial lighting that may be required for construction works and the effects of any such lighting including managing light spill beyond the site boundary. (p) Health and Safety Plan. (q) Site notice board.
70.	**Bulk Earthworks Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the BEP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1. The BEP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
71.	**Erosion and Sediment Control Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the ESCP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1, and the "Hawkes Bay Waterway Guidelines – Erosion and Sediment Control".

No.	Condition
	The ESCP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
72.	**Dust Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the DMP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1. The DMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
73.	**Chemical Treatment Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the ChTMP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1. The ChTMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
74.	**Construction Traffic Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the CTMP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1. The CTMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
75.	**Construction Noise and Vibration Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the CNVMP in general accordance with the approved preliminary CNVMP prepared by Dcibel Limited and referenced in Schedule 1. The CNVMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
76.	**Spill Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the SPMP in general accordance with the approved preliminary SPMP prepared by Woods and referenced in Schedule 1. The SPMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).
77.	**Fauna Management Plan** Prior to the commencement of site clearance works, a finalized copy of the FMP must be submitted to HDC in general accordance with the approved preliminary FMP prepared by Boffa Miskell and referenced in Schedule 1. The FMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).

No.	Condition
78.	**Pre Commencement Lizard Management** Prior to the commencement of any vegetation clearance, earthworks, or disturbance within areas identified as potential lizard habitat, the Consent Holder shall implement the lizard management procedures outlined in the finalised FMP required by Condition 77 [condition for FMP]. These measures shall include, but not be limited to: (a) Pre-disturbance visual inspections of potential habitat (e.g. long grass, debris piles, rocky or shrubby areas); and (b) Progressive vegetation and debris clearance using staged techniques e.g. mowing to reduce cover, hand removal of debris, and staged vegetation clearance to allow lizards to self-disperse. Where any indigenous lizards are encountered, works in the immediate area shall cease and the site ecologist shall provide further direction in accordance with the Wildlife Act 1953.
	Construction Noise Notification
79.	The Consent Holder must advise the occupants of all adjacent property owners at least five days before earthworks begin on each stage (or combination of stages). This notification must be provided in writing and include the following information: (a) An overview of the construction works including the duration of the project and the working hours on site; (b) The approximate dates and duration of the activities that will generate the highest levels of construction noise and vibration for them; and (c) A contact name and phone number for the appointed Noise Liaison Person to advise of any sensitive times for high noise levels and for any questions or complaints regarding noise and vibration throughout the project. **Advice Note:** *This approach is provided for information purposes to inform residents of upcoming construction works and to provide contact details for any complaints.*
	Heritage Recording
80.	**Pre-Demolition Recording of Heritage Structure** Prior to the demolition or removal of the mid-20th century packing shed located at 108 Arataki Road (Section 10S Te Mata SETT), the Consent Holder must engage a suitably qualified person to prepare a photographic and written record of the structure. The recording must be undertaken to Level III standards as defined by HNZPT Guidelines Series 1: *Investigation and recording of buildings and standing structures*. A copy of the final report must be provided to HNZPT and HDC.
	Siteworks During Construction Requirements
	Certification of Works

Commented [JS34]: Comment from HDC's Anna Summerfield:
Just wondering whether HNZ have requested this to occur or where the need to provide a photographic record for this building has come from?

Commented [JS35R34]: CDL comment:
Clarification:
The Application archaeological report has recommended this condition. It is not an HNZPT requirement.

No.	Condition
81.	Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referenced in Condition [71], and prior to the commencement of earthworks or construction activity on the subject site, a suitably qualified person must provide written certification to the HDC that the erosion and sediment control measures have been constructed and completed in general accordance with the ESCP required by Condition [71]. Written certification must be in the form of a report or any other form acceptable to HDC's Compliance Monitoring Officer (or nominee).
	Hours of Operation
82.	**Hours of Operation** All earthworks and construction works authorised by this consent must only take place between 7.30am and 6.00pm, Monday to Saturday. No works are to be undertaken at any time on Sundays or on public holidays. **Advice note:** *Arrival to site may occur before 7.30am. Any activity on site prior to 7.30am must be limited to quiet arrival and related quiet activities only. All staff should be extra vigilant during this early morning period and adhere to compliance with NZS6803:1999 Acoustics – Construction Noise.*
	Noise and Vibration
83.	**Construction Works Noise** All construction activities shall comply with the limits set out in NZS 6803:1999 Acoustics – Construction Noise, as measured and assessed in accordance with NZS 6801:2008 and NZS 6802:2008.
84.	**Vibration from Construction Activities** Vibration from construction activities shall not exceed the limits set out in DIN 4150-3:2016 Structural Vibration – Effects of Vibration on Structures.
85.	**Temporary Acoustic Screening** The Consent Holder must erect temporary construction acoustic screening at the following neighbouring property boundaries for the duration of the earthworks and construction works of the relevant stage (or combination of stages): (a) 96 Arataki Road, Lot 1 DP 546439 (Stage 5 and 6) (b) 104 Arataki Road, Lot 1 DP 13265 (Stage 5 and 6) (c) 160 Arataki Road, Lot 1 DP 540945 (Stage 1) The acoustic screening shall be erected in the locations shown in the finalised CNVMP required by Condition 75, or as otherwise agreed by the HDC Compliance Monitoring Officer (or nominee). **Advice note:** *Acoustic screening can be in the form of either natural screening i.e. earth bund, or built screening i.e. acoustic barriers, or a combination of both.*

No.	Condition
86.	**Complaints Management** The Consent Holder shall maintain a record of all noise complaints received during the construction period. In the event a noise complaint is received: (a) The Consent Holder shall investigate the complaint within 24 hours and take all reasonable steps to identify the source and cause of the noise. (b) Where the noise is found to exceed the relevant construction noise limits set out in NZS 6803:1999 Acoustics – Construction Noise, the Consent Holder shall: (i) Immediately take practicable steps to reduce the noise to comply with the standard; and (ii) Implement any additional mitigation measures necessary to avoid further exceedance. (c) A written record of the complaint and the outcome of the investigation, including any corrective actions taken, shall be kept and made available to the HDC upon request. If requested by the HDC, the Consent Holder shall engage a suitably qualified person to undertake noise monitoring and provide a report outlining the findings and any recommended mitigation measures. The report shall be provided to the HDC within ten (10) working days of the request.
	Construction Management
87.	**Works in accordance with Construction Environmental Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised CEMP required by Condition 69.
88.	**Works in accordance with Bulk Earthworks Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised BEP required by Condition 70.
89.	**Works in accordance with Erosion and Sediment Control Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised ESCP(s) required by Condition 71.
90.	**Works in accordance with Dust Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised DMP required by Condition 72.
91.	**Works in accordance with Chemical Treatment Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised ChTMP required by Condition 73.
92.	**Works in accordance with Construction Traffic Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised CTMP required by Condition 74.

No.	Condition
93.	**Works in accordance with the Construction Noise and Vibration Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised CNVMP required by Condition 75.
94.	**Works in accordance with Spill Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised SPMP required by Condition 76.
95.	**Works in accordance with the Fauna Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised FMP required by Condition 77. In particular, the Consent Holder shall ensure that all specific management measures are undertaken for the following fauna: (a) Nesting birds – seasonal timing restrictions and pre-clearance checks during the nesting season (1 September to 31 January); (b) Bat habitats – visual inspection of trees and structures prior to removal where applicable must be undertaken to confirm absence of bats; and (c) Lizard management – vegetation and debris clearance methods that minimise harm to lizards, including pre-disturbance inspection of potential habitat, hand removal of debris, and staged or gradual vegetation clearance.
96.	**Debris on road** The Consent Holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the Consent Holder must take immediate action to clean the roads provided that in no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.
97.	**Completion or Abandonment of Earthworks** Immediately upon completion or abandonment of earthworks on the site, all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the HDC Compliance Monitoring Officer (or nominee).
98.	**Public Assets** There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that such damage does occur, the HDC Compliance Monitoring Officer (or nominee) will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the Consent Holder.
	Stability of the Site / Neighbouring Sites All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the

No.	Condition
	event that such collapse or instability does occur, it must immediately be rectified by the Consent Holder.
99.	**Construction Parking and Loading** All construction machinery or similar must be stored or parked on site at all times and not on surrounding roads, unless otherwise approved by the HDC Compliance Monitoring Officer (or nominee).
100.	**Construction Storage** All storage of materials and loading and unloading of equipment associated with the site works must take place within the site boundaries unless otherwise approved by the HDC Compliance Monitoring Officer (or nominee).
101.	**Construction and Earthworks Activities not to Obstruct Access** 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 unless otherwise approved by the HDC Compliance Monitoring Officer (or nominee).
	Geotechnical
102.	The Consent Holder must construct all retaining walls, building platforms, drainage reserve dry basin, and place and compact material, in general accordance with the recommendations of the approved Geotechnical Investigation Report NAP2024-0007AC, Version 0, dated 30 June 2025 prepared by CMW Geosciences, and referenced in Schedule 1. These works must be supervised by a suitably qualified person.
	Contamination
103.	**Contamination Remediation** All land disturbance activities must be undertaken in general accordance with the approved RAP prepared by SQN Geosciences and referenced in Schedule 1. All remediation works must be supervised by a suitably qualified person in contaminated land. If any unexpected contamination is encountered, works shall cease in the affected area and appropriate remedial measures shall be confirmed by the suitably qualified person before works recommence.
104.	**Excavated Material** Any excavated material that is not re-used on site must be disposed of at an appropriate facility licensed to accept the levels of contamination identified. Evidence of the locations where excavated material has been disposed of must be retained by the Consent Holder during the works and made available to the HDC on request.
	Site-Works Post Construction Requirements
105.	**Geotechnical Certification** Certification from a suitably qualified person responsible for supervising the works must be provided to HDC, confirming that the works have been completed in general accordance with

No.	Condition
	the approved Geotechnical Investigation Report NAP2024-0007AC, Version 0, dated 30 June 2025 prepared by CMW Geosciences and referenced in Schedule 1 within twenty (20) working days following completion. Written certification must be in the form of a GCR, or any other form acceptable to the HDC.
106.	**Geotechnical Completion Report** The GCR and Schedule 2A certificate shall include: (a) Specific requirements for future earthworks, building foundations, retaining walls and other works which may occur in each lot, based on site investigation data, geotechnical analysis, and the results of the engineered fill test data; (b) A statement under Clause 3(e) covering Section 106 of the RMA; (c) Certification of all areas of fill placed, in accordance with the requirements of NZS 4431:2022 Engineered Fill Construction for Lightweight Structures; and (d) In the event the Schedule 2A certificate includes limitations or remedial works against any lot(s) then, unless the Consent Holder undertakes the remedial works identified, the limitations and remedial works required shall be included in a consent notice pursuant to section 221 for the relevant Lots.
107.	**Contamination – Site Validation Report** The Consent Holder shall provide a SVR to the HDC Compliance Monitoring Officer (or nominee) following the completion of the site remediation and bulk earthworks. The SVR must be prepared by a suitably qualified person and confirm that the site has been made suitable for residential use in accordance with the approved RAP prepared by SQN Geosciences and referenced in Schedule 1.
	Buildings and Land Use
	Explanatory note: *As part of this consent, a Residential Development Framework (RDF) has been approved to guide the design and implementation of development on all residential lots created by the approved subdivision. The RDF details the design outcomes, permitted activities and standards for the built form, design and site layout of each residential lot. A consent notice (Condition 67) requires development on all lots to be in accordance with the RDF.*
	Residential Development Framework
108.	Development and activities on all residential lots shall be designed and constructed in accordance with the approved RDF prepared by Woods and referenced in Schedule 1.
	Certification of Development
109.	As part of any building consent application, the proposed development must be submitted to HDC demonstrating compliance with the RDF. In addition to the standard drawings required for a Building Consent application, the following information shall be provided in sufficient detail to confirm compliance with the RDF, including but not limited to:

No.	Condition
	(a) A site plan showing compliance with the relevant RDF Development Standards, including outlook space, outdoor living area, height to boundary, parking and vehicle crossings. (b) Details of exterior colours, materials and finishes. (c) Details of fencing type, location, height, and construction materials. **Advice note:** *Where a proposed development does not comply with the RDF and the HDC is unable to issue Building Consent on that basis, the Consent Holder shall either:* *(d) Redesign the proposed development to comply with the RDF and resubmit documentation in accordance with this condition; or* (e) *Apply for a discretionary resource consent to vary the relevant consent notice under section 221 of the RMA.*

2.4. Water Take Conditions: WAT-XXX

This consent is subject to the following conditions:

No.	Condition
	Summary of activities authorised by this consent:
	Activities relating to Section 14 of the RMA for the temporary take and use of surface water for construction purposes (primarily dust management) from impounded stormwater captured on site during the construction phase.
110.	**Authorised Use** The Consent Holder is authorised to take impounded stormwater from on-site detention systems for the purpose of dust suppression during construction works.
111.	**Daily Quantity** Water may be taken for dust suppression purposes without restriction on volume, provided it is sourced from the available impounded water, unless otherwise agreed in writing by the HBRC Compliance Monitoring Officer (or nominee).
112.	**Certification** Prior to commencement of earthworks, the Consent Holder must supply written confirmation to the HBRC from a suitably qualified person that the impoundment and take infrastructure (e.g. tanks, pumps, pipes) are installed, functional, and capable of delivering the authorised take volume.
113.	**Source and Location** Water may only be taken from the impounded water within the dry basin and the sediment retention ponds shown on the approved Civil Drawings prepared by Woods and referenced in Schedule 1.
114.	**Permitted Use** Water shall only be used for dust control (spraying) within the site boundaries as shown in the approved Civil Drawings prepared by Woods and referenced in Schedule 1 for the duration of the bulk earthworks authorized by LUC-XXX and LUC-EW.
115.	**Application Method** Water shall be applied using an even spray, mist, or similar method sufficient to maintain soil moisture to suppress dust generation along exposed areas, access routes, stockpiles, and site perimeters.
116.	**Monitoring and Records** The Consent Holder must maintain daily logs during earthworks showing: (a) Volumes of water taken per day; (b) Areas treated; (c) Instances where activities were paused due to wind; and

No.	Condition
	(d) Any off-site dust incidents and corrective measures taken. These records shall be provided to HBRC upon request.

2.5. Stream Works Consent Conditions: LUS-XXX

The consent is subject to the following conditions:

No.	Condition
	Summary of stream works activities authorised
	Activities relating to Sections 9 and 13 of the RMA for the establishment and ongoing use of structures in, on and along a watercourse: (a) Establishment of a stormwater discharge outlet structure within 6m of an unnamed stream located within a flood control scheme area. (b) Earthworks and construction activities to establish the outlet structure. (c) Vegetation removal and landscaping around the outlet structure on the margins of the stream.
	Pre Construction Requirements
	Detailed Design
	Explanatory Note: *Where detailed design plans have already been prepared and submitted to HDC under Condition 32 of SUB-XXX, the same information may be provided to satisfy Condition 117 and any related detailed design plan conditions in LUS-XXX, provided it meets the certification requirements of HBRC related to the stream works activities authorised by LUS-XXX.* *Duplicate documentation is not required where alignment across SUB-XXX and LUS-XXX is demonstrated and accepted by HBRC.*
117.	**Detailed Design Plans** At least 20 working days prior to commencement of the stream works authorised by LUS-XXX, the Consent Holder shall submit detailed design plans and documentation to HBRC for certification that: (a) Confirm the final location, size, dimensions and levels of any structures alongside the stream. (b) Confirm the final location and earthworks associated with any such structures. (c) Proposed landscaping on the margins of the stream in general accordance with detailed landscaping plans required by LUC-XXX Condition 57. (d) Identify any specific measures to be undertaken to ensure that the banks and the bed of the stream are protected from erosion or scour both during construction, and post-construction (including, but not limited to, revegetation of worked areas following construction and any protective measures where discharges may be occurring). Certification of the above shall be obtained from HBRC prior to the authorized LUS-XXX stream works being undertaken.
	Management Plans
	Explanatory Note:

No.	Condition
	(a) The consolidated CEMP prepared under the Condition 69 of LUC-XXX may be used to satisfy any CEMP requirements under this LUS-XXX consent, provided it meets the certification requirements of HBRC relevant to the stream works activities authorised by LUS-XXX. Duplicate documentation is not required where alignment across SUB-XXX and LUS-XXX is demonstrated and accepted by HBRC. *(b) For clarity and ease of implementation, the Consent Holder may prepare a single consolidated CEMP that compiles the information and requirements of the various management plans required by Conditions 118 to 121 of this consent. While each management plan must be clearly identified and addressed in the CEMP, they do not need to be provided as separate stand-alone documents unless otherwise required by the HDC. The consolidated CEMP must demonstrate how all relevant requirements and performance standards under each management plan are met across the suite of construction and siteworks activities.*
118.	**Construction Environmental Management Plan** Prior to the commencement of any earthworks or construction activity on the site for the stream works, the Consent Holder must submit to HBRC a final CEMP prepared in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1 for the relevant stage(s). The purpose of the CEMP is to set out the proposed construction methodology and environmental management measures to appropriately manage the potential effects of construction and site works associated with the stream works. The CEMP shall include, but not be limited to, the following: (c) How construction of the consented activities will be carried out, particularly around any works on the margins of the stream. (d) The location of materials, machinery and works equipment storage when not in use, and the location of any maintenance or servicing areas. (e) A site plan and maintenance inspection regime for temporary and permanent sediment controls. (f) The contact details of the person responsible for inspecting and maintaining sediment controls. (g) An Erosion and Sediment Control Plan (**ESCP**), in accordance with Condition [119], setting out the measures required to manage erosion and sediment generated from works on the site taking into account the recommendations of the HBRC Waterway Guidelines: Erosion and Sediment Control (April 2009). (h) A Spill Management Plan (**SPMP**) in accordance with Condition [120] that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill. (i) A Construction Traffic Management Plan (**CTMP**) in accordance with Condition [121], to identify vehicle access arrangements, construction traffic volumes and routes, measures to maintain road safety and minimise disruption to the surrounding road network and residents.

No.	Condition
	(j) Frequency of site inspections and monitoring (including after extreme weather events), and reporting to be undertaken, and any other construction quality assurance measures proposed. (k) Health and Safety Plan.
119.	**Erosion and Sediment Control Plan** Prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC a finalized copy of the ESCP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1 and taking into account the "Hawkes Bay Waterway Guidelines – Erosion and Sediment Control". The ESCP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC's Compliance Monitoring Officer (or nominee).
120.	**Spill Management Plan** Prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC a finalized copy of the SPMP in general accordance with the approved preliminary SPMP prepared by Woods and referenced in Schedule 1. The SPMP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC's Compliance Monitoring Officer (or nominee).
121.	**Construction Traffic Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HBRC a finalized copy of the CTMP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1. The CTMP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC's Compliance Monitoring Officer (or nominee).
	During Construction Requirements
122.	**Works in accordance with Certified Documents** All works must be carried out in accordance with the documents certified by Condition [117].
123.	**Works in accordance with Construction Environmental Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised CEMP required by Condition 118. A copy of this CEMP must be present on site at all times while the work is being undertaken.
124.	**Works in accordance with Erosion and Sediment Control Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised ESCP required by Condition 119. A copy of this ESCP must be present on site at all times while the work is being undertaken.
125.	**Works in accordance with Spill Management Plan**

No.	Condition
	All earthworks and construction activities shall be undertaken in general accordance with the finalised SPMP required by Condition 120. A copy of this SPMP must be present on site at all times while the work is being undertaken.
126.	**Works in accordance with Construction Traffic Management Plan** All earthworks and construction activities shall be undertaken in general accordance with the finalised CTMP required by Condition 121. A copy of this CTMP must be present on site at all times while the work is being undertaken.
127.	**Avoid Stream Bed Works** No works, including temporary construction activities, shall be conducted in the bed of the stream.
128.	**Sediment and Contaminant Control** The Consent Holder shall take all practical measures to limit the amount of sediment and prevent contaminants from entering any stream during the construction works. Such measures include, but are not limited to: (a) Any surplus soil, cleared vegetation or debris, shall be deposited at least 20 m from any waterbody or deposited or contained in a manner to reasonably prevent the transportation or deposition of disturbed matter into any waterbody. (b) The wash water from containers and tools shall not be discharged into any waterbody and the washing of equipment shall not occur in any waterbody. (c) As far as practicable, all machinery work shall be undertaken from the banks of any waterbody rather than in a waterbody. (d) Refuelling and carrying out machinery maintenance away from waterbody. (e) The use of silt fences and other erosion control methods shall be in accordance Condition [119] above.
129.	**Erosion & Scour Protection** The Consent Holder shall ensure all works within the margins of the stream shall incorporate erosion and scour protection measures to prevent destabilisation of the stream channel and banks. These measures shall be maintained in good working order for the duration of the consent.
130.	**Works Timing** The Consent Holder shall conduct the works only during periods when there are low flows in the stream.
131.	**Concrete** Any wet concrete cast on site as part of the stream works shall be fully contained during casting and cast in a dry work area. No concrete shall be dumped into the bed of any stream.
132.	**Construction Operating Hours**

No.	Condition
	Construction activities associated with the stormwater outlet structure shall be limited to between 8:00am and 5:00pm Monday to Friday to minimise noise effects on the nearby sensitive receiver (163 Brookvale Road, Lot 24**,** DP 3803), unless otherwise approved by HBRC's Compliance Monitoring Officer (or nominee).
133.	**Construction Works Noise** All construction activities shall comply with the limits set out in NZS 6803:1999 Acoustics – Construction Noise, as measured and assessed in accordance with NZS 6801:2008 and NZS 6802:2008.
134.	**Landscaping Implementation** The Consent Holder shall implement landscaping around the outlet structure in general accordance with the landscaping plans required by SUB-XXX Condition [57].
	Post Construction Requirements
135.	**Notification of Completion** The Consent Holder shall advise the HBRC of having finished the works immediately following their completion.
136.	**Certified As-Builts** Within 20 working days following the completion of any of the stream works, the Consent Holder shall provide certified as-built plans and written certification by a suitably qualified person to the HBRC Compliance Monitoring Officer (or nominee) that the works have been undertaken and completed in accordance with the plans certified under Condition [117] above. Certification must include confirmation of: (a) The final location, size, dimensions and levels of the stormwater outfall structure in or alongside the stream; and (b) Stabilisation of the area of works to prevent sediment loss.
137.	**Stream Reinstatement** The Consent Holder shall ensure that at the completion of the works, any newly established surfaces and any grassed slopes or vegetated areas that were cleared or damaged as a result of the activity, are stabilised and revegetated to prevent sediment from entering the stream.
138.	**Landscaping Maintenance** The Consent Holder shall maintain the landscaping around the outlet structure in general accordance with the SUB-XXX landscaping maintenance conditions required by Condition [62].
139.	**Outlet Structure Performance** The stormwater outlet structure shall be maintained in good working order and regularly inspected to ensure continued functionality. Any significant modification or replacement of the outlet structure must be approved by HBRC.

2.6. Stormwater Discharge Conditions: DIS-XXX

No.	Condition
	Summary of activities authorized by this discharge consent
	Activities relating to Section 15 of the RMA for the diversion and discharge of stormwater into water or onto land from the Arataki site, including from roads and residential lots, into: (a) HDC's existing reticulated stormwater network (Catchment A); and (b) A new stormwater attenuation basin and outlet structure discharging to an unnamed tributary of the Mangateretere Stream (Catchment B).
	Pre-Construction Requirements
	Detailed Design
	Explanatory Note: *Where detailed design plans have already been prepared and submitted to HDC under Condition 32 of SUB-XXX, the same information may be provided to satisfy Condition 140 and any related detailed design plan conditions in DIS-XXX, provided it meets the certification requirements of HBRC related to the stormwater discharge activities authorised by DIS-XXX.* *Duplicate documentation is not required where alignment across SUB-XXX and DIS-XXX is demonstrated and accepted by HBRC.*
140.	**Detailed Design Plans** At least 20 working days prior to commencement of any of the construction works authorised by DIS-XXX, the Consent Holder shall submit detailed stormwater infrastructure design plans and documentation prepared by a suitably qualified person to the HBRC for certification. The plans shall: (a) Identify the location, storage volumes, levels and dimensions of the stormwater attenuation basin, any outlet structures, and associated infrastructure. (b) Confirmation of the design of the emergency spillway structures and a design statement. (c) Design flow rates and discharge volumes for critical rainfall events, including 10 and 100 year events. (d) The design details, levels and location of all stormwater services (including attenuation areas/ponds, treatment systems, inverts, pipes, sumps, and outfall structures and any secondary overland flow paths). (e) CEMP and ESCP measures in accordance with Conditions [144 and 145 below] to be implemented. (f) Confirmation that the design plans are consistent with the requirements of this consent. **Advice Note:** *The purpose of the final design plans is to demonstrate the detailed design of the stormwater system, its location and specifications, and confirm that design requirements of this consent and application documents will be met.*

No.	Condition
141.	**Stormwater Management System Design** The stormwater management system shall be designed, constructed and maintained in general accordance with the approved Civil Drawings prepared by Woods and referenced in Schedule 1 and any subsequent certified detailed design plans in Condition 140 to ensure that: (a) The post-development discharge rates at the points of discharge at the boundary of the subdivision shall not exceed pre-development levels in all events up to the 100 year rainfall event; and (b) The diversion and discharge shall not increase pre-development flood levels on any neighbouring properties downstream of the discharge location point.
142.	**Staged Works** Certification of Condition [140] may be obtained for each stage, or combinations of stages, or works within any stage, or combination of stages.
143.	**Certification Prior to Works** Certification of Condition [140] shall be obtained prior to the works to which they relate being undertaken (noting that works may be undertaken in stages, within stages, or across stages).
	Management Plans
	Explanatory Note: *(a) The consolidated CEMP prepared under the Condition 69 of LUC-XXX may be used to satisfy any CEMP requirements under this LUS-XXX consent, provided it meets the certification requirements of HBRC relevant to the stormwater discharges authorised by this consent. Duplicate documentation is not required where alignment across SUB-XXX and DIS-XXX is demonstrated and accepted by HBRC.* ***(b)*** *For clarity and ease of implementation, the Consent Holder may prepare a single consolidated CEMP that compiles the information and requirements of the various management plans required by Conditions 144 to 147 of this consent. While each management plan must be clearly identified and addressed in the CEMP, they do not need to be provided as separate stand-alone documents unless otherwise required by the HDC. The consolidated CEMP must demonstrate how all relevant requirements and performance standards under each management plan are met across the suite of construction and siteworks activities.*
144.	**Construction Environmental Management Plan** Prior to the commencement of any earthworks or construction activity on the site for the stream works, the Consent Holder must submit to HBRC a final CEMP prepared in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1 for the relevant stage(s). The purpose of the CEMP is to set out the proposed construction methodology and environmental management measures to appropriately manage the potential effects of

No.	Condition
	construction and site works associated with the stream works. The CEMP shall include, but not be limited to, the following: (c) How construction of the consented activities will be carried out, particularly around any works on the margins of the stream and the key stormwater management and sediment/erosion control features. (d) The location of materials, machinery and works equipment storage when not in use, and the location of any maintenance or servicing areas. (e) A site plan and maintenance inspection regime for temporary and permanent sediment controls. (f) The contact details of the person responsible for inspecting and maintaining sediment controls. (g) An Erosion and Sediment Control Plan (**ESCP**), in accordance with Condition [145], setting out the measures required to manage erosion and sediment generated from works on the site taking into account the recommendations of the HBRC Waterway Guidelines: Erosion and Sediment Control (April 2009). (h) A Spill Management Plan (**SPMP**) in accordance with Condition [146] that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill. (i) A Construction Traffic Management Plan (**CTMP**) in accordance with Condition [147], to identify vehicle access arrangements, construction traffic volumes and routes, measures to maintain road safety and minimise disruption to the surrounding road network and residents. (j) Frequency of site inspections and monitoring (including after extreme weather events), and reporting to be undertaken, and any other construction quality assurance measures proposed. (k) The contact details of the person responsible for inspecting and maintaining sediment controls. (l) Health and Safety Plan.
145.	**Erosion and Sediment Control Plan** Prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC a finalized copy of the ESCP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1 and taking into account the "Hawkes Bay Waterway Guidelines – Erosion and Sediment Control". The ESCP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC's Compliance Monitoring Officer (or nominee).
146.	**Spill Management Plan** Prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC a finalized copy of the SPMP in general accordance with the approved preliminary SPMP prepared by Woods and referenced in Schedule 1.

No.	Condition
	The SPMP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC's Compliance Monitoring Officer (or nominee).
147.	**Construction Traffic Management Plan** Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HBRC a finalized copy of the CTMP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in Schedule 1. The CTMP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC's Compliance Monitoring Officer (or nominee).
148.	**Stormwater Monitoring Strategy** At least 20 working days prior to the commencement of works occurring on site for any particular stage (or combination of stages), the Consent Holder shall submit to the HBRC Compliance Monitoring Officer (or nominee) a Stormwater Monitoring Strategy (**SMS**) for certification. The SMS shall: (a) Be prepared by a suitably qualified person with experience with stormwater discharges to water. (b) Outline the monitoring that the Consent Holder will undertake to characterise and track the effects of stormwater and water runoff discharges on water and sediment quality in the receiving environment after reasonable mixing at or shortly downstream of the stormwater discharge point(s) indicatively shown in the SWMP prepared by Woods and referenced in Schedule 1, or as agreed with the HBRC Compliance Monitoring Officer (or nominee). (a) Identify analytes for monitoring based on the activities being undertaken on site and potential for contamination. This shall include assessment as to whether monitoring should be undertaken for the following analytes, but may include other analytes, providing justification for the inclusion of specific analytes: (i) pH (ii) Total suspended solids (iii) Total petroleum hydrocarbons (iv) Heavy metals including Zinc, Lead, Copper (v) Total nitrogen and other nitrogen species (vi) Total phosphorus and other phosphorus species (b) Provide environmental limits for the analytes of concern identified by Condition 148(c) above when monitored at the approved stormwater discharge point(s), where considered appropriate in the opinion of a suitably qualified person. (c) Ensure that the timing and frequency of monitoring is sufficient to identify if the discharges authorised by this consent are causing to occur, or contributing to any of the following, after reasonable mixing: (i) production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials; (ii) any emission of objectionable odour;

No.	Condition
	(iii) any conspicuous change in colour or the visual clarity of the receiving water body (including the runoff from bulk earthworks); and (iv) Any freshwater becoming unsuitable for consumption by farm animals. (d) Outline the frequency and scope of reporting that will be provided to HBRC. (e) Outline the accreditation requirements of laboratories undertaking analysis and competency of person undertaking testing.
149.	**Stormwater Management and Maintenance Plan** A Stormwater Management and Maintenance Plan (**SMMP**) shall be provided to to the HBRC Compliance Monitoring Officer (or nominee) at the same time as the Final Design Plans required by Condition 140 of this consent. The SMMP shall set out how the complete stormwater management system will be managed and maintained, and how compliance with the conditions of this consent will be achieved. The SMMP shall include the following information: (a) A plan showing the location of the key components of the stormwater system. (b) Finalised OMMs for the Dry Basin, Raingardens and Proprietary Gross Pollutant Trap Device required by Condition 41 of SUB-XXX. (c) Details (including frequency) of the inspection and maintenance activities, including inspections after critical rainfall events. (d) Details of how maintenance will be undertaken, and who will be responsible for this maintenance. (e) A checklist of maintenance requirements for each component of the stormwater system. (f) Details of how maintenance checks will be recorded. (g) Contact details for the person(s) who are responsible for the management, maintenance and emergency response procedures of the stormwater system. (h) Details of the process that will be followed to manage the accumulation of sediment in the attenuation areas so that design storage volumes are maintained. The SMMP shall be reviewed within 3 months of the discharge commencing and every 24 months thereafter, and also upon the transfer of this consent to any other party. If any updates to the SMMP are required, an updated copy of the plan shall be provided to the Council within 1 month of any changes being made.
	Works Notification
150.	**Notice of Works** The Consent Holder shall give the HBRC Compliance Monitoring Officer (or nominee) at least 10 working days' notice of the intention to commence each stage (or combination of stages) of construction of the stormwater system.
	During Construction Requirements
151.	**Works in Accordance**

No.	Condition
	All stormwater discharge works must be carried out in general accordance with the certified documents outlined in Conditions [140 and 141 above].
152.	**Works in accordance with the Construction Environment Management Plan** All stormwater discharge works must be carried out in general accordance with the CEMP required by Condition [144 above].
153.	**Works in accordance with Erosion and Sediment Control Plan** All stormwater discharge works must be carried out in general accordance with the ESCP required by Condition [145 above].
154.	**Works in accordance with the Spill Management Plan** All stormwater discharge works must be carried out in general accordance with the SPMP required by Condition [146 above].
155.	**Inspections and Maintenance** The Consent Holder shall undertake inspections and maintenance during the works period in accordance with the CEMP required by Condition [144]. Records of any maintenance undertaken shall be kept and provided to the HBRC Compliance Monitoring Officer (or nominee) upon request.
	Post Construction Requirements
156.	**Notice of Completion** The Consent Holder shall advise the HBRC Compliance Monitoring Officer (or nominee) of having finished the works for each stage (or combination of stages) as soon as practicable, but within 10 working days' following their completion.
157.	**Certified As-Builts** Within 20 working days following the completion of installation of the stormwater management system for each stage (or combination of stages), a suitably qualified person shall provide written certification to the HBRC Compliance Monitoring Officers (or nominees) that the stormwater management system has been constructed and completed in accordance with the plans certified in accordance with Condition [140]. Certification must include confirmation of location, dimensions and capacity of all stormwater management system culverts, stormwater attenuation areas and raingardens. Information must include: (a) Contributing catchment area and flow path lengths; (b) Size of structures (levels, dimensions, including volume of structure); (c) Position of inlets/outlets; and (d) Confirmation of stabilisation of the area of works to prevent sediment loss.
158.	**Discharge Location and Effects**

No.	Condition
	Discharges must occur only at the locations certified in the SMS required by Condition [148] and shall not cause: (a) Erosion or scour in the receiving environment. (b) Flooding or adverse effects on neighbouring properties. (c) The production of conspicuous oil or grease films, scums or foams, or floatable materials.
	Erosion and Scour
159.	The Consent Holder shall ensure that the stormwater discharge shall not cause erosion or scour of the beds or banks of any downstream receiving drain or watercourse.
160.	The Consent Holder shall remedy any scour or other erosion at or downstream of the discharge point, where any such scour or other erosion is reasonably attributable to the discharge activity authorised by this consent.
	Maintenance & Monitoring Requirements
161.	**Implementation of the Stormwater Monitoring System** The Consent Holder shall ensure all monitoring required for the stormwater management system shall be undertaken in general accordance with the SMS approved by Condition [136] to confirm the performance of the stormwater management system and to detect any adverse effects on the receiving environment. Any changes to the approved SMS must be certified in writing by the HBRC Compliance Monitoring Officer (or nominee).
162.	**Implementation of the Stormwater Maintenance and Management Plan** The Consent Holder shall implement and maintain the stormwater management system in general accordance with the Stormwater Management and Maintenance Plan (SMMP) provided in accordance with Condition [149]. The SMMP shall guide the ongoing operation, maintenance, and monitoring of all stormwater components to ensure the performance of the system and compliance with this consent. Any changes to the approved SMMP must be certified in writing by the HBRC Compliance Monitoring Officer (or nominee).
163.	**Inspections and Maintenance** The Consent Holder shall undertake inspections and maintenance in accordance with the SMMP required by Condition [149]. Records of any maintenance undertaken shall be kept and provided to the HBRC Compliance Monitoring Officer (or nominee) upon request.
164.	**Stormwater System Integrity** The Consent Holder shall be responsible for ensuring the continued integrity of the stormwater management system and associated structures and shall ensure that these

No.	Condition
	components are maintained to a structurally safe and serviceable standard at all times and continue to operate to the design performance levels.
165.	**Maintenance Inspections** The Consent Holder shall carry out maintenance inspections of all stormwater management system components at least annually or more frequently in accordance with the SMMP (or subsequent updates) required by Condition [149] and ensure that the stormwater management system continues to be maintained.
166.	**Maintenance Recording** The Consent Holder shall record the details of all maintenance inspections and works undertaken under Conditions [163] and [165]. Those records shall be made available for inspection by the relevant HDC or HBRC Compliance Monitoring Officer (or nominee) upon request.
167.	**Reporting and Remediating Damage** The Consent Holder shall advise the HBRC Compliance Monitoring Officer (or nominee) as soon as practicable, but within 10 working days, of any damage to critical stormwater management components associated with the stormwater management system. Within 10 working days of notifying the HBRC Compliance Monitoring Officer (or nominee) of the damage, the Consent Holder shall provide the HBRC with details of how, and within what timeframe, the damage will be repaired. The stormwater management system shall be brought back into functional operation as soon as practicable after any damage occurs.
168.	**Person Responsible** The Consent Holder shall nominate an appropriately trained person who is responsible for the operation and maintenance of the stormwater management system and the return of information as required by this consent. The Consent Holder shall provide the HBRC Compliance Monitoring Officer (or nominee) with this person's contact details within one month from the date of the discharge first occurring and within ten working days of any change in personnel occurring.
169.	**Sampling Frequency** After commencement of the discharge, the Consent Holder shall ensure that sampling of stormwater discharged from the stormwater attenuation pond occurs at least once every 12 months or more frequently in accordance with the SMS (or subsequent updates) required by Condition [148].
170.	**Location of Sampling Sites** Prior to the commissioning of the stormwater management basin, the Consent Holder shall confirm the location of the certified SMS monitoring sites required by Condition [148]. Sampling shall be undertaken at the designated monitoring sites for the duration of the consent.

No.	Condition
171.	**Sampling Results** The Consent Holder shall ensure that the samples taken in accordance with Condition [169] are examined for the analytes set out in the certified SMS required by Condition [148]. The results of the analysis undertaken shall be forwarded to the HBRC Compliance Monitoring Officer (or nominee) within 7 days of being received by the Consent Holder.
172.	**Accreditation** The laboratory carrying out analyses required under this consent shall be accredited for those analyses by International Accreditation New Zealand or an equivalent authority.
173.	**Suitably Qualified Person** Sampling required by this consent shall be carried out by a suitably qualified person experienced in that field.
174.	**Roof Materials** The Consent Holder shall ensure that buildings within the area discharging stormwater under this consent shall have: (a) Roofs that are constructed using inert roofing materials such as Colorcote or Colorsteel; or (b) A different roofing material or roof treatment (e.g. painting with non-metal based paints) that will achieve an equivalent performance standard in terms of release of metal contaminants.
175.	**Receiving Environment** The Consent Holder shall ensure stormwater discharge (including during construction phases) shall not give rise to all or any of the following effects in any receiving waterbodies, after reasonable mixing: (a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials. (b) Any conspicuous change in the colour or visual clarity. (c) Any emission of objectionable odour. (d) The rendering of fresh water unsuitable for consumption by farm animals. (e) Any significant adverse effects on aquatic life.
176.	**Monitoring Results** Should monitoring identify that any discharges authorised by this consent are causing to occur, or contributing to any of the matters stated in Condition [175], then, as soon as practicable: (a) The Consent Holder shall take all steps necessary to avoid such outcomes occurring again; and

No.	Condition
	(b) Shall report what steps have been taken to the HBRC Compliance Monitoring Officer (or nominee).
177.	**Access for Maintenance and Monitoring** The Consent Holder shall ensure that access arrangements (including any easements if necessary) are established as necessary to enable the person(s) or body responsible for long-term operation and maintenance of the stormwater management systems to carry out their responsibilities under this consent.
	Authorisations
178.	**Consent Surrender** DIS-XXX (this consent) shall be surrendered in the following circumstances: (a) Once a decision has been made, the time for appealing the decision has passed without appeal or any appeal made has been withdrawn, dismissed or resolved on the replacement of HDC's Global Stormwater Consent (DP090355Wb / AUTH-118324-03); and (b) The HDC Global Stormwater Consent referred to above includes the entirety of the stormwater discharges and discharge consented by DIS-XXX (this consent).
179.	**Transfer of Consent** In the event that the consent is not surrendered in accordance with Condition [178], DIS-XXX (this consent) shall remain in the name of the Consent Holder (CDL Land NZ Limited or transferee) until the performance of the vested stormwater management system has been confirmed through a monitoring and proving period. This proving period shall: (a) Commence upon the issuance of section 224(c) certification for the final stage of the subdivision, unless otherwise agreed in writing with HDC and HBRC; (b) Run for a minimum duration of 12 months, covering all four seasons; (c) Be undertaken either by the Consent Holder, or by HDC on behalf of the Consent Holder, and at the Consent Holder's cost; and (d) Include performance monitoring and maintenance of the stormwater system in accordance with the certified SMMP and certified SMS monitoring requirements of this consent. At the conclusion of the proving period, the consent may be transferred to HDC, subject to: (e) Demonstrated compliance with all relevant conditions of this consent; (f) Submission of a performance summary report to HBRC; and (g) Written agreement by HDC to accept the transfer. Any costs associated with the proving period and transfer process shall be borne by the Consent Holder.
180.	**Transfer of Consent**

No.	Condition
	This consent shall only be transferred to an entity that has a legally established right of access to the stormwater management system as necessary to undertake regular and ongoing maintenance and monitoring of the system and to otherwise meet the conditions of this consent.

Schedule 1: List of Application Reports and Drawings

List of Reports

Report Title & Reference	Author	Rev	Dated
[Table TBC once all final reports received]			
Construction Environmental Management Plan, including sub plans: • Bulk Earthworks Plan • Erosion and Sediment Control Plan • Dust Management Plan • Chemical Treatment Management Plan • Construction Traffic Management Plan • Spill Management Plan	Woods		
Construction Noise and Vibration Management Plan	Dcibel Limited		
Dry Basin Operations & Maintenance Manual	Woods	1	24/06/2025
Fauna Management Plan	Boffa Miskell		
Geotech Investigation Report	CMW Geosciences		
Landscape Concept Report	Boffa Miskell		
Landscape Maintenance Plan	Boffa Miskell		
Proprietary Gross Pollutant Trap Device Operation & Maintenance Manual		1	
Raingardens Operations & Maintenance Manual	Woods	1	
Remediation Action Plan	SQN Geosciences		
Residential Development Framework	Woods	1	

List of Drawings

Drawing Title	Drawing Reference	Author	Rev	Dated
SCHEME PLAN	P24-244-00-0001-SC	Woods	2	June 2025
SCHEME PLAN	P24-244-00-0002-SC	Woods	2	June 2025

Drawing Title	Drawing Reference	Author	Rev	Dated
SCHEME PLAN	P24-244-00-0003-SC	Woods	2	June 2025
SITE LOCATION PLAN	P24-244-00-0010-GE	Woods	2	June 2025
EXISTING TITLES PLAN	P24-244-00-0011-GE	Woods	2	June 2025
EXISTING FEATURES PLAN	P24-244-00-0020-GE	Woods	2	June 2025
SITE CLEARING PLAN	P24-244-00-0030-GE	Woods	2	June 2025
DEVELOPMENT CONTROL PLAN	P24-244-00-0100-GE	Woods	2	June 2025
EXISTING CONTOUR PLAN	P24-244-00-1000-EW	Woods	2	June 2025
EXISTING CONTOUR PLAN - SHEET 1	P24-244-00-1001-EW	Woods	2	June 2025
EXISTING CONTOUR PLAN - SHEET 2	P24-244-00-1002-EW	Woods	2	June 2025
EXISTING CONTOUR PLAN - SHEET 3	P24-244-00-1003-EW	Woods	2	June 2025
DESIGN CONTOUR PLAN	P24-244-00-1100-EW	Woods	2	June 2025
DESIGN CONTOUR PLAN - SHEET 1	P24-244-00-1101-EW	Woods	2	June 2025
DESIGN CONTOUR PLAN - SHEET 2	P24-244-00-1102-EW	Woods	2	June 2025
DESIGN CONTOUR PLAN - SHEET 3	P24-244-00-1103-EW	Woods	2	June 2025
CUT FILL PLAN	P24-244-00-1200-EW	Woods	2	June 2025
CUT FILL PLAN - SHEET 1	P24-244-00-1201-EW	Woods	2	June 2025
CUT FILL PLAN - SHEET 2	P24-244-00-1202-EW	Woods	2	June 2025
CUT FILL PLAN - SHEET 3	P24-244-00-1203-EW	Woods	2	June 2025
STORMWATER OUTLET EARTHWORKS PLAN	P24-244-00-1210-EW	Woods	2	June 2025
EARTHWORKS SECTIONS PLAN	P24-244-00-1300-RD	Woods	2	June 2025
EARTHWORKS SECTIONS - SHEET 1	P24-244-00-1301-RD	Woods	2	June 2025
EARTHWORKS SECTIONS - SHEET 2	P24-244-00-1302-RD	Woods	2	June 2025
EARTHWORKS SECTIONS - SHEET 3	P24-244-00-1303-RD	Woods	2	June 2025
EARTHWORKS SECTIONS - SHEET 4	P24-244-00-1304-RD	Woods	2	June 2025
EARTHWORKS SECTIONS - SHEET 5	P24-244-00-1305-RD	Woods	2	June 2025

Drawing Title	Drawing Reference	Author	Rev	Dated
RETAINING WALL LAYOUT	P24-244-00-1400-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL PLAN OVERALL	P24-244-00-1800-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL PLAN - SHEET 1	P24-244-00-1801-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL PLAN - SHEET 2	P24-244-00-1802-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL PLAN - SHEET 3	P24-244-00-1803-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL PLAN - DRY BASIN	P24-244-00-1805-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL - STANDARD DETAILS SHEET 1	P24-244-00-1810-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL - STANDARD DETAILS SHEET 2	P24-244-00-1811-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL - STANDARD DETAILS SHEET 3	P24-244-00-1812-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL - STANDARD DETAILS SHEET 4	P24-244-00-1813-EW	Woods	2	June 2025
SEDIMENT AND EROSION CONTROL - STANDARD DETAILS SHEET 5	P24-244-00-1814-EW	Woods	2	June 2025
ROAD PLAN	P24-244-00-2000-RD	Woods	2	June 2025
ROAD PLAN - SHEET 1	P24-244-00-2001-RD	Woods	2	June 2025
ROAD PLAN - SHEET 2	P24-244-00-2002-RD	Woods	2	June 2025
ROAD PLAN - SHEET 3	P24-244-00-2003-RD	Woods	2	June 2025
ROAD TYPOLOGY PLAN	P24-244-00-2200-RD	Woods	2	June 2025
TYPICAL CROSS SECTIONS - ARATAKI ROAD	P24-244-00-2201-RD	Woods	2	June 2025
TYPICAL CROSS SECTIONS - ACCESS ROAD TYPE 1 & TYPE 2	P24-244-00-2202-RD	Woods	2	June 2025
TYPICAL CROSS SECTIONS - ACCESSWAY, JOAL TYPE 2 & TYPE 3	P24-244-00-2203-RD	Woods	2	June 2025
TYPICAL CROSS SECTIONS - JOAL TYPE 4	P24-244-00-2204-RD	Woods	2	June 2025
TYPICAL CROSS SECTIONS - JOAL TYPE 5	P24-244-00-2205-RD	Woods	2	June 2025
TYPICAL CROSS SECTIONS - TYPICAL BERM ARRANGEMENT	P24-244-00-2206-RD	Woods	2	June 2025

Drawing Title	Drawing Reference	Author	Rev	Dated
ROAD CENTRELINE PLAN	P24-244-00-2500-RD	Woods	2	June 2025
ROAD LONGSECTIONS - SHEET 1	P24-244-00-2501-RD	Woods	2	June 2025
ROAD LONGSECTIONS - SHEET 2	P24-244-00-2502-RD	Woods	2	June 2025
ROAD LONGSECTIONS - SHEET 3	P24-244-00-2503-RD	Woods	2	June 2025
ROAD LONGSECTIONS - SHEET 4	P24-244-00-2504-RD	Woods	2	June 2025
ROAD LONGSECTIONS - SHEET 5	P24-244-00-2505-RD	Woods	2	June 2025
VEHICLE PATHS - RUBBISH TRUCKS THROUGH JOALS	P24-244-00-2700-RD	Woods	2	June 2025
SAFE INTERSECTION SIGHT DISTANCE PLAN - SHEET 1	P24-244-00-2751-RD	Woods	2	June 2025
SAFE INTERSECTION SIGHT DISTANCE PLAN - SHEET 2	P24-244-00-2752-RD	Woods	2	June 2025
SAFE INTERSECTION SIGHT DISTANCE PLAN - SHEET 3	P24-244-00-2753-RD	Woods	2	June 2025
APPROACH SIGHT DISTANCE PLAN - SHEET 1	P24-244-00-2754-RD	Woods	2	June 2025
APPROACH SIGHT DISTANCE PLAN - SHEET 2	P24-244-00-2755-RD	Woods	2	June 2025
APPROACH SIGHT DISTANCE PLAN - SHEET 3	P24-244-00-2756-RD	Woods	2	June 2025
CROSSING SIGHT DISTANCE PLAN - SHEET 1	P24-244-00-2757-RD	Woods	2	June 2025
CROSSING SIGHT DISTANCE PLAN - SHEET 2	P24-244-00-2758-RD	Woods	2	June 2025
CROSSING SIGHT DISTANCE PLAN - SHEET 3	P24-244-00-2759-RD	Woods	2	June 2025
ROAD DETAILS - HDC ENG COP - C19 & C19A	P24-244-00-2800-RD	Woods	2	June 2025
ROAD DETAILS - HDC ENG COP - WS 105	P24-244-00-2801-RD	Woods	2	June 2025
ROAD DETAILS - HDC ENG COP - WS 106	P24-244-00-2802-RD	Woods	2	June 2025
STORMWATER DRAINAGE LAYOUT PLAN	P24-244-00-3000-DR	Woods	2	June 2025
STORMWATER DRAINAGE LAYOUT PLAN - SHEET 1	P24-244-00-3001-DR	Woods	2	June 2025
STORMWATER DRAINAGE LAYOUT PLAN - SHEET 2	P24-244-00-3002-DR	Woods	2	June 2025
STORMWATER DRAINAGE LAYOUT PLAN - SHEET 3	P24-244-00-3003-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 1	P24-244-00-3500-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 2	P24-244-00-3501-DR	Woods	2	June 2025

Drawing Title	Drawing Reference	Author	Rev	Dated
STORMWATER LONGSECTIONS - SHEET 3	P24-244-00-3502-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 4	P24-244-00-3503-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 5	P24-244-00-3504-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 6	P24-244-00-3505-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 7	P24-244-00-3506-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 8	P24-244-00-3507-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 9	P24-244-00-3508-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 10	P24-244-00-3509-DR	Woods	2	June 2025
STORMWATER LONGSECTIONS - SHEET 11	P24-244-00-3510-DR	Woods	2	June 2025
STORMWATER 10 YEAR CATCHMENT PLAN	P24-244-00-3600-DR	Woods	2	June 2025
STORMWATER STREAM OUTLET DETAIL	P24-244-00-3800-DR	Woods	2	June 2025
STORMWATER GPT DETAIL	P24-244-00-3810-DR	Woods	2	June 2025
BASIN LAYOUT PLAN	P24-244-00-3850-DR	Woods	2	June 2025
STORMWATER BASIN SECTIONS	P24-244-00-3851-DR	Woods	2	June 2025
WINGWALL OUTLET 02/01 DETAILS	P24-244-00-3852-DR	Woods	2	June 2025
STORMWATER BASIN OUTLET 01/05 DETAILS	P24-244-00-3853-DR	Woods	2	June 2025
OVERLAND FLOW PATH - POST DEVELOPMENT PLAN	P24-244-00-3900-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3901-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3902-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3903-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3904-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3905-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3906-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3907-DR	Woods	2	June 2025
OVERLAND FLOW SECTIONS	P24-244-00-3908-DR	Woods	2	June 2025

Drawing Title	Drawing Reference	Author	Rev	Dated
OVERLAND FLOW SECTIONS	P24-244-00-3909-DR	Woods	2	June 2025
TYPICAL RAINGARDEN DETAILS - PLAN AND LONGSECTION	P24-244-00-3950-DR	Woods	2	June 2025
TYPICAL RAINGARDEN DETAILS - CROSS SECTIONS	P24-244-00-3951-DR	Woods	2	June 2025
WASTEWATER DRAINAGE LAYOUT PLAN	P24-244-00-4000-DR	Woods	2	June 2025
WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 1	P24-244-00-4001-DR	Woods	2	June 2025
WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 2	P24-244-00-4002-DR	Woods	2	June 2025
WASTEWATER DRAINAGE LAYOUT PLAN - SHEET 3	P24-244-00-4003-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 1	P24-244-00-4500-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 2	P24-244-00-4501-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 3	P24-244-00-4502-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 4	P24-244-00-4503-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 5	P24-244-00-4504-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 6	P24-244-00-4505-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 7	P24-244-00-4506-DR	Woods	2	June 2025
WASTEWATER LONGSECTION - SHEET 8	P24-244-00-4507-DR	Woods	2	June 2025
WASTEWATER CATCHMENT PLAN	P24-244-00-4600-DR	Woods	2	June 2025
WATER RETICULATION LAYOUT PLAN	P24-244-00-5000-WR	Woods	2	June 2025
WATER RETICULATION LAYOUT PLAN - SHEET 1	P24-244-00-5001-WR	Woods	2	June 2025
WATER RETICULATION LAYOUT PLAN - SHEET 2	P24-244-00-5002-WR	Woods	2	June 2025
WATER RETICULATION LAYOUT PLAN - SHEET 3	P24-244-00-5003-WR	Woods	2	June 2025
FIRE HYDRANT SPACING PLAN	P24-244-00-5500-WR	Woods	2	June 2025