



WOODS

VOLUME THREE MIDDLE ROAD CONDITIONS SUITE

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1.0 Conditions of Consent Overview

This report sets out the recommended conditions of resource consent and archaeological authority conditions to support the implementation of the Middle Road Project sought through this substantive application (**Application**), a proposed master planned residential development at 92, 108 and 148 Middle Road and 139 Te Aute Road, Havelock North.

The report includes the full suite of recommended conditions relating to approvals under the Resource Management Act 1991 (**RMA**) including the resource consents sought under both the Hastings District Plan (**HDP**) and the Hawke's Bay Regional Resource Management Plan (**RRMP**), and the archaeological approval sought under the Heritage New Zealand Pouhere Taonga Act 2014 (**HNZPT**).

The recommended conditions have been prepared in accordance with the relevant sections of the Fast-track Approvals Act 2024 (**FTAA**). They have been developed to provide a clear and practical framework for implementing the Project while ensuring that environmental effects are appropriately managed throughout construction, subdivision and future development.

The proposed conditions have been prepared having regard to the following principles:

- **Consistency with established consent frameworks:** Where appropriate, the conditions have been aligned with standard conditions commonly applied by Hastings District Council (**HDC**) and Hawke's Bay Regional Council (**HBRC**), together with relevant Fast-track and large-scale subdivision precedents, to support consistency and ease of implementation.
- **Alignment with Archaeological Authority conditions:** The proposed conditions associated with the Authority also align with standard conditions commonly applied by HNZPT to support consistency and ease of implementation.
- **Clear and practical drafting:** Conditions have been drafted using plain English, with duplication removed where possible and obligations clearly defined.
- **Certainty of implementation:** The conditions establish a clear framework for the delivery of the Project, identifying the requirements that apply before, during and following construction and subdivision.
- **Integrated management of the Project:** The condition package has been developed to ensure that planning, engineering, transport, three waters, stormwater, ecological, landscape and other technical requirements operate as an integrated whole.
- **Appropriate staging:** The conditions recognise the staged nature of the Project and provide for efficient implementation while ensuring that infrastructure, servicing and environmental mitigation are delivered at the appropriate time.
- **Long-term management:** Where ongoing obligations are required, the conditions provide appropriate mechanisms, including consent notices, easements, covenants and management plans, to ensure that infrastructure, environmental mitigation measures and development controls continue to apply following subdivision.
- **Balanced outcomes:** The conditions are intended to facilitate delivery of the Project while appropriately managing environmental effects and providing certainty for the Applicant, future landowners, neighbouring properties, local authorities and other stakeholders.
- **Efficient administration:** The condition package has been structured to support efficient implementation, monitoring and compliance throughout the life of the development.



1.1 Structure of the Conditions of Consent

Given the nature and range of approvals sought through this Application, the proposed conditions of consent have been structured to provide clarity for implementation, monitoring and compliance. Section 3 addresses proposed Archaeological Authority conditions, and Section 2 addresses the proposed RMA conditions which have been organised as follows:

- **General Conditions:** These apply to all consents sought through the substantive application and address matters such as approved plans and documents, lapse periods, expiry dates, and regulatory compliance costs.
- **Separation by Consent Type:** The substantive application seeks a range of resource consents under the RMA. To support clarity and ease of reference, the conditions have been separated by consent type. Indicative consent references have been used to assist with interpretation:
 - Subdivision [SUB-XXX]
 - Land use and bulk earthworks [LUC-XXX]
 - Groundwater Diversion [WAT-XXX]
 - Groundwater take [WAT-XXX]
 - Streamworks [LUS-XXX]
 - Stormwater Discharge [DIS-XXX]
- **Earthworks Staging and Sequencing:** Conditions provide flexibility for earthworks to be undertaken by stage or across multiple stages, while ensuring erosion and sediment control, construction effects, contamination, geotechnical matters, and stormwater outcomes are appropriately managed.
- **Subdivision Staging:** Conditions provide for subdivision to be delivered in stages, with infrastructure, access, servicing, reserves, and stormwater management delivered in a logical sequence before titles are issued for each relevant stage.
- **Residential Development Controls:** Future residential development on lots will be managed through consent notices and relevant development controls to ensure that building outcomes, access, servicing, stormwater, fencing, landscaping, and interface requirements are appropriately implemented.
- **Rural-Urban Interface Management:** Conditions, consent notices, covenants, and landscape requirements are proposed where necessary to manage the interface between the development and adjoining rural land. This includes controls relating to fencing, planting, and ongoing maintenance obligations where applicable.
- **Stream Corridor, Open Space and Stormwater Management:** Conditions address the delivery, protection and maintenance of the Herehere Stream corridor, stormwater management devices, overland flow paths, and associated landscape enhancement works.
- **Infrastructure Delivery and Vesting:** Conditions identify the infrastructure required to service each stage, including transport, wastewater, water supply, stormwater, reserves, and utilities, together with relevant vesting, easement and certification requirements.
- **Regulatory Compliance:** The structure of the condition package is intended to provide HDC and HBRC with clear visibility of the works, management plans, certification steps, and compliance requirements that apply to each stage of the development, including requirements to be satisfied before certification under s224(c) of the RMA.



1.2 Interpretation

1.2.1 Terms

Any reference to the number of days within these resource consents means working days, as defined in section 2 of the RMA.

1.2.2 Defined Terms

Unless the context otherwise requires, or a term is expressly defined in these consents, all terms used in these consents have the same meaning as defined in the RMA, the HDP, or the RRMP, including any subsequent amendments, or the HNZPT Act.

1.2.3 Drawings and Management Plans

A suite of drawings, technical reports and management plans has been submitted with the substantive application. References to drawings and management plans in these conditions are to be interpreted as follows:

- **Approved Drawings and Documents:** Drawings, reports and documents 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 approved in principle by the EPA and intended to be finalised through conditions of consent. These are listed in **Schedule 1**.
- **Finalised Drawings and Management Plans:** Detailed versions of drawings and management plans submitted to HDC and/or HBRC in accordance with the relevant consent condition requirements.
- **Certified Drawings and Management Plans:** Drawings and management plans certified through post-consent approval processes, including engineering approval, management plan certification, or other certification processes required by these conditions.

The approved preliminary drawings, reports and management plans are listed in **Schedule 1** of this conditions suite. Finalised and certified drawings and management plans will be confirmed through the relevant post-consent processes.

1.2.4 Conditions Prevail over Schedule 1

If there is any conflict or inconsistency between the drawings, reports, plans and documents listed in **Schedule 1** and the conditions of these consents, the conditions prevail.

This ensures that implementation, monitoring and enforcement of the consents are governed by the conditions. **Schedule 1** documents support and inform the consent framework but do not override or limit the scope or intent of the conditions imposed through these consents.

1.2.5 Explanatory Notes

Explanatory notes are included throughout the conditions to assist interpretation, clarify intent, and support coordination across the related consents. These notes do not form part of the enforceable conditions of consent and are provided for context and ease of implementation only.

Where explanatory notes refer to other consent references, documents or approval processes, this is to support coordination and avoid unnecessary duplication of requirements across agencies or approval stages.



1.3 Acronyms & Terms

The Acronyms & terms included in the **Table 1** below apply to all acronyms and terms used across all conditions of consent.

Table 1: Acronyms & Terms

Acronym / Term	Definition
AEP	Annual Exceedance Probability
BEP	Bulk Earthworks Plan
CEMP	Construction Environmental Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CPEng	Chartered Professional Engineer
ChTMP	Chemical Treatment Management Plan
CTMP	Construction Traffic Management Plan
DMP	Dust Management Plan
EA	Engineering Approval(s)
ECoP	Engineering Code of Practice
ESCP	Erosion and Sediment Control Plan
FMP	Fauna Management Plan
FTAA	Fast-track Approvals Act 2024
GCR	Geotechnical Completion Report
HBRC	Hawke's Bay Regional Council
HDC	Hastings District Council
HDP	Hastings District Plan
JOAL	Jointly Owned Access Lot



Acronym / Term	Definition
NZAA	New Zealand Archaeological Association
OMM	Operation and Maintenance Manual
RAMM	Road Assessment and Maintenance Management
RAP	Remediation Action Plan
RMA	Resource Management Act 1991
SMMP	Stormwater Management and Maintenance Plan
SPMP	Spill Management Plan
SQEP	Suitably Qualified and Experienced Person
SVR	Site Validation Report
SWMP	Stormwater Management Plan
TPW	Tamatea Pōkai Whenua
WQMS	Water Quality Monitoring Strategy
WWPS	Wastewater Pump Station



2.0 Middle Road Project Conditions of Consent

2.1 Summary of Activities Authorised by this Consent

Subdivision, land use, structure within proximity to a stream, regional diversion and discharge and regional water take activities to enable:

- (a) Maximum yield of 317 standalone residential lots as part of a comprehensive urban development (RMA s9).
- (b) Residential activities and development on Plains Production zoned land.
- (c) Subdivision (RMA s11) including vested roads, accessways and purpose drainage reserves.
- (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.
- (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 s9).
- (h) Temporary take and use of surface water and groundwater for construction purposes (RMA s14).
- (i) Diversion and discharge of stormwater into water or onto land (existing and new discharge points) (RMA s15).
- (j) Diversion of groundwater (RMAs14).
- (k) Disturbance and discharge of contaminated soil (RMA s9).

2.2 General Conditions

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

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 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 and 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:

Content Reference & Activity	Lapse Date	Expiry Date
SUB-XXX (s11 Subdivision)	10 years	
LUC-XXX (s9 Land Use)	10 years	
LUC-EW (s9 Bulk Earthworks)	10 years	
WAT-XXX (s14 Temporary take and use of surface water for construction purposes)	10 years	35 years



WAT-XXX (s14 Water take)	10 years	35 years
LUS-XXX (s9 Stream works)	10 years	
DIS-XXX (s15 Discharge of wastewater)	10 years	35 years
DIS-XXX (s15 Discharge of stormwater to network and stream)	10 years	35 years

HDC Monitoring

3. That a monitoring deposit of \$300 (including GST) shall be payable to cover the reasonable costs of monitoring compliance with the conditions of consent (excluding engineering conditions) in accordance with Council's schedule of charges. In the event of non-compliance being detected by monitoring or justified complaint and/or the costs of monitoring consent exceeding the deposit, the costs to Council of any additional monitoring shall be paid by the consent holder in accordance with the Council'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, HDC will issue a letter confirming compliance on request of the Consent Holder.

HBRC Monitoring

4. Pursuant to Section 36 of the Resource Management Act 1991 the Consent Holder shall pay the actual and reasonable costs incurred by the HBRC when monitoring the conditions of this consent and will be charged to the consent holder in accordance with HBRC's Annual Plan of the time.

Advice Notes:

Routine Monitoring

Routine monitoring inspections may be undertaken by HBRC compliance officers during construction and/or after the completion of works. The costs of any routine monitoring will be charged to the consent holder in accordance with HBRC's Annual Plan of the time.

Non-Routine Monitoring

"Non-routine" monitoring will be undertaken if there is cause to consider (e.g. following a complaint from the public, or routine monitoring) that the consent holder is in breach of the conditions of this consent. The cost of non-routine monitoring will be charged to the consent holder in the event that non-compliance with conditions is determined, or if the consent holder is deemed not to be fulfilling the obligations specified in section 17(1) of the RMA:

Every person has a duty to avoid, remedy, or mitigate any adverse effect on the environment arising from an activity carried on by or on behalf of the person, whether or not the activity is carried on in accordance with:

- (a) any of sections 10, 10A, 10B, and 20A; or*
- (b) a national environmental standard, a rule, a resource consent, or a designation.*

Consent Impact Monitoring

In accordance with section 36 of the RMA (which includes the requirement to consult with the consent holder) the Council will levy additional charges for the cost of monitoring the environmental effects of this consent, either in isolation or in combination with other nearby consents. Any such charge would generally be set through the Council's Annual Plan process.

Debt Recovery



It is agreed by the consent holder that it is a term of the granting of this resource consent that all costs incurred by the Council for, and incidental to, the collection of any debt relating to this resource consent, whether as an individual or as a member of a group, and charged under section 36 of the RMA, shall be borne by the consent holder as a debt due to the Council, and for that purpose the Council reserves the right to produce this document in support of any claim for recovery.

Carrying out works

5. 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.

2.3 Subdivision Consent Conditions [SUB-XXX]

Subdivision consent under the Hastings District Plan (section 11 of the RMA) for the subdivision of 317 residential lots, roads, accessways, local purpose reserves to vest, and siteworks.

General

6. That the subdivision shall proceed in general accordance with the approved subdivision plans prepared by Woods and referenced in **Schedule 1**, unless otherwise altered by the consent conditions.

Scheme Plan, Staging and s223 Approvals

7. That the Memorandum of Easements and Land Transfer Plan to give effect to this subdivision consent shall be consistent with the approved subdivision plans prepared by Woods and referenced in **Schedule 1**.
8. 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.
9. That all required easements shall be created and duly granted or reserved.
10. All services, including open drains and accessways, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.
11. Pursuant to Section 243(e) of the Resource Management Act 1991, the condition requiring the existing easement Area E on DP 600024 hereon shall be revoked, and the easement cancelled as part of the deposit action for this subdivision.
12. Jointly Owned Access Lots (JOAL) 2000, 2001 and 2002 will be subject to Section 220(1)(b)(iv) of the Resource Management Act 1991 by their owners as tenants in common in the said shares as detailed in the Amalgamation Conditions detailed on the approved scheme plans prepared by Woods referenced in **Schedule 1** and must be shown on the Land Transfer Plan.
13. The lots identified in the table below shall be vested in the Hastings District Council at the respective stage and purpose, and in general accordance with the approved scheme plans prepared by Woods referenced in **Schedule 1** of this consent:

Lot	Stage	Purpose
1000	1	Local Purpose (Drainage) Reserve
1001	1	Local Purpose (Drainage) Reserve



1002	1	Local Purpose (Drainage) Reserve
1003	3	Local Purpose (Drainage) Reserve
1004	1	Local Purpose (Pump Station) Reserve
1005	6B	Accessway
1006	5	Accessway
1007	4	Accessway
3000	1	Road
3001	3	Road
3002	4	Road
3003	5	Road
3004	6A	Road
3005	6B	Road
3006	7A	Road
3007	7B	Road
3008	8	Road
3009	10	Road
3010	11A	Road
3011	11B	Road

14. The Consent Holder may stage the subdivision and development generally in accordance with the following staging sequence provided that legal and physical access can be provided and that each stage can be serviced:
- (a) Stage 1 must be completed first;
 - (b) Stage 2, Stage 5 and Stage 10 may occur simultaneously with or after Stage 1;
 - (c) Stage 3 must be completed after Stage 1;
 - (d) Stage 4 may occur simultaneously with or after Stage 3;
 - (e) Stages 6 and 7 may occur simultaneously or in sequence following the completion of Stages 1 and 5.
 - (f) Stages 6A and 7A may occur after Stage 1;
 - (g) Stage 8 may occur after Stage 7A;
 - (h) Stage 9 may occur simultaneously with or after Stage 8;
 - (i) Stage 11A may occur simultaneously with or after Stage 6B; and
 - (j) Stage 11B may occur simultaneously with or after Stage 5.



The staging sequencing detailed above may be varied provided that the necessary stormwater, wastewater and water reticulation networks are available to service the stage and that legal and physical access can be provided.

15. 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 plans prepared by Woods referenced in **Schedule 1**. All lots must have legal road frontage at time of title issue.
16. The following lots do not need to be serviced at the relevant stage of subdivision:
 - (a) The balance lot remaining at each successive stage; and
 - (b) Any non-residential lot.
17. That all works shall be completed in accordance with the Engineering Code of Practice 2020 (ECop 2020), unless an alternative design has been approved by the Council's Development Engineer or nominee.

Engineering Approval (EA) and Detailed Design

18. That prior to the commencement of each subdivision stage, the consent holder shall provide a signed 'Form 4' (Appendix 62 Hastings District Plan) and engineering design for all proposed works associated with any subdivision stage (or combination of stages) of the subdivision. These shall be undertaken by a suitably qualified professional (See section 1.3; Part Three of the Hastings District Council's Engineering Code of Practice (2020)), experienced in roading, water, stormwater and sewer services design and construction, to the satisfaction of the Development Engineer (or nominee).

The engineering plans submitted for approval shall detail all works required and shall be in accordance with Hastings District Council's Engineering Code of Practice (2020). The required design shall include, but is not limited to:

- (a) Wastewater reticulation and Pump Station.
- (b) Water Reticulation, including fire hydrant locations. All water connections to individual lots shall include an Acuflo 900s toby and manifold complete with Hastings District Council service lids.
- (c) Stormwater reticulation.
- (d) Stormwater management devices, drains and culverts.
- (e) Overland flow paths, ensuring no changes to adjoining landowners boundaries.
- (f) Fire Fighting in accordance with SNZ PAS 4509:2008.
- (g) Construction Environmental Management Plan (CEMP).
- (h) Bulk Earthworks Plan (BEP), ensuring no changes to adjoining landowners boundaries.
- (i) Erosion Sediment Control Plan (ESCP).
- (j) Geometric road design and road frontage upgrades.
- (k) Herehere Stream pedestrian bridge.
- (l) Road signage and markings.
- (m) Existing bores to be sealed.
- (n) Street Lighting Design Report and AS/NZS 1158.
- (o) Street trees in accordance with LD1 and LD2 of the Hastings District Council's Engineering Code of Practice (2020).
- (p) Show how Building sites within the development are above the flood level of the 1% annual exceedance probability (AEP) storm event plus a freeboard (Schedule D of the Engineering Code of Practice 2020 and Section 4.3.5.2 of NZS 4404:2010).



- (q) Retaining wall design.
- (r) Play along the way spaces plan.
- (s) Drainage reserve contour plan.
- (t) Landscaping for all planting and landscaping on the proposed reserves, roads, and accessways.
- (u) Street furniture and other structures/facilities on the roads or reserves.
- (v) Construction of the JOALs (Lots 2000-2002).

Advice note:

The engineering plans and documents submitted for EA must be submitted to developmentengineer@hdc.govt.nz

Stormwater Design

- 19. Stormwater infrastructure, services and devices shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in **Schedule 1**.
- 20. The stormwater devices 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
 - (b) Attenuate 100-year average recurrence interval peak discharge to pre-development levels.
- 21. The outlet structure of the Dry Basins, including the scruffy dome stormwater outlets or equivalent flow control devices, 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.
- 22. 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 Devices; and
 - (b) Dry Basins.

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 Design

- 23. 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 are (a) not required or (b) have been completed and are operational to accommodate the wastewater flows from that stage(s) of development.



Water Design

24. Water services shall be designed in general accordance with the approved Civil Drawings prepared by Woods and referenced in **Schedule 1**. Prior to the issue of a section 224(c) certificate for Stage 1, the Consent Holder shall provide evidence to the Council confirming that a potable water supply solution sufficient to service the development has been secured.

The water supply solution may comprise connection to the municipal water supply network (including any necessary water efficiency, demand management or infrastructure measures) or an alternative lawful water supply solution capable of servicing the development.

Advice Note: The intent of this condition is to ensure that an appropriate water supply is secured before titles are issued for Stage 1, while retaining flexibility as to the final servicing solution. This may include connection to the municipal water supply network (including) measures that reduce demand or improve water efficiency, or an alternative lawful water supply solution.

Landscape Design

25. Landscaping of all public spaces shall be designed in general accordance with the approved Landscape Concept Report and Landscape Management Plan prepared by Boffa Miskell and referenced in **Schedule 1**. The Consent Holder shall submit detailed landscaping plans to HDC for approval of the Public Spaces Manager for the following public spaces:

- (a) Local Purpose (Drainage) Reserves Lots 1000-1003;
- (b) Local Purpose (Pump Station) Reserve Lot 1004;
- (c) Public streetscapes and pedestrian accessways;
- (d) Stormwater outlet structures; and
- (e) Play Along the Way spaces and details of any hard assets, park furniture, play fixtures and associated soft landscaping.

Implementation and Construction

26. The consent holder shall implement (in full) all aspects of the Council approved engineering designs and landscape design to the satisfaction of the Environmental Consents Manager, Planning and Regulatory Services (or nominee).
27. That the connection of the water, sewer and stormwater services (including all overland flow paths) with existing or proposed services shall be made at the consent holder's expense and constructed by a contractor approved by Hastings District Council for constructing connections to its networks.
28. That all works within the boundaries of the legal road shall be undertaken by a contractor who is pre-approved by Hastings District Council to work within the legal road.
29. That all work within the boundaries of the legal road shall require a Corridor Access Request application to be submitted and approved by the Transportation Compliance Engineer (or nominee) prior to commencement of the specific work items.

Street Trees

30. That street trees shall be planted within the Roads to be vested to Council in accordance with LD1 and LD2 of the Hastings District Council's Engineering Code of Practice (2020) and the approved plans and best horticultural/arboriculture practice as follows:
- (a) Trees shall be grown in PB95 planter bags or larger.
 - (b) Trees shall be well rooted to fill the bag.
 - (c) Trees shall have a bare trunk to a minimum height of 2.0 metres from the top of the bag to achieve desirable sightlines.



- (d) Trees shall be well branched from the 2.0 metre height with a central leader (where appropriate to the species).
- (e) Trees shall be a minimum of 3 metres in height (where applicable to the species chosen).
- (f) Trees shall be free of pests, diseases and weeds.
- (g) Trees shall have a minimum trunk diameter of 30mm at a height of 1.2m.
- (h) Branches with 'included bark' shall be removed.
- (i) All pruning shall be carried out following National Target Pruning standards.
- (j) Trees shall be watered thoroughly before planting.
- (k) Mulched base to the satisfaction of Council's Parks Officer.
- (l) Planter boxers to the satisfaction of Council's Parks Officer.
- (m) Trees shall be staked and tied to the satisfaction of Council's Parks Officer.
- (n) Achieve a minimum of one tree every 20 metres and no closer than 5 metres from an existing or proposed streetlight.
- (o) That the depth of topsoil placed on any roadside berm shall be compliant with the HDC ECoP or as agreed with HDC at detailed design.
- (p) That topsoil shall not be used to backfill any trench or placed under any road or footpath.

Construction of External Boundary Fencing

31. The Consent Holder shall construct fencing on external boundaries as detailed on the approved Woods Plans referenced in **Schedule 1**. The external boundary fencing shall be implemented as follows:
- (a) The fencing shall be completed prior to the issue of the Section 224(c) Certificate for the relevant stage, or as otherwise agreed with the HDC Compliance Monitoring Officer (or nominee); and
 - (b) The fencing shall be constructed by the Consent Holder to the specifications, materials and heights set out in the approved Woods Fencing Plan referenced in **Schedule 1**.

Construction of Fencing on Lots adjacent to Reserves—Lots 10-15, 25, 48-60, 197-198, 258, 301-307

32. The Consent Holder shall construct fencing on the common boundaries of Lots 10-15, 25, 48-60, 197-198, 258, 301-307 with the adjacent local purpose reserves (Lots 1000, 1002, 1003). The common boundary fencing shall be implemented as follows:
- (a) The fencing shall be completed prior to the issue of the Section 224(c) Certificate for the relevant stage, or as otherwise agreed with the HDC Compliance Monitoring Officer (or nominee); and
 - (b) The fencing shall be constructed by the Consent Holder to the specifications, materials and heights set out in the approved Woods Fencing Plan referenced in **Schedule 1**.

Construction of Fencing on Lots adjacent to Utility Reserve—Lots 308, 309 and 317

33. The Consent Holder shall construct fencing on the common boundaries of Lots 308, 309 and 317 with the adjacent local purpose (Pump Station) reserve (Lot 1004). The boundary fencing shall be implemented as follows:
- (a) The fencing shall be completed prior to the issue of the Section 224(c) Certificate for the relevant stage, or as otherwise agreed with the HDC Compliance Monitoring Officer (or nominee); and
 - (b) The fencing shall be constructed by the Consent Holder to the specifications, materials and heights set out in the approved Woods Fencing Plans referenced in **Schedule 1**.



Construction of Fencing on Retaining Walls >1m

34. The Consent Holder shall construct fencing on retaining walls greater than 1m in height on residential lots. The retaining wall fencing shall be implemented as follows:
- (a) The fencing shall be completed prior to the issue of the Section 224(c) Certificate for the relevant stage, or as otherwise agreed with the HDC Compliance Monitoring Officer (or nominee); and
 - (b) The fencing shall be constructed by the Consent Holder to the specifications, materials and heights set out in the approved Woods Fencing Plans referenced in **Schedule 1**.

Geotechnical

35. The Consent Holder must construct retaining walls, building platforms, drainage reserves, and place and compacted material in accordance with the recommendations of the approved Geotechnical Investigation Report (GIR) prepared by CMW Geosciences and referenced in **Schedule 1**.
36. The Geotechnical Completion Report (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.

Management of Contaminated Soil

37. All works shall be undertaken in accordance with the approved Remediation Action Plan (**RAP**) prepared by AgFirst Consultants HB Ltd and referenced in **Schedule 1**.
38. As soon as reasonably practicable following completion of the relevant works, an Site Validation Report (**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.

Engineering Compliance and s224(c) Conditions

39. Any damage caused to Council assets as a result of the subdivision work shall be rectified at the consent holder's sole expense and to the satisfaction of Hastings District Council's Development Engineer (or nominee).
40. Prior to the application for a Section 224(c) certificate, closed circuit television (CCTV) inspection records (DVD or other agreed format), in accordance with Council's CCTV technical specification, shall be submitted to Council for all sewer mains, and all stormwater mains and sump leads. The CCTV inspection record shall be in accordance with the NZ Pipe Inspection Manual (May 2006) and dye shall be used to check the grade of all pipes. The CCTV record shall clearly show the condition of all pipes and chambers.
41. As built plans and data (in both electronic (CAD) and PDF format) detailing the roading, earthworks, water, wastewater and stormwater connections installed, shall be provided to the satisfaction of the Council's Development Engineer in accordance with the requirements of the Hastings District Council's Code of Engineering Practice 2020. This data includes Road Assessment and Maintenance Management (RAMM) data (roading, street tree location and species) and WASABI data (excel spreadsheet for 3 waters attributes, located on the Council's website at www.hastingsdc.govt.nz/wasabi.xls) on all public assets to be vested to Council.



42. All as built plans and data shall be provided once construction is completed and shall be certified as a complete and correct record by the consent holder's Suitably Qualified Professional Engineer in accordance with the requirements of the Hastings District Council's Code of Engineering Practice 2020.
43. The location and dimensions and depth of any area of fill shall be identified on an as built plan of the subdivision and provided to the Council's Development Engineer (or nominee). The final earthworks plan shall confirm the new overland flow paths, and shall confirm that there are no changes to ground levels at neighbouring boundaries that affect overland flow paths.
44. A completed Form 5 'Certification of Construction and Completion of Engineering Works for Subdivision' (Appendix 62 of the Hastings District Plan) prepared by a Suitably Qualified Professional Engineer, (See Section 1.3, Part 3 of the Engineering Code of Practice 2020) shall be submitted to the satisfaction of Council's Development Engineer (or nominee) on the completion of the engineering works and prior to Section 224 Certification.
45. After completion of earthworks and soil remediation for each stage, the applicant shall submit a completion report and Form 6 'Statement of Professional Opinion as to Suitability of Land for Building Development' (Appendix 62 of the Hastings District Plan) from a suitably qualified professional Engineer specialising in geotechnical and contamination matters confirming the stability and suitability of the land for residential building development. This statement of professional opinion and completion report shall pay particular regard to any liquefaction risk identified for the site, and address finished site conditions and bearing capacity of the soils, and in particular any foundation design requirements necessary to address liquefaction vulnerability for residential buildings.

Advice Notes:

Note 1: that person or persons will normally be expected to be professionally recognised in the area of competence claimed and to carry professional indemnity insurance to a level suitable for the purpose, but in any case not less than \$1,000,000 per project.

Note 2: Council reserves the right to have any work peer reviewed regardless of any prior approval as to the acceptability of the suitably qualified person. The cost of all peer review work will be borne by the consent holder.

46. The Site Validation Report (SVR) shall verify that the consent holder has disposed of any contaminated soil to a facility authorised to receive the soil. A copy of all receipts shall be provided to the Environmental Consents Manager (or nominee) as proof that all material has been disposed of to an authorised facility.
47. The consent holders contractor shall issue a 'Contractors Certificate Upon Completion of Land Development/Subdivision' **Schedule 1B: NZS4404:2010** certifying that all public and private three waters and roading infrastructure has been constructed in accordance with the Council approved Engineering Design and shall be provided in support of the section 224(c) application of each stage.
48. The consent holder shall install public and/or private road name signs for all roads, and where access lots and/or right of ways service more than five sites, in accordance with Drawing C18 of the Hastings District Council's Engineering Code of Practice (2020).

Advice Note:

Any private accessway that serves more than five sites requires a private road name. Suggestions for road names should be sent to the Environmental Consents Manager, at least 1 month prior to any application for Section 224(c) Certification.

49. That any existing water bores/wells shall be sealed permanently by a registered well-driller, and the consent holder shall provide suitable confirmation to both the Hastings District Council and the Hawke's Bay Regional Council, including the location of these sealed wells in relation to the new boundaries.
50. The consent holder shall ensure that all street lighting is installed and operational prior to Section 224 certification.



Middle Road Pedestrian Bridge

51. As part of Stage 4, the consent holder shall construct the Middle Road pedestrian bridge over Herehere Stream in accordance with the approved EA plans.

Electrical Connections

52. Each lot shall be provided with a connection to the electricity network. Suitable evidence from the network utility operator shall be presented to Council at the time Section 224(c) is sought, confirming separate connections have been installed, paid for and are live.

Reserves to Vest

53. The proposed local purpose (drainage) reserves (Lots 1000-1003) and all associated infrastructure, shall be fully constructed and vested in HDC, 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);
 - (b) The local purpose (drainage) reserve landscaping has been implemented in general accordance with the approved detailed Landscape Plans to the satisfaction of the Public Spaces Manager (or nominee); and
 - (c) That the condition and contour of the 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 conditions of DIS-XXX.

54. The proposed local purpose (Pump Station) reserve (Lot 1004) and all associated infrastructure, shall be fully constructed and vested in HDC, 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);
 - (b) The local purpose (Pump Station) reserve landscaping has been implemented in general accordance with the approved detailed Landscape Plans to the satisfaction of the Public Spaces Manager (or nominee); and
 - (c) That the condition and contour of the final reserve shall be to the satisfaction of the Council.
55. The consent holder shall remove any garbage, debris, trees and other vegetation from each lot to be vested.
56. Lots 1000-1004 shall be landscaped and presented in a healthy condition, and weed free when the reserve is vested in Council.
57. The location of any and all above ground infrastructure (e.g. power transformers) shall be approved by Council's Parks and Property Services Manager prior to installation.
58. The consent holder shall provide suitable evidence that any imported soil complies with the NES Standards for Soil contamination and provide a suitable SVR prepared by a suitably qualified professional to the satisfaction of the Environmental Consents Manager, Hastings District Council (or nominee).

Pedestrian Accessways to Vest

59. The proposed pedestrian accessway (Lots 1005-1007) shall be fully constructed and vested in HDC provided that the accessways are contoured for overland flow, footpaths are constructed, and top-soiling and landscaping completed in accordance with the approved detailed engineering and landscape plans.



60. Lots 1005-1007 shall be presented in a healthy condition and weed free when the accessways are vested in Council.

No Complaint Covenant – Rural Activities

61. Pursuant to sections 108(2)(d) and 108(7) of the Resource Management Act 1991, a covenant shall be entered into, in favour of the consent authority (Hastings District Council), in respect of the performance of the no-complaints obligation set out in this condition. The wording for the covenant shall be approved by the Environmental Consents Manager, Hastings District Council (or nominee) prior to registration.

The covenant shall be registered on the certificate of title for proposed Lots 1-9, 82-102, and 243-258 at the sole cost of the applicant and confirmation of registration shall be provided to the Environmental Consents Manager, (or nominee), Hastings District Council prior to the issue of building consent for any dwelling on Lots 1-9, 82-102, and 243-258.

The covenant shall require that where land use activities in the surrounding area are carried out in accordance with the relevant Hastings District Plan requirements or any approved resource consent, the property owner or their successor in title shall not:

- (a) Bring any proceedings for damages, negligence, nuisance, trespass or interference arising from those activities; nor
- (b) Make nor lodge; nor
- (c) Be party to; nor
- (d) Finance or 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 and/or existing lawful activities 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 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.

This 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 acknowledgement 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 1-9, 82-102, and 243-258 do not seek to curtail those rural activities through legal action or planning processes.

No Complaint Covenant – Wastewater Pump Station

62. Pursuant to sections 108(2)(d) and 108(7) of the Resource Management Act 1991, a covenant shall be entered into, in favour of Hastings District Council, in respect of the performance of the no-complaints obligation set out in this condition. The wording for the covenant shall be approved by the Environmental Consents Manager, Hastings District Council (or nominee) prior to registration.

The covenant shall be registered on the certificate of title for proposed Lots 236, 237, 307-310, and 317 at the cost of the applicant and confirmation of registration shall be provided to Hastings District Council prior to the issue of building consent for any dwelling on Lots 236, 237, 307-310, and 317.

The covenant shall require that where wastewater pump station activities are carried out in accordance with the approved resource consent, the property owner or their successor in title shall not:

- (a) Bring any proceedings for damages, negligence, nuisance, trespass or interference arising from those activities; or



- (b) Make nor lodge; nor
- (c) Be party to; nor
- (d) Finance or 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 operation of the wastewater pump station and associated maintenance activities, noise, vibration and odour.

Advice Note: This property is in proximity to a consented wastewater pump station. This 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.

Consent Notices

63. 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 the following condition is to be complied with on a continuing basis:

Geotechnical – All Lots

64. This site has been created by subdivision SUB-XXX. All development on this site shall meet all recommendations and conditions in the Geotechnical Investigation Report prepared by CMW Geosciences, referenced NAP2025-0024AD, Version 3, dated 21 September 2026, or any subsequent Geotechnical Completion Report (**GCR**) or geotechnical investigation approved as part of a building consent for the development.

Stormwater Management – All Lots

- (a) All stormwater from all buildings and impervious areas on each lot shall be managed in accordance with the requirements of the “Stormwater Management Plan – Middle Road Fast Track Substantive Application, Job Ref P25-496, V1, prepared by Woods, dated 30/09/2026”.

An impervious surface area of 60% of the net site area is allowed on each Lot.

Where buildings and impervious surfaces exceed 60% of net site area, stormwater mitigation measures must be implemented in accordance with the requirements of the approved SWMP.

- (b) All roof surfaces shall be constructed from inert materials or painted with non-metal based paint and thereafter maintained in good order.

Site Wide Fencing - All Lots

65. Fencing erected by individual lot owners shall be designed and constructed in accordance with the approved Landscape Concept Report fencing strategy “Fencing Strategy – Fencing Provided By The Lot Owner, prepared by Boffa Miskell and dated 30.09.2026” and referenced in **Schedule 1**.

Interface Fencing - Lots 1-9, 82-102, and 243-258

66. All rear yard fencing on Lots 1-9, 82-102, and 243-258 on the approved Scheme Plans referenced in **Schedule 1**, must be retained and maintained to provide for continuous rear boundary treatment in accordance with the approved Woods Fencing Plan referenced in **Schedule 1**, to manage the interface with adjoining properties.

Lot owners must:

- (a) Retain and maintain fencing in accordance with the approved and implemented plans until the adjoining land has been urbanised; and
- (b) If any fencing is damaged, it shall be replaced as soon as practicable on a like-for-like basis.
- (c) Notwithstanding clause (a), rear yard fencing on Lots 5-9 must be set back within the residential lots to provide access to the adjoining farm drain for maintenance purposes. The fencing shall



remain in that location until the adjoining land is urbanised or the farm drain no longer requires maintenance. At that point in time, the fencing may be relocated to the legal rear boundary at the owners discretion.

Fencing adjacent to a Reserve— Applies to Lots 10-15, 25, 48-60, 197-198, 258, 301-307

67. Fencing along the common boundary with the HDC local purpose (drainage) reserves (Lots 1000, 1001, 1002, 1003) 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.
 - (c) A mowing strip must be constructed with any fence.
 - (d) The Hastings District Council is not responsible for any costs associated with erecting, replacing, or maintaining fences adjoining reserves.
 - (e) Gates between residential sites and reserves may be installed at the owner's discretion, in keeping with the fence style.

This fencing treatment is required to maintain visual integration, enable passive surveillance between residential lots and adjacent public open space, and provide for security.

On-site Vehicle Manoeuvring – Lots 1, 15-19, 102-111, 192-197 and 233-242

68. The dwellings on Lots 1, 15-19, 102-111, 192-197 and 233-242 that gain direct vehicular access onto Middle Road or Te Aute Road shall be designed and constructed to provide on-site vehicle manoeuvring that enables forward entry and forward exit movements. This is to avoid extended reversing movements onto public roads.

On-site Vehicle Manoeuvring – Lots 101, 294, 295, 243

69. The dwellings on Lots 101, 294, 295 and 243 shall be designed and constructed to provide on-site vehicle manoeuvring that enables forward entry and forward exit movements. This is to avoid extended reversing movements onto public roads and ensure safe and efficient access for rear lots.

Application of Hastings District Plan Havelock North General Residential Zone Provisions (Lot Type 1) – Applies to Lots 1-27; 31-48; 52-56; 59-61; 71-114; 117-119; 122-123; 126-127; 130-160; 163-170; 185-198; 201; 204-273; 276-279; 282-288; 291; 294-317

70. All activities and development on Lots 1-27; 31-48; 52-56; 59-61; 71-114; 117-119; 122-123; 126-127; 130-160; 163-170; 185-198; 201; 204-273; 276-279; 282-288; 291; 294-317 shall be in accordance with the Rules and Permitted Activities and the General and Specific Performance Standards of the Havelock North General Residential Zone and District Wide Provisions of the Hastings District Plan (or any subsequent replacement or amendment of that Zone) unless:
- (a) Resource consent is otherwise obtained; or
 - (b) The equivalent Rule(s), Permitted Activity(s) and/or General and Specific Performance Standard(s) is modified by specific consent notice(s) imposed on the Record of Title, in which case the consent notice provisions will apply in relation to:
 - (i) Stormwater management;
 - (ii) Site-wide fencing requirements;
 - (iii) Reserve boundary fencing;
 - (iv) On-site vehicle manoeuvring; and
 - (v) Landscaping.



Advice note: For the avoidance of doubt, for Lot Type 1 the above-mentioned consent notices modify the application of the equivalent Havelock North General Residential Zone provisions and associated District Wide Provisions as they apply to these lots.

Landscaping (Lot Type 1) – Applies to Lots 1–27; 31–48; 52–56; 59–61; 71–114; 117–119; 122–123; 126–127; 130–160; 163–170; 185–198; 201; 204–273; 276–279; 282–288; 291; 294–317

71. Landscaping on Lots 1–27; 31–48; 52–56; 59–61; 71–114; 117–119; 122–123; 126–127; 130–160; 163–170; 185–198; 201; 204–273; 276–279; 282–288; 291; 294–317 shall:
- (a) The minimum landscape area must be 30% of the net site area;
 - (b) The 3m front boundary building setback must include a minimum of 50% landscape area; and
 - (c) Landscape area can comprise grass.

Application of Hastings District Plan Havelock North Medium Density Residential Zone Provisions (Lot Type 2) – Applies to Lots 28–30; 49–51; 57–58; 62–70; 115–116; 120–121; 124–125; 128–129; 161–162; 171–184; 199–200; 202–203; 274–275; 280–281; 289–290; 292–293

72. All activities and development on Lots 28–30; 49–51; 57–58; 62–70; 115–116; 120–121; 124–125; 128–129; 161–162; 171–184; 199–200; 202–203; 274–275; 280–281; 289–290; 292–293 shall be in accordance with the Rules and Permitted Activities and the General and Specific Performance Standards of the Medium Density Residential Zone and District Wide Provisions of the Hastings District Plan (or any subsequent replacement or amendment of that Zone) unless:
- (a) Resource consent is otherwise obtained; or
 - (b) The equivalent Rule(s), Permitted Activity(s) and/or General and Specific Performance Standard(s) is modified by specific consent notice(s) imposed on the Record of Title, in which case the consent notice provisions will apply in relation to:
 - (i) Stormwater management;
 - (ii) Site-wide fencing requirements;
 - (iii) Reserve boundary fencing;
 - (iv) On-site vehicle manoeuvring; and

Advice note: For the avoidance of doubt, for Lot Type 2 the above-mentioned consent notices modify the application of the equivalent Havelock North Medium Density Residential Zone provisions and associated District Wide Provisions as they apply to these lots.

Distance of Vehicle Access from Intersections – JOAL 2000 and Lots 113 - 115, 117 - 119, 130, 166 - 170, 187 - 189, 223 - 225, 228 - 230, 259 - 261, 278 - 280, 301, 312, 317 and 1004.

73. Vehicle access on JOAL 2000 and Lots 113 - 115, 117 - 119, 130, 166 - 170, 187 - 189, 223 - 225, 228 - 230, 259 - 261, 278 - 280, 301, 312, 317 and 1004 may be located closer than 15 metres to an intersection, with a minimum access–intersection separation of no less than 8 metres. Vehicle accesses on these lots shall maintain a minimum separation of 1.5 metres from any vehicle access on an adjoining property.

Vehicle Crossings onto Te Aute Road - Lots 102-111 and Lots 192-197

74. Vehicle crossings for Lots 102-111 and Lots 192-197 (lots fronting Te Aute Road) will traverse a conveyance channel in the rear berm of the road reserve. Vehicle crossings on these lots must either follow the landform of the formed channel where the slopes are gentle enough, or install a pipe culvert under the crossing.

Plains Production Permitted Activities Restriction – All Lots



75. Until such time that the site is zoned Havelock North General Residential Zone and the Medium Density Residential Zone (or any comparable urban zoning), the owner/occupier of Lots 1-317 shall not undertake any permitted activities under the Plains Production Zone.

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.*

Subdivision Advice Notes

Fees & Charges

1. *At the time of applying for Certification under sections 223 and 224(c) of the Resource Management Act 1991, fees shall be payable under Council's Schedule of Resource Management Fees and Charges: <http://www.hastingsdc.govt.nz/resource-management-fees>. In respect of any charges under the Resource Management Act 1991, charges shown above shall be applicable to any additional charge payable in terms of section 36(3) of the Act, where the actual and reasonable costs incurred exceed the standard charge paid.*

Subdivision

2. *If it is intended to make any changes to the easements, staging or scheme plan approved by the Council as part of this resource consent, a new approval may be required. If you have any doubts as to whether or not a new application will be required, please contact one of Council's Environmental Consent Planners.*
3. *In exceptional circumstances, Council will consider bonds for residential vehicle crossings only. Any other bonds or 'letters of undertaking' will not be accepted by Council. Those persons project managing a development will need to ensure all conditions (including any required re-grassing and sediment control plans) are met before section 224(c) applications are submitted to Council. Incomplete section 224(c) applications will be returned to agents and/or landowners.*

Lapsing of this Consent

4. *Under section 125 of the Resource Management Act 1991 a resource consent will lapse if not given effect to within 10 years of the date the consent was granted. An application may be made under section 125 of the Resource Management Act 1991 to extend the duration of the resource consent, and this must be submitted and approved prior to the consent lapsing. To avoid doubt, all stages of a subdivision must have section 223 certification prior to the lapse date.*

Lapsing of Section 223 Certification (Approved as to Survey)

5. *The section 223 certification will lapse 3 years after the date of issue if that certified plan has not been deposited in accordance with section 224 of the Resource Management Act 1991. The section 223 certificate can only be re-certified if the subdivision consent has not lapsed.*

Building Consent

6. *Please note that this consent only relates to District Plan requirements. Building Consent must be obtained before any building or drainage work commences. This work can include the construction of stormwater, sewer and/or water services. Please contact the duty Building Officer on (06) 871 5000 who will be able to assist you in this regard.*

Engineering

7. *All engineering plans must be submitted to developmentengineer@hdc.govt.nz, with a cover letter clearly stating the resource consent number, address and which condition/s the plans relates to.*
8. *The Engineering Code of Practice drawings can be viewed online at: <https://www.hastingsdc.govt.nz/assets/Uploads/Engineering-Code-of-Practice-ECOP-Final-2020.pdf>*



9. *All works on existing public wastewater, stormwater and water mains shall be carried out by approved contractors at the consent holder's expense. For new service connection application guidance refer to: <https://www.hastingsdc.govt.nz/services/water/water-service-connections/>*
10. *Any new or upgraded vehicle crossing requires a vehicle crossing application from Council's Transportation Department prior to installation. For vehicle crossing guidance refer to: <https://www.hastingsdc.govt.nz/services/roads-and-streets/vehicle-crossings/>*
11. *Satisfactory public vehicle and pedestrian access shall be maintained at all times when undertaking works within the road reserve, unless alternative arrangements are made to the satisfaction of the Council.*
12. *All necessary precautions shall be taken to protect the public from open trenches and all other hazards associated with the construction works.*

Impact on Council Assets

13. *Any damage to fixtures or features within the Council road reserve that is caused as a result of construction or demolition on the site shall be repaired or reinstated to the satisfaction of the Development Engineer and at the expense of the consent holder.*

Compliance with other Acts/Regulations

14. *To avoid doubt, except as otherwise allowed by this resource consent, all land uses must comply with all remaining standards and terms of the relevant Hastings District Plan. The proposal must also comply with the Building Act 2004, Engineering Code of Practice 2020 and Hawke's Bay Regional Council requirements. All necessary consents and permits shall be obtained prior to development.*
15. *This approval does not override any existing private easements, land covenants or other interests on the Record of Title. The consent holder should seek independent legal advice on such matters and how they might impact on the development.*

Development Contributions

16. *Please note that a development contribution may be required under the provisions of the HDC Development Contributions Policy applicable at the time of application. The Council requires Development Contributions to be paid prior to the issue of the Code Compliance Certificate for a building consent, the issue of a section 224 certificate for a subdivision consent, or authorisation of a service connection. Development contribution requirements are as defined in Council's Development Contributions Policy established under the Local Government Act 2002. Full details of the policy are available from the Council website. The relevant assessment for Development Contributions for this development will follow in due course.*

Suitably Qualified Professionals

17. *As stated in Section 1.3, Part Three of the Council's adopted Engineering Code of Practice 2020, without limiting the Council's rights to require the use of suitably qualified persons, the following are examples of areas of expertise, together with the expected minimum qualifications where such people may be required:*
 - *Geotechnical engineering (CPEng with recognised discipline competence);*
 - *Traffic and transportation engineering (CPEng with recognised discipline competence);*
 - *Stormwater engineering and flood mitigation (CPEng with recognised discipline competence);*
 - *Wastewater engineering (CPEng with recognised discipline competence);*
 - *Potable water supply engineering (CPEng with recognised discipline competence);*
 - *Non- potable or rural water supply engineering (CPEng with recognised discipline competence);*
 - *Landscape design and practice (Registered Landscape Architect);*



- *Land surveyor (subdivision plans) (Registered Professional Surveyor, Registered Engineering Surveyor or Licensed Cadastral Surveyor);*
- *Land legalisation, subdivision lots, roads, reserves etc. (Registered Professional Surveyor and Licensed Cadastral Surveyor).*



2.4 Land Use Consent Conditions [LUC-XXX & LUC-EW]

Land Use consent under the Hastings District Plan (section 9 of the RMA) for residential buildings and activities, earthworks and infrastructure, and disturbance and remediation of contaminated soil.

Construction Environmental Management Plan

76. Prior to the commencement of any earthworks or construction activity for each stage (or combination of stages), the Consent Holder must submit to HDC and HBRC a final CEMP for the relevant stage(s) prepared in general accordance with the approved preliminary CEMP referenced in **Schedule 1**.

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 final Bulk Earthworks Plan (**BEP**) to identify the bulk earthworks proposed for each stage(s) and the work programme for bulk earthworks 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);
- (f) A Dust Management Plan (**DMP**) to ensure that no airborne or deposited dust is emitted beyond the site 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);
- (g) A Construction Traffic Management Plan (**CTMP**) 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 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);
- (h) A Construction Noise and Vibration Management Plan (**CNVMP**) to manage and mitigate construction noise and vibration effects in general accordance with the approved preliminary CEMP prepared by Woods 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);
- (i) A Spill Management Plan (**SPMP**) that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill in general accordance with the approved preliminary CEMP prepared by Woods and referenced in **Schedule 1**. The SPMP may also include the Chemical Treatment Management Plan (**ChTMP**). The SPMP and ChTMP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee);
- (j) A Fauna Management Plan (**FMP**), to manage potential effects on indigenous fauna during site clearance and construction works in general accordance with the approved preliminary CEMP



prepared by Woods 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);

- (k) Safety fencing;
- (l) Frequency of site inspections and monitoring (including after extreme weather events), and reporting to be undertaken, and any other construction quality assurance measures proposed;
- (m) 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;
- (n) Health and Safety Plan; and
- (o) Site notice board.

Advice Note: The Consent Holder may prepare a single consolidated CEMP that compiles with the information and requirements of the various management plans. 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.

Erosion and Sediment Control Plan

77. Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC and HBRC a finalised copy of the Erosion and Sediment Control Plan (**ESCP**) in general accordance with the approved preliminary CEMP prepared by Woods and referenced in **Schedule 1**, and in accordance with the "Hawke's Bay Waterway Guidelines – Erosion and Sediment Control". Alternatively, the ESCP may be submitted for certification in stages, based on the staged construction of the project.

The ESCP can be amended to suit the appointed Contractor's methodology subject to approval from HDC's Compliance Monitoring Officer (or nominee).

Construction Noise Notification

78. 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.

Commencement of staged works

79. Ten (10) days prior to the commencement of the bulk earthworks for each stage (or combination of stages), the Consent Holder shall notify and arrange an on-site pre-construction meeting with the HDC and HBRC 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.

Certification of Works

80. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works, 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 accordance with the finalised ESCP.

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

81. 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.

Construction Works Noise

82. 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.

Vibration from Construction Activities

83. Vibration from construction activities shall not exceed the limits set out in DIN 4150-3:2016 Structural Vibration – Effects of Vibration on Structures.

Complaints Management

84. 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.



Works in accordance with Construction Environmental Management Plan

85. All earthworks and construction activities shall be undertaken in accordance with the finalised CEMP, incorporating the finalised BEP, ESCP(s), DMP, CTMP, CNVMP and SPMP.

Works in accordance with the Fauna Management Plan

86. All earthworks and construction activities shall be undertaken in accordance with the finalised FMP, and 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.

Debris on road

87. 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.

Completion or Abandonment of Earthworks

88. 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 and HBRC Compliance Monitoring Officer (or nominee).

Public Assets

89. 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.
90. 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

91. 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.

Construction Parking and Loading

92. 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).

Construction Storage

93. 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).



Construction and Earthworks Activities not to Obstruct Access

94. 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

95. The Consent Holder must construct all retaining walls, building platforms, drainage reserve Dry Basins, and place and compact material, in accordance with the recommendations of the approved Geotechnical Investigation Report, Version 3, dated 21 September 2026 prepared by CMW Geosciences, and referenced in **Schedule 1**. These works must be supervised by a suitably qualified person.

Contamination Remediation

96. All land disturbance activities must be undertaken in accordance with the approved RAP prepared by AgFirst Consultants HB Ltd 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.

97. 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 and HBRC on request.

Geotechnical

98. Certification from a suitably qualified person responsible for supervising the works must be provided to HDC, confirming that the works have been completed in accordance with the approved Geotechnical Investigation Report, Version 3, dated 21 September 2026 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.

99. The Geotechnical Completion Report 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 – Site Validation Report

100. The Consent Holder shall provide an SVR to the HDC and HBRC 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 AgFirst Consultants HB Ltd and referenced in **Schedule 1**.

WWPS Operational Noise



101. Permanent fixed plant associated with the Wastewater Pump Station (**WWPS**) shall comply with a Noise Rating Level of 45 dB LAeq between 7:00 am and 10:00 pm, and 35 dB LAeq and 65 dB LAmx between 10:00 pm and 7:00 am, when measured and assessed in accordance with NZS 6801:2008 and NZS 6802:2008

2.5 Groundwater Diversion Conditions [WAT-XXX]

Regional consent under the HBRC Regional Plan (section 14 of the RMA) for the permanent diversion of groundwater.

Notice of Commencement of Construction Phase Dewatering

102. The Council must be advised in writing at least ten working days prior to the date of the commencement of construction phase dewatering.

Design and Construction of Earthworks and Retaining Walls

103. The design and construction of the earthworks and retaining walls must be undertaken in general accordance with the specifications contained in the following documents:
- (a) Geotechnical Investigation Report referenced in **Schedule 1**.
 - (b) Engineering plans referenced in **Schedule 1**.
 - (c) Earthworks Methodology Report referenced in **Schedule 1**.

Excavation Limit

104. The Bulk Excavation must not exceed the depths shown on the approved Woods Engineering plans referenced in **Schedule 1**.

Damage Avoidance

105. All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater must be designed, constructed and maintained so as to avoid damage to land, buildings, structures and services on the site or adjacent properties, unless otherwise agreed in writing with the asset owner.

Groundwater Monitoring

106. Groundwater monitoring shall commence one year prior to construction to establish baseline conditions and shall continue throughout the construction period until the completion of Stage 3 of the subdivision. Monitoring will provide a dataset for assessing groundwater level responses to construction activities and any long-term changes associated with the completed development. The results will be used to validate the accuracy of the predictions made in the application reporting and shall be made available to HBRC upon request.

Additional Surveys

107. Additional condition surveys of any building, structure or service must be undertaken, if requested by the Council, for the purpose of investigating any damage potentially caused by ground movement resulting from construction phase dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by a Suitably Qualified and Experienced Person (**SQEP**) and the report must be submitted to the Council.
108. The requirement for any such additional condition survey will cease six months after the completion of construction phase dewatering unless ground settlement or building deformation monitoring indicates movement is still occurring at a level that may result in damage to buildings, structures, or services. In such circumstances the period where additional condition surveys may be required must be extended until monitoring shows that movement has stabilised and the risk of damage to buildings, structures and services as a result of the dewatering is no longer present.



Access to Third Party Property

109. Where any monitoring, inspection or condition survey in this consent requires access to property/is owned by a third party, and access is declined or subject to what the Consent Holder considers to be unreasonable terms, the Consent Holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to enable measures to be implemented to prevent damage to buildings, structures or services. Written confirmation from the Council must be obtained before an alternative monitoring option is implemented.

Contingency Actions

110. If the Consent Holder becomes aware of any damage to buildings, structures or services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder must:
- (a) Notify the Council and the asset owner within two working days of the Consent Holder becoming aware of the damage.
 - (b) Provide a report prepared by a SQEP that describes the damage; identifies the cause of the damage; identifies methods to remedy and/or mitigate the damage that has been caused; identifies the potential for further damage to occur and describes actions that must be taken to avoid further damage.
 - (c) Provide a copy of the report prepared under (b) above, to the Council and the asset owner within ten working days of notification under (a) above.

Advice Note: It is anticipated the Consent Holder will seek the permission of the damaged asset to access the property and asset to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.

Notice of Completion

111. The Council must be advised in writing within ten working days of when construction phase dewatering has been completed.

2.6 Groundwater Take [WAT-XXX]

Regional consent under the HBRC Regional Plan (section 14 of the RMA) for the temporary take and use of surface water and groundwater for construction purposes (primarily dust management) from impounded stormwater captured on site during the construction phase.

Authorised Use

112. 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.
113. Water may be taken and used for dust suppression purposes without restriction on volume, provided it is sourced from the available impounded water.

Certification

114. 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 (eg tanks, pumps, pipes) are installed and functional.

Source and Location

115. 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**.

Permitted Use



116. 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.

Application Method

117. Water shall be applied using an even spray, mist, or similar method sufficient to maintain soil moisture and avoid excess runoff from the site to suppress dust generation along exposed areas, access routes, stockpiles, and site perimeters.

Monitoring and Records

118. The Consent Holder must maintain daily logs during earthworks showing:

- (a) Volumes of water taken per day;
- (b) Areas where water has been applied;
- (c) Instances where activities were paused due to wind; and
- (d) Any off-site dust incidents/complaints and corrective measures taken.
- (e) These records shall be provided to HBRC (Manager Compliance) upon request.

Advice note: If volumes of water are taken at greater than 5L/s per day, a water meter is required to be installed in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010.

2.7 Streamworks Conditions [LUS-XXX]

Regional consent under the HBRC Regional Plan (section 13 of the RMA) for earthworks in stream margins, erosion control and installation of stormwater outlets.

Detailed Design Plans

119. 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) Detail the proposed landscaping on the margins of the stream. To ensure flood carrying capacity can be maintained, all plantings within 6m of the banks of the stream shall be low lying species (generally not taller than 1m in height when mature).
 - (d) Identify any specific measures to be undertaken to ensure that the banks and the bed of the stream are protected from erosion 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).
 - (e) Outline any changes from the report and plans referenced in **Schedule 1**, including comment on the reasons for the changes and how the plans remain in general accordance with these plans.

Certification of the above shall be obtained from HBRC (Manager Compliance) prior to the authorized LUS-XXX stream works being undertaken.

Construction Environmental Management Plan

120. At least 20 working days prior to the commencement of any earthworks or construction activity on the site for the stream works, the Consent Holder must submit to HBRC for certification a final CEMP for the streamworks prepared in general accordance with the approved preliminary CEMP referenced in **Schedule 1**.



The consolidated CEMP prepared under the LUC-XXX conditions may be used to satisfy this condition provided it meets the requirements of HBRC relevant to the streamworks activities.

Erosion and Sediment Control Plan

121. At least 20 days prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC for certification a final ESCP in general accordance with the Infrastructure Report prepared by Woods and referenced in **Schedule 1**, and in accordance with the “Hawke’s Bay Waterway Guidelines – Erosion and Sediment Control” (April 2009). The ESCP may be submitted for certification in stages, based on the staged construction of the project.

The ESCP prepared under the LUC-XXX conditions may be used to satisfy this condition provided it meets the requirements of HBRC relevant to the stream works activities.

The ESCP can be amended to suit the appointed Contractor’s methodology subject to approval from HBRC’s Manager Compliance (or nominee).

Spill Management Plan

122. Prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC for certification a final SPMP in general accordance with the approved preliminary CEMP prepared by Woods and referenced in **Schedule 1**.

The SPMP prepared under the LUC-XXX conditions may be used to satisfy this condition provided it meets the requirements of HBRC relevant to the stream works activities.

The SPMP can be amended to suit the appointed Contractor’s methodology subject to approval from HBRC’s Manager Compliance (or nominee).

Works in accordance with Certified Documents

123. All stream works, earthworks and construction activities must be carried out in accordance with the certified detailed design plans, CEMP, ESCP and SPMP.

A copy of these documents must be present on site at all times while the work is being undertaken.

Avoid Stream Bed Works

124. No works, including temporary construction activities, shall be conducted in the bed of the stream.

Sediment and Contaminant Control

125. 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) Implementing erosion and sediment control measures in accordance with the certified ESCP.
126. The Consent Holder shall conduct the works only during periods when there are low flows in the stream.
127. 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 of the bed of any stream.



Landscaping Implementation

128. The Consent Holder shall implement landscaping around the outlet structure in accordance with the certified detailed landscaping plans.

Notification of Completion

129. The Consent Holder shall advise the HBRC (Manager Compliance) of having finished the works immediately following their completion.

Certified As-Builts

130. 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 (or nominee) that the works have been undertaken and completed in accordance with the certified plans. Certification must include confirmation of:
- (a) The final location, size, dimensions and levels of the stormwater outfall structure and associated erosion and scour protection alongside the stream; and
 - (b) Stabilisation of the area of works to prevent sediment loss.

Stream Reinstatement

131. 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.

Landscaping Maintenance

132. All stream margin landscaping required by this consent shall be maintained in accordance with the certified detailed design plans. Landscaping shall be maintained in a healthy and weed-free condition for a minimum period of two years following completion of planting.

Outlet Structure Performance

133. 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 in writing prior to any significant modification or replacement occurring.

Erosion & Scour Protection

134. The Consent Holder shall ensure the stormwater outlet structure and associated works within the margins of the stream are designed, constructed and maintained to 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.

Advice note: HBRC will not be responsible for the operation, maintenance, repair, or replacement of the stormwater structures authorised by this consent. Ongoing responsibility for these matters remains with the Consent Holder.

2.8 Stormwater Discharge Conditions [DIS-XXX]

Regional consent under the HBRC Regional Plan (section 15 of the RMA) for diversion and discharge of stormwater into water or onto land from the Middle Road site, including from roads and residential lots. This includes new dry basins, outlet structures and associated infrastructure diverting and discharging stormwater to the Herehere Stream.

Detailed Design Plans

135. At least 20 working days prior to commencement of any of the construction works authorised by DIS-XXX, the Consent Holder shall submit the HDC approved EA detailed design plans for the stormwater management devices for each stage (or combination of stages) to HBRC for certification.



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.

Stormwater Management System Design

136. 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 the subsequent HDC approved detailed design EA plans 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 flows in all events up to the 100-year rainfall event; and
 - (b) The diversion and discharge shall not increase pre-development flood plain extent on any privately owned neighbouring properties downstream of the discharge location point.

Water Quality Monitoring Strategy

137. At least 20 working days prior to the commencement of works occurring on site for each stage (or combination of stages), the Consent Holder shall submit a Water Quality Monitoring Strategy (**WQMS**) to HBRC for certification. The WQMS shall:
- (a) Be prepared by a suitably qualified person with experience with stormwater discharges to water.
 - (b) Detail the monitoring that the Consent Holder will undertake to characterise and track the effects of stormwater and water runoff discharges on water quality in the receiving environment after reasonable mixing at or shortly downstream of the stormwater discharge point(s) indicatively shown in the Stormwater Management Plan (**SWMP**) prepared by Woods and referenced in **Schedule 1**, or as agreed with HBRC.
 - (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) Total suspended solids;
 - (ii) Total petroleum hydrocarbons;
 - (iii) Heavy metals;
 - (iv) Total nitrogen and other nitrogen species;
 - (v) Total phosphorus and other phosphorus species;
 - (vi) Total hardness; and
 - (vii) E coli.
 - (d) Provide environmental limits for the analytes of concern identified in (c) above when monitored at the approved stormwater discharge point(s), where considered appropriate in the opinion of a suitably qualified person.
 - (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.
- (h) Include a requirement for the WQMS to be reviewed by a suitably qualified person at least every two years from the commencement of the discharge authorised by this consent. The review shall assess whether the monitoring remains fit for purpose, reflects current best practice, and continues to be effective in identifying potential adverse effects.

Stormwater Management and Maintenance Plan

138. At least 20 working days after works are completed for each stage (or combination of stages), the Consent Holder shall submit a Stormwater Management and Maintenance Plan (**SMMP**) to HBRC for certification.

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 Basins and Proprietary Gross Pollutant Trap Device.
- (c) Details (including frequency) of the inspection and maintenance activities, including inspections after the following critical rainfall events:
 - (i) 2 year and 10 year (or greater) for the Dry Basin; and
 - (ii) 10mm/hour for the Proprietary Gross Pollutant Trap Devices.
- (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 HBRC Manager Compliance within 1 month of any changes being made.

Notice of Works and Completion

139. The Consent Holder shall give HBRC at least 10 working days' notice of the intention to commence construction of the stormwater system for each stage (or combination of stages). Notice shall also be given of having finished the works for each stage (or combination of stages) as soon as practicable.

Certified As-Builts

140. 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



HBRC that the stormwater management system has been constructed and completed in accordance with the certified plans.

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.

Discharge Location and Effects

141. Approved stormwater discharge outlets shall not cause:

- (a) Erosion or scour in the receiving environment.
- (b) Flooding or adverse effects on any privately owned properties.
- (c) The production of conspicuous oil or grease films, scums or foams, or floatable materials.

Erosion and Scour

142. Within 10 working days of becoming aware of any scour or other erosion at or downstream of the discharge point(s) that is reasonably attributable to the discharge activity authorised by this consent, the Consent Holder shall prepare and implement appropriate remediation works to repair the scour or erosion.

Prior to commencing any remediation works, the Consent Holder shall provide a works methodology to HBRC for certification. All works shall be undertaken in accordance with the certified methodology.

The Consent Holder shall notify HBRC within 5 working days of completing any remediation works and confirm the measures undertaken.

Implementation of the Stormwater Monitoring System

143. The Consent Holder shall ensure all monitoring required for the stormwater management system shall be undertaken in accordance with the certified WQMS to confirm the performance of the stormwater management system and to detect any adverse effects on the receiving environment.

Any changes to the approved WQMS must be certified in writing by HBRC.

Implementation of the Stormwater Maintenance and Management Plan

144. The Consent Holder shall implement and maintain the stormwater management system in accordance with the certified Stormwater Management and Maintenance Plan (SMMP). 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 HBRC.

Inspections and Maintenance

145. The Consent Holder shall undertake inspections and maintenance at least annually or more frequently in accordance with the certified SMMP and approved OMM.

The Consent Holder shall record the details of all maintenance inspections and works undertaken. Those records shall be made available for inspection by HBRC upon request.

Stormwater System Integrity

146. 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.

Reporting and Remediating Damage

147. The Consent Holder shall advise HBRC 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 HBRC of the damage, the Consent Holder shall provide 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.

Person Responsible

148. 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 HBRC the 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.

Sampling

149. After commencement of the discharge, the Consent Holder shall ensure that sampling of stormwater discharged from the sampling sites occurs at least once every 12 months or more frequently in accordance with the certified WQMS (or subsequent updates).
150. Prior to the commissioning of the new dry basins and outlet structures, the Consent Holder shall confirm the location of the certified WQMS sampling sites in writing to HBRC. Sampling shall be undertaken at the designated monitoring sites for the duration of the consent.
151. The Consent Holder shall ensure that the samples taken are examined for the analytes set out in the certified WQMS. The results of the analysis undertaken shall be forwarded to HBRC within 7 days of being received by the Consent Holder.
152. The laboratory carrying out analyses required under this consent shall be accredited for those analyses by International Accreditation New Zealand or an equivalent authority.
153. Sampling required by this consent shall be carried out by a suitably qualified person experienced in that field.

Roof Materials

154. 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 Coloursteel; 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.

Receiving Environment

155. 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.
156. Should monitoring identify that any discharges authorised by this consent are causing to occur, or contributing to any of the matters listed in the above condition or an exceedance of the specific analysts listed in the WQMS, 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 HBRC.

Access for Maintenance and Monitoring

157. The Consent Holder shall ensure that any necessary access arrangements (including any easements if necessary) are established 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.

Stormwater Monitoring Strategy Review

158. The WQMS shall be reviewed by a suitably qualified person at least every two years from the commencement of the discharge authorised by this consent. The review shall assess whether the monitoring remains fit for purpose, reflects current best practice, and continues to be effective in identifying potential adverse effects.
- (a) An updated WQMS (if required) shall be submitted to HBRC within one month of the review being completed.
 - (b) If, after two consecutive reviews (four years), the HBRC is satisfied that the monitoring regime is appropriate, the frequency of further reviews may be extended with written agreement from HBRC.

Review under RMA Section 128

159. The conditions of this consent (DIS-XXX) may be reviewed by HBRC during the month of May of any year pursuant to sections 128 of the RMA. The actual and reasonable costs of any review undertaken will be charged to the consent holder, in accordance with section 36 of the RMA. The consent(s) may be reviewed for any of the following purposes:
- (a) To deal with any adverse effect on the environment that may arise from the exercise of this consent, which it is appropriate to deal with at that time or which became evident after the date of issue.
 - (b) To require the adoption of the best practicable option to remove or reduce any effects on the environment.
 - (c) To modify any maintenance or monitoring programme, or to require additional maintenance or monitoring if there is evidence that current maintenance or monitoring requirements are inappropriate or inadequate.
 - (d) To ensure that the consented activity is managed in a manner that is consistent with the provisions of an operative plan.

Consent Surrender

160. DIS-XXX (this consent) shall be surrendered when the HDC Global Stormwater Consent (DP090355Wb/AUTH-118324-03) includes the entirety of the stormwater discharges and discharge consented by this consent.

Transfer of Consent



161. In the event that the consent is not surrendered, DIS-XXX (this consent) shall remain in the name of the Consent Holder (CDL Land New Zealand Limited) 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 WQMS monitoring requirements of this consent.

At the conclusion of the proving period, the consent may be transferred to HDC, subject to:

- (a) Demonstrated compliance with all relevant conditions of this consent;
- (b) Submission of a performance summary report to HBRC; and
- (c) 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.

162. This consent (DIS-XXX) 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.



3.0 Archaeological Approval

3.1 Authority Details

Heritage New Zealand Pouhere Taonga Act 2014

- Authority No: [xxxxx]
- Determination Date: [xxxxx]
- Expiry Date: [xxxxx]
- Authority Holder: CDL Land New Zealand Limited
- Archaeological Site: N/A
- Location: 92, 108 and 148 Middle Road and 139 Te Aute Road, Havelock North (Pt Lot 2 DP 10118, Lot 1 DP 10118, Lot 1 DP 600024, Lot 2 DP 600024 and Lot 179 DP 10453)
- Section 45 Approved Person: Matthew Campbell
- Landowner Consent: Completed

3.2 Determination

The FTAA Expert Panel grants an authority pursuant to section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 within the area specified as Pt Lot 2 DP 10118, Lot 1 DP 10118, Lot 1 DP 600024, Lot 2 DP 600024 and Lot 179 DP 10453 to CDL Land New Zealand Limited for the proposal to undertake earthworks, subject to the following conditions:

3.3 Conditions of Authority

1. Site Briefing

The authority holder must ensure that all contractors working on the project are briefed on site by the s45 approved person, who may appoint a person to carry out the briefing on their behalf, prior to any works commencing on the possibility of encountering archaeological evidence, how to identify possible archaeological sites during works, the archaeological work required by the conditions of this authority, and contractors' responsibilities with regard to notification of the discovery of archaeological evidence to ensure that the authority conditions are complied with.

2. Start Work Notification

Prior to the start of any on-site archaeological work, the authority holder must ensure that Heritage New Zealand Pouhere Taonga is advised of the date when work will begin. This advice must be provided at least 2 working days before work starts. The authority holder must also ensure that Heritage New Zealand Pouhere Taonga is advised of the completion of the on-site archaeological work, within 5 working days of completion.

3. Archaeological Management Plan

The authority must be exercised in accordance with the Archaeological Management Plan (AMP) (Campbell, M. 2026, Middle Road, Havelock North: Archaeological Management Plan) attached to this authority.

The aims of the investigation shall be to investigate, research and analyse any structures and remains in accordance with current archaeological practice to gather information about the historical and cultural heritage of New Zealand. Any changes to the plan require the prior written agreement of Heritage New Zealand Pouhere Taonga.

4. Additional Archaeological Sites



Any earthworks that may affect any archaeological sites encountered during the works must be monitored by the s45 approved person who may appoint a person to carry out monitoring on their behalf.

5. **Archaeological Finds**

Any archaeological evidence encountered during the exercise of this authority must be investigated, recorded and analysed in accordance with archaeological practice.

6. **Tamatea Pōkai Whenua (TPW)**

In addition to any tikanga agreed to between the authority holder and Tamatea Pōkai Whenua (as detailed in the authority application), the following shall apply:

- (a) Access for Tamatea Pōkai Whenua shall be enabled in order to undertake tikanga consistent with any requirements of site safety;
- (b) Tamatea Pōkai Whenua shall be informed 48 hours before the start and finish of the archaeological work;
- (c) If any kōiwi (human remains) are encountered, all work should cease within 5 metres of the discovery. The Heritage New Zealand Pouhere Taonga Senior Archaeologist, New Zealand Police, Tamatea Pōkai Whenua must be advised immediately in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2010) and no further work in the area may take place until future actions have been agreed by all parties;
- (d) Tamatea Pōkai Whenua shall be informed if any possible taonga or Māori artefacts are identified to enable appropriate tikanga to be undertaken, so long as all statutory requirements under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975 are met; and
- (e) Tamatea Pōkai Whenua shall be provided with a copy of any reports completed as a result of the archaeological work associated with this authority and be given an opportunity to discuss it with the s45 approved person if required.

7. **Completion of Archaeological Siteworks**

Within 20 working days of the completion of any on-site archaeological work associated with this authority, the authority holder shall ensure that:

- (a) An interim report following the Archaeological Report Guideline (AGS12 2023) is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library; and
- (b) Site record forms are updated or submitted to the NZAA Site Recording Scheme.

8. **Archaeological Records**

That within 12 months of the completion of any on-site archaeological work, the authority holder shall ensure that a final report, completed following the Archaeological Report Guideline (AGS12 2023), is submitted to the Heritage New Zealand Pouhere Taonga Senior Archaeologist for inclusion in the Heritage New Zealand Pouhere Taonga Archaeological Reports Digital Library.

- (a) One hard copy and one digital copy of the final report are to be sent to the Heritage New Zealand Pouhere Taonga Senior Archaeologist; and
- (b) Digital copies of the final report must also be sent to the NZAA Central Filekeeper, Council CHI, Hawke's Bay Museum, Tamatea Pōkai Whenua, and Council.



Schedule 1 – List of Application Reports & Drawings

List of Reports

Report Title & Reference	Author	Rev	Dated
Construction Environmental Management Plan (including the following sub-management plans): - Bulk Earthworks Plan; - Construction Traffic Management Plan; - Dust Management Plan; - Spill Management Plan including the Chemical Treatment Management Plan	WOODS	-	02/10/26
Fauna Management Plan	Boffa Miskell	-	22/09/26
Construction Noise and Vibration Management Plan	Styles Group	-	20/08/26
Geotechnical Investigation Report	CMW Geosciences	Version 3	21/09/26
Remediation Action Plan	AgFirst	-	21/09/26
Archaeological Management Plan	CFG Heritage	-	18/09/26
Landscape Concept Report	Boffa Miskell	-	30/09/26
Landscape Management Plan	Boffa Miskell	V4	30/09/26
Stormwater Management Plan	WOODS	V1	30/09/26

List of Drawings

Drawing Title	Drawing Reference	Author	Rev	Dated
Landscape Plans				
FENCING STRATEGY – FENCING PROVIDED BY THE LOT OWNER	Landscape Concept Report Pg. 8	Boffa Miskell	-	30/09/2026
Urban Design Plans				
SUBDIVISION PLAN	UA-23-059	Urban Acumen	-	Aug 26
Scheme Plans				
SURVEY SCHEME PLAN	P25-496-00-0001-SC	WOODS	3	5/08/2026
SURVEY SCHEME PLAN - SHEET 1	P25-496-00-0002-SC	WOODS	3	5/08/2026



SURVEY SCHEME PLAN - SHEET 2	P25-496-00-0003-SC	WOODS	3	5/08/2026
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SURVEY SCHEME PLAN - SHEET 3	P25-496-00-0004-SC	WOODS	3	5/08/2026
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Engineering Plans

SITE LOCATION PLAN	P25-496-00-0010-GE	WOODS	2	2/10/2026
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EXISTING TITLES PLAN	P25-496-00-0011-GE	WOODS	2	2/10/2026
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EXISTING FEATURES PLAN	P25-496-00-0020-GE	WOODS	2	2/10/2026
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SITE CLEARING PLAN	P25-496-00-0030-GE	WOODS	2	2/10/2026
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DEVELOPMENT CONTROL PLAN	P25-496-00-0100-GE	WOODS	2	2/10/2026
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EXISTING CONTOUR PLAN	P25-496-00-1000-EW	WOODS	2	2/10/2026
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EXISTING CONTOUR PLAN - SHEET 1	P25-496-00-1001-EW	WOODS	2	2/10/2026
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EXISTING CONTOUR PLAN - SHEET 2	P25-496-00-1002-EW	WOODS	2	2/10/2026
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EXISTING CONTOUR PLAN - SHEET 3	P25-496-00-1003-EW	WOODS	2	2/10/2026
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EXISTING CONTOUR PLAN - SHEET 4	P25-496-00-1004-EW	WOODS	2	2/10/2026
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EXISTING CONTOUR PLAN - SHEET 5	P25-496-00-1005-EW	WOODS	2	2/10/2026
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PROPOSED CONTOUR PLAN	P25-496-00-1100-EW	WOODS	2	2/10/2026
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PROPOSED CONTOUR PLAN - SHEET 1	P25-496-00-1101-EW	WOODS	2	2/10/2026
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PROPOSED CONTOUR PLAN - SHEET 2	P25-496-00-1102-EW	WOODS	2	2/10/2026
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PROPOSED CONTOUR PLAN - SHEET 3	P25-496-00-1103-EW	WOODS	2	2/10/2026
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PROPOSED CONTOUR PLAN - SHEET 4	P25-496-00-1104-EW	WOODS	2	2/10/2026
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PROPOSED CONTOUR PLAN - SHEET 5	P25-496-00-1105-EW	WOODS	2	2/10/2026
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OVERALL CUT/FILL PLAN	P25-496-00-1200-EW	WOODS	2	2/10/2026
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CUT/FILL PLAN - SHEET 1	P25-496-00-1201-EW	WOODS	2	2/10/2026
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CUT/FILL PLAN - SHEET 2	P25-496-00-1202-EW	WOODS	2	2/10/2026
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CUT/FILL PLAN - SHEET 3	P25-496-00-1203-EW	WOODS	2	2/10/2026
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CUT/FILL PLAN - SHEET 4	P25-496-00-1204-EW	WOODS	2	2/10/2026
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CUT/FILL PLAN - SHEET 5	P25-496-00-1205-EW	WOODS	2	2/10/2026
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EARTHWORKS SECTIONS PLAN	P25-496-00-1300-EW	WOODS	2	2/10/2026
EARTHWORKS SECTIONS - SHEET 1	P25-496-00-1301-EW	WOODS	2	2/10/2026
EARTHWORKS SECTIONS - SHEET 2	P25-496-00-1302-EW	WOODS	2	2/10/2026
EARTHWORKS SECTIONS - SHEET 3	P25-496-00-1303-EW	WOODS	2	2/10/2026
EARTHWORKS SECTIONS - SHEET 4	P25-496-00-1304-EW	WOODS	2	2/10/2026
EARTHWORKS SECTIONS - SHEET 5	P25-496-00-1305-EW	WOODS	2	2/10/2026
EARTHWORKS SECTIONS - SHEET 6	P25-496-00-1306-EW	WOODS	2	2/10/2026
EARTHWORKS SECTIONS - SHEET 7	P25-496-00-1307-EW	WOODS	2	2/10/2026
HEREHERE STREAM BANK WIDENING SECTIONS PLAN	P25-496-00-1340-EW	WOODS	2	2/10/2026
HEREHERE STREAM BANK WIDENING TYPICAL SECTIONS	P25-496-00-1341-EW	WOODS	2	2/10/2026
RETAINING WALL LAYOUT PLAN	P25-496-00-1400-EW	WOODS	2	2/10/2026
PROPOSED FENCING LAYOUT PLAN	P25-496-00-1500-EW	WOODS	2	2/10/2026
EROSION AND SEDIMENT CONTROL PLAN	P25-496-00-1800-EW	WOODS	2	2/10/2026
EROSION AND SEDIMENT CONTROL PLAN SHEET 1	P25-496-00-1801-EW	WOODS	2	2/10/2026
EROSION AND SEDIMENT CONTROL PLAN SHEET 2	P25-496-00-1802-EW	WOODS	2	2/10/2026
EROSION AND SEDIMENT CONTROL PLAN SHEET 3	P25-496-00-1803-EW	WOODS	2	2/10/2026
EROSION AND SEDIMENT CONTROL PLAN SHEET 4	P25-496-00-1804-EW	WOODS	2	2/10/2026
EROSION AND SEDIMENT CONTROL PLAN SHEET 5	P25-496-00-1805-EW	WOODS	2	2/10/2026
EROSION AND SEDIMENT CONTROL PLAN HEREHERE STREAM TYPICAL SECTIONS	P25-496-00-1815-EW	WOODS	2	2/10/2026
EROSION AND SEDIMENT CONTROL STANDARD DETAILS SHEET 1	P25-496-00-1820-EW	WOODS	2	2/10/2026



EROSION AND SEDIMENT CONTROL STANDARD DETAILS SHEET 2	P25-496-00-1821-EW	WOODS	2	2/10/2026
EROSION AND SEDIMENT CONTROL STANDARD DETAILS SHEET 3	P25-496-00-1822-EW	WOODS	2	2/10/2026
EROSION AND SEDIMENT CONTROL STANDARD DETAILS SHEET 4	P25-496-00-1823-EW	WOODS	2	2/10/2026
EROSION AND SEDIMENT CONTROL STANDARD DETAILS SHEET 5	P25-496-00-1824-EW	WOODS	2	2/10/2026
PROPOSED OVERALL ROAD PLAN	P25-496-00-2000-RD	WOODS	2	2/10/2026
PROPOSED ROAD PLAN - SHEET 1	P25-496-00-2001-RD	WOODS	2	2/10/2026
PROPOSED ROAD PLAN - SHEET 2	P25-496-00-2002-RD	WOODS	2	2/10/2026
PROPOSED ROAD PLAN - SHEET 3	P25-496-00-2003-RD	WOODS	2	2/10/2026
PROPOSED ROAD PLAN - SHEET 4	P25-496-00-2004-RD	WOODS	2	2/10/2026
PROPOSED ROAD PLAN - SHEET 5	P25-496-00-2005-RD	WOODS	2	2/10/2026
PROPOSED ROAD TYPOLOGY PLAN	P25-496-00-2200-RD	WOODS	2	2/10/2026
TYPICAL CROSS SECTIONS TE AUTE ROAD & MIDDLE ROAD	P25-496-00-2201-RD	WOODS	2	2/10/2026
TYPICAL CROSS SECTIONS COLLECTOR ROAD & ACCESS ROAD TYPE 1	P25-496-00-2202-RD	WOODS	2	2/10/2026
TYPICAL CROSS SECTIONS ACCESS ROAD TYPE 2 & TYPE 3	P25-496-00-2203-RD	WOODS	2	2/10/2026
TYPICAL CROSS SECTIONS ACCESS ROAD TYPE 4	P25-496-00-2204-RD	WOODS	2	2/10/2026
TYPICAL CROSS SECTIONS ACCESSWAY, JOAL TYPE 1 & TYPE 2	P25-496-00-2205-RD	WOODS	2	2/10/2026
TYPICAL CROSS SECTIONS TYPICAL BERM ARRANGEMENT	P25-496-00-2206-RD	WOODS	2	2/10/2026
ROAD CENTRELINE PLAN	P25-496-00-2500-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 1	P25-496-00-2501-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 2	P25-496-00-2502-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 3	P25-496-00-2503-RD	WOODS	2	2/10/2026



ROAD LONGSECTIONS SHEET 4	P25-496-00-2504-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 5	P25-496-00-2505-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 6	P25-496-00-2506-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 7	P25-496-00-2507-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 8	P25-496-00-2508-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 9	P25-496-00-2509-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 10	P25-496-00-2510-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 11	P25-496-00-2511-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 12	P25-496-00-2512-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 13	P25-496-00-2513-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 14	P25-496-00-2514-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 15	P25-496-00-2515-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 16	P25-496-00-2516-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 17	P25-496-00-2517-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 18	P25-496-00-2518-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 19	P25-496-00-2519-RD	WOODS	2	2/10/2026
ROAD LONGSECTIONS SHEET 20	P25-496-00-2520-RD	WOODS	2	2/10/2026
PROPOSED OVERALL INTERSECTION TYPOLOGY PLAN	P25-496-00-2600-RD	WOODS	2	2/10/2026
PROPOSED INTERSECTION TYPOLOGY PLAN TE AUTE ROAD INTERSECTION	P25-496-00-2601-RD	WOODS	2	2/10/2026
PROPOSED INTERSECTION TYPOLOGY PLAN MIDDLE ROAD INTERSECTION	P25-496-00-2602-RD	WOODS	2	2/10/2026
OVERALL ROAD LINEMARKING AND SIGNAGE PLAN	P25-496-00-2700-RD	WOODS	2	2/10/2026
ROAD LINEMARKING AND SIGNAGE PLAN - SHEET 1	P25-496-00-2701-RD	WOODS	2	2/10/2026
ROAD LINEMARKING AND SIGNAGE PLAN - SHEET 2	P25-496-00-2702-RD	WOODS	2	2/10/2026



ROAD LINEMARKING AND SIGNAGE PLAN - SHEET 3	P25-496-00-2703-RD	WOODS	2	2/10/2026
ROAD LINEMARKING AND SIGNAGE PLAN - SHEET 4	P25-496-00-2704-RD	WOODS	2	2/10/2026
ROAD LINEMARKING AND SIGNAGE PLAN - SHEET 5	P25-496-00-2705-RD	WOODS	2	2/10/2026
SIGHT DISTANCE LAYOUT PLAN	P25-496-00-2750-RD	WOODS	2	2/10/2026
SAFE INTERSECTION SIGHT DISTANCE - SHEET 1	P25-496-00-2751-RD	WOODS	2	2/10/2026
SAFE INTERSECTION SIGHT DISTANCE - SHEET 2	P25-496-00-2752-RD	WOODS	2	2/10/2026
SAFE INTERSECTION SIGHT DISTANCE - SHEET 3	P25-496-00-2753-RD	WOODS	2	2/10/2026
SAFE INTERSECTION SIGHT DISTANCE - SHEET 4	P25-496-00-2754-RD	WOODS	2	2/10/2026
SAFE INTERSECTION SIGHT DISTANCE - SHEET 5	P25-496-00-2755-RD	WOODS	2	2/10/2026
APPROACH SIGHT DISTANCE - SHEET 1	P25-496-00-2756-RD	WOODS	2	2/10/2026
APPROACH SIGHT DISTANCE - SHEET 2	P25-496-00-2757-RD	WOODS	2	2/10/2026
APPROACH SIGHT DISTANCE - SHEET 3	P25-496-00-2758-RD	WOODS	2	2/10/2026
APPROACH SIGHT DISTANCE - SHEET 4	P25-496-00-2759-RD	WOODS	2	2/10/2026
APPROACH SIGHT DISTANCE - SHEET 5	P25-496-00-2760-RD	WOODS	2	2/10/2026
CROSSING SIGHT DISTANCE - SHEET 1	P25-496-00-2761-RD	WOODS	2	2/10/2026
CROSSING SIGHT DISTANCE - SHEET 2	P25-496-00-2762-RD	WOODS	2	2/10/2026
CROSSING SIGHT DISTANCE - SHEET 3	P25-496-00-2763-RD	WOODS	2	2/10/2026
CROSSING SIGHT DISTANCE - SHEET 4	P25-496-00-2764-RD	WOODS	2	2/10/2026
CROSSING SIGHT DISTANCE - SHEET 5	P25-496-00-2765-RD	WOODS	2	2/10/2026
COLLECTOR ROAD CR01 AND COLLECTOR ROAD CR02 ROUNDABOUT SIGHT DISTANCE PLAN	P25-496-00-2766-RD	WOODS	2	2/10/2026
ROAD DETAILS\PHDC ENG COP - C19 & C19A	P25-496-00-2800-RD	WOODS	2	2/10/2026



ROAD DETAILS\PHDC ENG COP - WS 105	P25-496-00-2801-RD	WOODS	2	2/10/2026
ROAD DETAILS\PHDC ENG COP - WS 105	P25-496-00-2802-RD	WOODS	2	2/10/2026
ROAD DETAILS\PHDC ENG COP - WS 106	P25-496-00-2803-RD	WOODS	2	2/10/2026
PEDESTRIAN BRIDGE LOCATION PLAN	P25-496-00-2850-RD	WOODS	2	2/10/2026
PEDESTRIAN BRIDGE - LONG SECTION	P25-496-00-2851-RD	WOODS	2	2/10/2026
PROPOSED OVERALL STORMWATER PLAN	P25-496-00-3000-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER PLAN - SHEET 1	P25-496-00-3001-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER PLAN - SHEET 2	P25-496-00-3002-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER PLAN - SHEET 3	P25-496-00-3003-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER PLAN - SHEET 4	P25-496-00-3004-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER PLAN - SHEET 5	P25-496-00-3005-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 1	P25-496-00-3500-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 2	P25-496-00-3501-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 3	P25-496-00-3502-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 4	P25-496-00-3503-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 5	P25-496-00-3504-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 6	P25-496-00-3505-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 7	P25-496-00-3506-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 8	P25-496-00-3507-DR	WOODS	2	2/10/2026



PROPOSED STORMWATER LONGSECTION - SHEET 9	P25-496-00-3508-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 10	P25-496-00-3509-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 11	P25-496-00-3510-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 12	P25-496-00-3511-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 13	P25-496-00-3512-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 14	P25-496-00-3513-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 15	P25-496-00-3514-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 16	P25-496-00-3515-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 17	P25-496-00-3516-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 18	P25-496-00-3517-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 19	P25-496-00-3518-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 20	P25-496-00-3519-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 21	P25-496-00-3520-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 22	P25-496-00-3521-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 23	P25-496-00-3522-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 24	P25-496-00-3523-DR	WOODS	2	2/10/2026
PROPOSED STORMWATER LONGSECTION - SHEET 25	P25-496-00-3524-DR	WOODS	2	2/10/2026



STORMWATER 5 YEAR CATCHMENT PLAN	P25-496-00-3600-DR	WOODS	2	2/10/2026
HEREHERE STREAM STORMWATER OUTLET DETAIL	P25-496-00-3800-DR	WOODS	2	2/10/2026
GILPIN DRAIN STORMWATER OUTLET DETAIL	P25-496-00-3801-DR	WOODS	2	2/10/2026
STORMWATER GPT DETAILS	P25-496-00-3810-DR	WOODS	2	2/10/2026
OVERALL DRY BASIN LAYOUT PLAN	P25-496-00-3850-DR	WOODS	2	2/10/2026
DRY BASIN LAYOUT PLAN - SHEET 1	P25-496-00-3851-DR	WOODS	2	2/10/2026
DRY BASIN LAYOUT PLAN - SHEET 2	P25-496-00-3852-DR	WOODS	2	2/10/2026
DRY BASIN LAYOUT PLAN - SHEET 3	P25-496-00-3853-DR	WOODS	2	2/10/2026
DRY BASIN LAYOUT PLAN - SHEET 4	P25-496-00-3854-DR	WOODS	2	2/10/2026
DRY BASIN LAYOUT PLAN - SHEET 5	P25-496-00-3855-DR	WOODS	2	2/10/2026
DRY BASIN LAYOUT PLAN - SHEET 6	P25-496-00-3856-DR	WOODS	2	2/10/2026
DRY BASIN LAYOUT PLAN - SHEET 7	P25-496-00-3857-DR	WOODS	2	2/10/2026
WINGWALL OUTLET DETAILS	P25-496-00-3860-DR	WOODS	2	2/10/2026
NORTHERN DRY BASIN STORMWATER OUTLET 176/2 DETAILS	P25-496-00-3861-DR	WOODS	2	2/10/2026
SOUTHERN DRY BASIN STORMWATER OUTLET 177/2 DETAILS	P25-496-00-3862-DR	WOODS	2	2/10/2026
TYPICAL CULVERT CROSSING DETAIL	P25-496-00-3870-DR	WOODS	2	2/10/2026
CULVERT LONG SECTIONS	P25-496-00-3871-DR	WOODS	2	2/10/2026
OVERLAND FLOW PATH POST-DEVELOPMENT PLAN	P25-496-00-3900-DR	WOODS	2	2/10/2026
OVERLAND FLOW SECTION - SHEET 1	P25-496-00-3901-DR	WOODS	2	2/10/2026
OVERLAND FLOW SECTIONS - SHEET 2	P25-496-00-3902-DR	WOODS	2	2/10/2026
OVERLAND FLOW SECTIONS - SHEET 3	P25-496-00-3903-DR	WOODS	2	2/10/2026
OVERLAND FLOW SECTIONS - SHEET 4	P25-496-00-3904-DR	WOODS	2	2/10/2026
OVERLAND FLOW SECTIONS - SHEET 5	P25-496-00-3905-DR	WOODS	2	2/10/2026



OVERLAND FLOW SECTIONS - SHEET 6	P25-496-00-3906-DR	WOODS	2	2/10/2026
OVERLAND FLOW SECTIONS - SHEET 7	P25-496-00-3907-DR	WOODS	2	2/10/2026
OVERLAND FLOW SECTIONS - SHEET 8	P25-496-00-3908-DR	WOODS	2	2/10/2026
OVERLAND FLOW SECTIONS - SHEET 9	P25-496-00-3909-DR	WOODS	2	2/10/2026
PROPOSED OVERALL WASTEWATER PLAN - OVERALL PLAN	P25-496-00-4000-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER PLAN - SHEET 1	P25-496-00-4001-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER PLAN - SHEET 2	P25-496-00-4002-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER PLAN - SHEET 3	P25-496-00-4003-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER PLAN - SHEET 4	P25-496-00-4004-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER PLAN - SHEET 5	P25-496-00-4005-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER PUMPING STATION PLAN OVERALL LAYOUT	P25-496-00-4200-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER PUMPING STATION PLAN SITE LAYOUT	P25-496-00-4201-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER PUMPING STATION PLAN CONTROL HARDSTAND LAYOUT	P25-496-00-4202-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER PUMPING STATION PLAN SERVICE VEHICLE TRACKING	P25-496-00-4220-DR	WOODS	2	2/10/2026
WASTEWATER PUMPING STATION PUMP STATION DISCHARGE SCHEMATIC	P25-496-00-4250-DR	WOODS	2	2/10/2026
WASTEWATER PUMPING STATION PUMP STATION STORAGE SCHEMATIC	P25-496-00-4251-DR	WOODS	2	2/10/2026
WASTEWATER PUMPING STATION ENGINEERED OVERFLOW POINT DETAILS	P25-496-00-4258-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 1	P25-496-00-4500-DR	WOODS	2	2/10/2026



PROPOSED WASTEWATER LONGSECTION - SHEET 2	P25-496-00-4501-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 3	P25-496-00-4502-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 4	P25-496-00-4503-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 5	P25-496-00-4504-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 6	P25-496-00-4505-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 7	P25-496-00-4506-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 8	P25-496-00-4507-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 9	P25-496-00-4508-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 10	P25-496-00-4509-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 11	P25-496-00-4510-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 12	P25-496-00-4511-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 13	P25-496-00-4512-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 14	P25-496-00-4513-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - SHEET 15	P25-496-00-4514-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER LONGSECTION - WWPS	P25-496-00-4520-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER RISING MAIN PLAN	P25-496-00-4950-DR	WOODS	2	2/10/2026
PROPOSED WASTEWATER RISING MAIN LONGSECTION - SHEET 1	P25-496-00-4951-DR	WOODS	2	2/10/2026



PROPOSED WASTEWATER RISING MAIN LONG SECTION - SHEET 2	P25-496-00-4952-DR	WOODS	2	2/10/2026
PROPOSED OVERALL WATER RETICULATION PLAN	P25-496-00-5000-WR	WOODS	2	2/10/2026
PROPOSED WATER RETICULATION PLAN - SHEET 1	P25-496-00-5001-WR	WOODS	2	2/10/2026
PROPOSED WATER RETICULATION PLAN - SHEET 2	P25-496-00-5002-WR	WOODS	2	2/10/2026
PROPOSED WATER RETICULATION PLAN - SHEET 3	P25-496-00-5003-WR	WOODS	2	2/10/2026
PROPOSED WATER RETICULATION PLAN - SHEET 4	P25-496-00-5004-WR	WOODS	2	2/10/2026
PROPOSED WATER RETICULATION PLAN - SHEET 5	P25-496-00-5005-WR	WOODS	2	2/10/2026
FIRE HYDRANT SPACING PLAN	P25-496-00-5500-WR	WOODS	2	2/10/2026

Transport Plans

OVERALL LAYOUT PLAN OVERVIEW	CLDD-MR-DW01-A	Flow	C	9/09/2026
TE AUTE ROAD / CR01 12.6 m BUS TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
TE AUTE ROAD / CR01 13.5 m BUS TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
MIDDLE ROAD / CR01 12.6 m BUS TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
MIDDLE ROAD / CR01 13.5 m BUS TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
CR02 / CR01 12.6 m BUS & 6.3 m VAN TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
AR01 / CR01 8.8 m RIGID TRUCK TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
AR06 / AR09 / CR01 8.8 m RIGID TRUCK TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
AR04 / MIDDLE ROAD 8.8 m RIGID TRUCK TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026



AR08 / AR07 8.8 m RIGID TRUCK TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
AR06 / AR07 8.8 m RIGID TRUCK TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
AR02 / AR01 8.8 m RIGID TRUCK TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
ROAD CURVES 6.3 m VAN TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
ROAD CURVES 6.3 m VAN TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
ROAD CURVES 6.3 m VAN TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
JOAL 1 & JOAL 2 B99 CAR TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
JOAL 3 & VX FROM AR06 B99 CAR TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026
PUMP STATION 8.8 m RIGID TRUCK TRACKING	CLDD-MR-DW01-A	Flow	C	9/09/2026