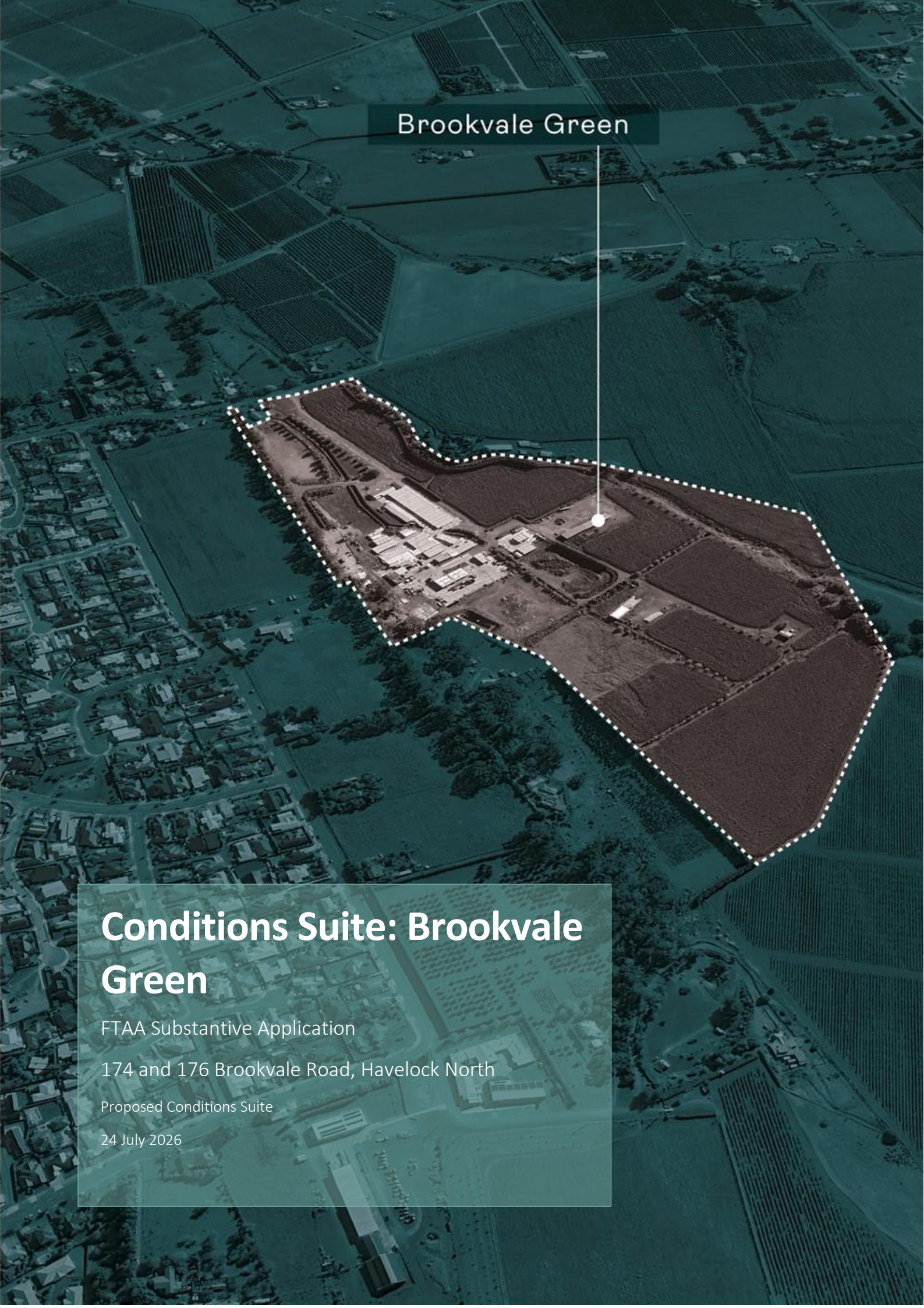




Brookvale Green

Conditions Suite: Brookvale Green

FTAA Substantive Application

174 and 176 Brookvale Road, Havelock North

Proposed Conditions Suite

24 July 2026

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1.0 Introduction

This document sets out the proposed conditions of consent for the Brookvale Green Project at 174 and 176 Brookvale Road, Havelock North (“Site”), sought through the substantive application under the Fast-track Approvals Act 2024 (“FTAA”). The conditions address the full suite of District and Regional consent matters required to enable the subdivision, residential development, infrastructure works, stream works, wetland works, and associated activities forming part of the Project. It also includes the conditions associated with the precautionary Wildlife Approval sought from the Department of Conservation (“DOC”) and Reserves Act approval for works in the Arataki Local Purposes (Amenity) Reserve.

The proposed conditions have been prepared in accordance with Schedule 5 (Clause 18), Schedule 6 (Clause 8) and Schedule 7 (Clause 6) of the FTAA and are intended to provide a clear, integrated and practical framework for the implementation of the Project. In preparing the conditions suite, regard has been had to:

- Standard conditions and consent administration practices commonly used by Hastings District Council (“HDC”) and Hawke’s Bay Regional Council (“HBRC”);
- The technical assessments and management plans prepared for the application; and
- The need to provide both simplicity and certainty for the consent holder, future landowners, contractors, Council compliance staff, and other stakeholders involved in the delivery of the Project.

The conditions have been drafted to:

- Provide a clear and efficient framework for implementation and compliance monitoring;
- Ensure that adverse environmental effects are appropriately avoided, remedied or mitigated;
- Integrate district and regional consent requirements into a single coordinated conditions package;
- Provide flexibility for staged delivery of the Project where appropriate; and
- Ensure that key environmental mitigation, landscape, ecological, stormwater, wetland, stream restoration and infrastructure outcomes are secured through the life of the development.

The conditions are structured into activity-specific sections corresponding to the different approvals sought through the application, including subdivision, land use, stream and wetland works, discharge activities, wildlife and reserve approvals.

Unless otherwise specified, the conditions apply for the duration of the consent and are to be read together with the application documentation and the plans and reports listed in **Schedule 1**.

2.0 Glossary of Terms

Acronym / Term	Definition
Application	Substantive Application under Section 42 of the FTAA
B&A	Barker & Associates Limited
CEMP	Construction Environmental Management Plan
ChTMP	Chemical Treatment Management Plan
CMP	Construction Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CTMP	Construction Traffic Management Plan
DOC	Department of Conservation
DMP	Dust Management Plan
EA	Engineering Approval
EMP	Ecological Management Plan
EPA	Environmental Protection Authority
ESCP	Erosion and Sediment Control Plan
EWMP	Earthworks Management Plan
FMP	Fauna Management Plan
FTAA	Fast-track Approvals Act 2024
GCR	Geotechnical Completion Report
GAR	Geotechnical Assessment Report
GPA	Groundwater Protection Assessment
HBRC	Hawke's Bay Regional Council
HDC	Heretaunga Hastings District Council
HDC ECoP	Hastings District Council Engineering Code of Practice 2020
HDP	Heretaunga Hastings District Plan
HNZPT	Heritage New Zealand Pouhere Taonga
LA4	LA4 Landscape Architects Limited
LINZ	Land Information New Zealand
LMP	Landscape Maintenance Plan
Maven	Maven Associates Limited
NES-FW	National Environmental Standards for Freshwater
Reserves Act	Reserves Act 1977
RMA	Resource Management Act 1991
RRMP	Hawke's Bay Regional Resource Management Plan
Site	174 and 176 Brookvale Road, Havelock North
SMP	Stormwater Management Plan
SMMP	Stormwater Maintenance and Management Plan

Acronym / Term	Definition
SWPP	Source Water Protection Plan
SPMP	Spill Management Plan
SQEP	Suitably Qualified and Experienced Person
Stantec	Stantec New Zealand
TPW	Tamatea Pōkai Whenua
Wildlife Act	Wildlife Act 1953
Wild Ecology	Wild Ecology Limited
WQMP	Water Quality Monitoring Programme
WWPS	Wastewater Pump Station

3.0 Consent Overview

This section provides an overview of the resource consents, approvals and authorisations required to enable the Brookvale Green Project substantive application:

Applicant	Vermont Street Partners No. 4 Limited
Address of Site	174 and 176 Brookvale Road, Havelock North
Legal Description	Lot 2 DP 7771, Lot 2 DP 529421, Lots 1 & 2 DP 16311, Lot 1 DP 529421, Lot 2 DP 28543, Lot 1 of Lot 16 DP 3449, and Lots 3 & 4 DP 481968
Activity	Comprehensive residential urban development comprising 203 residential dwellings, subdivision, associated infrastructure, stormwater management works, watercourse realignment, stream works and ecological restoration works; diversion and discharges.
Required consents and authorisations	<u>HDC LUC-XXX:</u> - Proposed yield of 203 residential dwellings as part of a comprehensive urban development (RMA s9) <u>HDC SUB-XXX:</u> - Subdivision including vested roads, accessways and a local purpose drainage reserve (RMA s11). - Infrastructure and site works associated with the subdivision and the development, including roads, drainage reserves, parking, accessways, and infrastructure for three waters services (RMA s9 and s11) <u>HBRC LUS-XXX:</u> - Vegetation clearance, land disturbance, earthworks, new structures and replanting within 6m of a watercourse in a flood control scheme area (RMA s9) - Activities associated with the realignment and diversion of watercourses, culvert upgrades and new access crossings, removal of existing culverts, fords and piped structures, wetland removal/reinstatement, and the placement of structures in, on and over stream beds (RMA s13) - Wetland removal and reinstatement/enhancement (NES-F) <u>HBRC WAT-XXX:</u> - Diversion of watercourses and artificial drains (RMA s14) <u>HBRC DIS-1XX:</u> - Diversion and discharge of stormwater into watercourses (new discharge points to stream channel) (RMA s15) <u>HBRC DIS-2XX:</u> - Temporary discharge of contaminated water during construction (RMA s15) <u>DOC WA-XXX:</u> - Precautionary Wildlife Approval sought for salvage, handling, relocation and incidental killing of indigenous lizards (Wildlife Act 1953) <u>HDC RAC-XXX:</u> - Easement to provide for road access over 275m² of HDC administered Reserve land (Reserves Act 1977 – easement)

	Physical development integration works over 3,624m² HDC administered Reserve land (Reserves Act 1977 – works permit)
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The following conditions are proposed to manage the potential adverse effects arising from the Brookvale Green development and to ensure the activities are undertaken in accordance with the relevant statutory and technical requirements.

4.0 General Conditions: All Consents

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

Explanatory Note: The following general conditions apply to all parts of this bundled resource consent, including the land use and subdivision consent authorised under district consents [LUC-XXX] and [SUB-XXX]; the land use, watercourse and wetland works, diversion and discharge activities authorised under regional consents [LUS-XXX], [WAT-XXX], [DIS-1XX] and [DIS-2XX]; the Wildlife Approval authorised by [WA-XXX]; and Reserves Act approval authorised by [RAC-XXX]. These conditions are not repeated under each individual consent to avoid duplication and to ensure consistency across the consenting package.

No.	Conditions - General																					
No.	General																					
1.	Generally In Accordance With The proposal must be carried out in general accordance with the drawings, plans and documents listed in Schedule 1 and referenced by the HDC and HBRC under consent numbers [LUC-XXX, SUB-XXX, LUS-XXX, WAT-XXX, DIS-1XX, and DIS-2XX]. 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.																					
2.	Lapse & Expiry Dates Under section 125 and 123 of the RMA, the approved consents lapse and/or expire after the date it is granted (unless otherwise stated below) as follows: <table><tr><th>Consent Reference & Activity</th><th>Lapse Date</th><th>Expiry Date</th></tr><tr><td>SUB-XXX (s11 Subdivision)</td><td>5 years</td><td></td></tr><tr><td>LUC-XXX (s9 Land Use)</td><td>5 years</td><td></td></tr><tr><td>LUS-XXX (s9 and s13 Stream, Wetland and Structure Works)</td><td>5 years</td><td>35 years (s13)</td></tr><tr><td>WAT-XXX (s14 Stream Diversion and Realignment)</td><td>5 years</td><td>35 years</td></tr><tr><td>DIS-1XX (s15 Discharge of stormwater)</td><td>5 years</td><td>35 years</td></tr><tr><td>DIS-2XX (s15 Discharge of contaminants)</td><td>5 years</td><td>7 years</td></tr></table> (a) These consents will lapse 5 years after the date they commence unless they have been given effect to. (b) In the case of approved subdivision SUB-XXX, under section 125 of the RMA this consent lapses five years after the date it is granted unless: (i) A survey plan is submitted to HDC for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in general accordance with section 224 of the RMA; or	Consent Reference & Activity	Lapse Date	Expiry Date	SUB-XXX (s11 Subdivision)	5 years		LUC-XXX (s9 Land Use)	5 years		LUS-XXX (s9 and s13 Stream, Wetland and Structure Works)	5 years	35 years (s13)	WAT-XXX (s14 Stream Diversion and Realignment)	5 years	35 years	DIS-1XX (s15 Discharge of stormwater)	5 years	35 years	DIS-2XX (s15 Discharge of contaminants)	5 years	7 years
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DIS-2XX (s15 Discharge of contaminants)	5 years	7 years																				

No.	Conditions - General
	(ii) An application under section 125 of the RMA is made to the HDC before the consent lapses to extend the period after which the consent lapses and the HDC grants an extension
3.	HDC Monitoring A monitoring deposit of \$300 (including GST) shall be payable to cover the reasonable costs of monitoring compliance with the consent conditions in accordance with HDC schedule of charges respectively, noting that: (a) The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent(s). (b) In the event of non-compliance being detected by monitoring or justified complaint and/or the costs of monitoring the consent exceeding the deposit, the costs to HDC of any additional monitoring shall be paid by the Consent Holder in accordance with the HDC advertised schedule of fees. The Consent Holder will be advised of the further monitoring charge from HDC. Only after all conditions of the resource consent(s) have been met, will HDC issue a letter confirming compliance on request of the Consent Holder.
4.	HBRC Monitoring Pursuant to Section 36 of the RMA 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: <u>Routine Monitoring</u> <i>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.</i> <u>Non-Routine Monitoring</u> <i>"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 shown below.</i> <i>Section 17(1) of the RMA states:</i> <i>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 any of sections 10, 10A, 10B, and 20A; or</i> (a) <i>a national environmental standard, a rule, a resource consent, or a designation.</i> (b) <i>Consent Impact Monitoring</i> <i>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.</i> <u>Debt Recovery</u>

No.	Conditions - General
	<i>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.</i>
5.	Suitably Qualified and Experienced Persons The Consent Holder shall ensure that all investigations, calculations, design, supervision, and certification of the infrastructure required under the conditions of this consent are carried out by or under the control of persons who: (a) are experienced in their respective fields; (b) for engineering matters, are considered as “suitably qualified persons” under Section 1.3, Part 3 of the HDC’s Engineering Code of Practice 2020 (ECoP); (c) hold full membership in their respective professional bodies; and (d) have appropriate professional indemnity insurance and public liability insurance
6.	Commencement of Staged Works Ten (10) days prior to the commencement of the bulk earthworks on site for each stage (or combination of stages), the Consent Holder shall notify and arrange an on-site pre-construction meeting with the HDC 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, groundwater 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 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.
7.	Works in accordance with Conditions The Consent Holder shall ensure that all works are carried out in accordance with these conditions, including any EA or certification obtained in accordance with these conditions.
8.	Experienced Contractors The Consent Holder shall ensure that all works carried out in accordance with these conditions, including any under EA or certification obtained in accordance with these conditions, are undertaken by persons who: (a) are suitably qualified and/ or have the appropriate experience in the relevant areas; (b) have the appropriate equipment; (c) have the appropriate public liability insurance; and

No.	Conditions - General
	(d) meet the requirements of the Health and Safety at Work Act
9.	Works within Public Road Reserve The Consent Holder shall ensure that all works within a public road reserve are undertaken by a contractor who is pre-approved to do so by the HDC.
10.	Works within Site Boundaries The Consent Holder shall ensure that no earthworks, temporary or permanent, breach the boundaries of the site, except for authorised works addressing: (a) the construction of the intersections, Brookvale Road gateway treatment, and pedestrian crossing; (b) the construction of the stormwater outlet structure discharge device; (c) works required to either connect into or extend/upgrade public infrastructure to service the development. <i>Advice note: Prior to undertaking works on those public assets, the Consent Holder should obtain all necessary approvals from the HDC and HBRC and any other necessary approvals.</i>
11.	Hours of Operation Construction work and heavy vehicle movements on the site shall be limited to the hours of 7.30 am - 6.00 pm Monday to Saturday. No noisy works shall be undertaken outside of these hours or on Sundays or public holidays. This condition does not preclude quiet works from taking place outside of standard construction hours, providing they comply with the permitted construction noise limits at these times (e.g., site meetings, interior fitouts, planting or other works that are well-separated from neighbouring receivers).
12.	Maintenance during construction and of vacant areas until works commence During construction and until works begin on a relevant stage (or combination of stages) in a vacant area, the Consent Holder must ensure that the Site is kept in a tidy condition free of nuisances including but not limited to undertaking vegetation and weed management, rubbish removal, dust and runoff management.
13.	Accidental Discovery Protocol In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or Human remains/Kōiwi in a 'place', the Consent Holder shall: (a) cease work at and within 20m of the place ("affected area"), and secure the affected area; (b) notify the Heritage New Zealand Pouhere Taonga ("HNZPT"), the HDC and HBRC, and comply with any statutory requirements arising such as under the HNZPT Act 2014 and Protected Objects Act 1975; (c) if the material is of Māori origin, notify Tamatea Pōkai Whenua (TPW), and shall allow access to enable appropriate cultural procedures to be undertaken in accordance with tikanga, subject to meeting any statutory requirements; and (d) if human remains/Kōiwi are uncovered, notify the NZ Police as well as TPW, and not move any such remains until NZ Police and/or TPW advice is received;

No.	Conditions - General
	(e) have agreed that they can be moved and all appropriate cultural procedures have been undertaken in accordance with tikanga; (f) not recommence works within the affected area until any necessary cultural procedures have been undertaken and statutory requirements have been met.
14.	Notification of Stage Completion The Consent Holder must notify the HDC and HBRC in writing of the date of completion of any particular stage (or combination of stages), within ten (10) working days of the completion of that stage(s).
15.	Complaints During the siteworks and construction period, the Consent Holder shall maintain a record of any complaints received in relation to the exercise of this consent. The register shall include, but not be limited to: (a) the date, time, location and nature of the complaint; (b) the name, phone number, and address of the complainant, unless the complainant elects not to supply this information; and (c) action taken by Consent Holder to investigate the complaint, and, if it is justified, the action taken to remedy the situation and any measures to be put in place to avoid or mitigate the problem occurring again. These records shall be provided to the relevant HDC and/or HBRC Compliance Monitoring Officer upon request.

5.0 Subdivision: SUB-XXX

Summary of SUB-XXX subdivision activities authorised.

Activities relating to Section 11 of the RMA for the subdivision of:

- 203 residential lots delivered in a staged manner.
- Five roads to be vested in HDC.
- One accessway to be vested in HDC.
- Four local purpose drainage reserves to be vested in HDC for stormwater.
- One local purpose drainage reserve to be vested in HDC for wastewater.
- Associated easements, rights of way and legal instruments.
- Associated infrastructure, site works and landscaping required to establish and service the subdivision.
- Consent notices to facilitate and management development within the subdivision.

Section 223 Survey Plan Approval Explanatory Note: Unless stated otherwise or excluded from the respective stage, the following conditions apply as required to each independent stage.

Section 224(c) Certification Explanatory Note: Unless stated otherwise or excluded from the respective stage, the following conditions apply as required to each independent stage. A certificate pursuant to section 224(c) of the RMA will not be issued until all conditions in relation to each independent stage have been met to the satisfaction of the HDC and at the Consent Holder's expense.

No.	Conditions – SUB-XXX
No.	General
16.	Subdivision in Accordance That the subdivision shall proceed in accordance with the attached approved subdivision plan, unless otherwise altered by the consent conditions.
17.	Memorandum of Easements and Land Transfer Plan That the Memorandum of Easements and Land Transfer Plan to give effect to this subdivision consent shall be consistent with the approved subdivision plan referenced in Schedule 1.
18.	Rights of Way and Easements 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.
19.	Servicing Easements The Consent Holder shall show the location of any new pipes or infrastructure over another title (existing or proposed) and these shall be covered by appropriate easements, to be confirmed at Section 223 and/or 224c stage. As built plans shall be provided to confirm compliance with this condition.

No.	Conditions – SUB-XXX
20.	Easements That all required easements shall be created and duly granted or reserved.
21.	Easement to be Surrendered (Road) Pursuant to Section 243(e) of the Resource Management Act 1991, the condition requiring the existing right of way on Lot 1 DP 529421 shall be revoked, and the easement surrendered as part of the deposit action for this subdivision.
22.	Easements to be Surrendered Pursuant to section 243(e) of the Resource Management Act 1991, the Consent Holder shall surrender or cancel, as applicable, any easements, rights of way, rights to drain water, rights to drain sewage, and other easement interests created by this subdivision that are no longer required as a result of subsequent stages of the subdivision. The surrender or cancellation of such easements shall occur as part of the deposit action for the relevant stage and shall be identified on the relevant survey plan and associated section 223 and section 224(c) documentation. For the avoidance of doubt, this condition authorises the issue of section 243(e) certificates for easements created by earlier stages of the subdivision where their surrender or cancellation is required to give effect to the approved subdivision layout and infrastructure design. <i>Advice Note: It is anticipated that certain easements created by earlier stages of the subdivision may require surrender or cancellation as later stages are completed. Section 243(e) certificates may be issued by HDC for this purpose where necessary to implement the approved subdivision layout and infrastructure design.</i>
23.	Reserve to be Revoked and Road to be Declared The reserve status of part of the land described as Lot 3 DP 481968 and identified as ‘Section 1’ on Maven Associates Drawing C160-1 & C160-2 referenced in Schedule 1 is to be revoked and declared as legal road prior to Stage 3 depositing for titles.
24.	Cancellation of Amalgamation Conditions Pursuant to Section 241(3) of the Resource Management Act 1991, the consent holder shall cancel the existing amalgamation condition on SUB-XXXXXXX (LINZ Reference Number: TBC) requiring Lot 1 DP 16311 and Lot 1 TBC¹ to be held in the same record of title. Pursuant to Section 241(3) of the Resource Management Act 1991, the consent holder shall cancel the existing amalgamation condition on DP 529421 (LINZ Reference Number: 1174670) requiring Lot 2 DP 7771 and Lot 2 DP 529421 to be held in the same record of title. Pursuant to Section 241(3) of the Resource Management Act 1991, the consent holder shall cancel the existing amalgamation condition on DP 529421 (LINZ Reference Number: 1174670) requiring Lot 2 DP 28543 and Lot 2 DP 529421 to be held in the same record of title. Pursuant to Section 241(3) of the Resource Management Act 1991, the consent holder shall cancel the existing amalgamation condition on DP 28543 (LINZ Reference Number: 681676.1) requiring Lots 1 & 2 DP 28543 to be held in the same record of title.
25.	Vesting

¹ TBC Placeholder: This relates to the recently approved boundary adjustment subdivision associated with the neighbouring landholding at Lot 16 DP3449 at 184 Brookvale Road. It is anticipated that the updated LINZ reference will be issued prior to this substantive application being approved.

No.	Conditions – SUB-XXX																																							
	The following lots identified in the table below shall be vested in the HDC at their respective stages and for the purposes and in general accordance with the approved scheme plan at Schedule 1: <table><tr><th>Lot</th><th>Stage</th><th>Purpose</th></tr><tr><td>1000</td><td>1</td><td>Local Purpose (drainage) Reserve</td></tr><tr><td>1001</td><td>1</td><td>Local Purpose (drainage) Reserve</td></tr><tr><td>1002</td><td>1</td><td>Local Purpose (drainage) Reserve</td></tr><tr><td>1003</td><td>3</td><td>Local Purpose (drainage) Reserve</td></tr><tr><td>600</td><td>1</td><td>Local Purpose (drainage) Reserve</td></tr><tr><td>2000</td><td>5</td><td>Road Reserve</td></tr><tr><td>2001</td><td>2</td><td>Road Reserve</td></tr><tr><td>2002</td><td>4</td><td>Road Reserve</td></tr><tr><td>2003</td><td>3</td><td>Road Reserve</td></tr><tr><td>2004</td><td>1</td><td>Road Reserve</td></tr><tr><td>2005</td><td>1</td><td>Road Reserve</td></tr><tr><td>507</td><td>3</td><td>Accessway</td></tr></table>	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	600	1	Local Purpose (drainage) Reserve	2000	5	Road Reserve	2001	2	Road Reserve	2002	4	Road Reserve	2003	3	Road Reserve	2004	1	Road Reserve	2005	1	Road Reserve	507	3	Accessway
Lot	Stage	Purpose																																						
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2005	1	Road Reserve																																						
507	3	Accessway																																						
26.	Staging The development shall only occur in accordance with the approved scheme plan in Schedule 1 provided it is carried out: (a) in the numerical order set out in the staging plans starting with Stage 1; or (b) concurrently with one or more of the stages that numerically precede it. Any condition shall be applied only to the extent that it is relevant to each stage, and, in particular: (c) EA may be obtained in stages; In addition, the following lots need not be serviced at the relevant stage of subdivision: (d) the balance lot remaining at each successive stage; (e) any non-residential allotment.																																							
27.	Public Wastewater All easements required for the operation, maintenance, replacement and access to the Lot 600 wastewater pump station and associated infrastructure shall be created in accordance with the HDC ECoP and to the satisfaction of the HDC Development Engineer (or nominee).																																							
28.	HDC Engineering Code of Practice That all works shall be completed in accordance with the HDC Engineering Code of Practice 2020 ('HDC ECoP'), unless an alternative design has been approved by the HDC Development Engineer (or nominee).																																							
	Engineering – Design Plan Approval																																							
29.	Engineering Approval																																							

No.	Conditions – SUB-XXX
	That prior to the commencement of any work on site, the consent holder shall provide a signed 'Form 4' (Appendix 62 Hastings District Plan ('HDP')) and engineering design for all proposed works associated with the subdivision and these shall be undertaken by a SQEP 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 the HDC ECoP. The required design shall include, but is not limited to: (a) Wastewater Reticulation and Wastewater Pump Station (WWPS) infrastructure, including telemetry, emergency storage, power supply, maintenance access and operational requirements (b) Water Reticulation, including fire hydrant locations. All water connections to individual lots shall include an Acuflo 900s toby and manifold complete with HDC service lids (c) Stormwater Reticulation (d) Overland flow paths, ensuring no changes to adjoining landowners boundaries (e) Fire Fighting in accordance with SNZ PAS 4509:2008 (f) Geometric Road Design (g) All Rights of way, vehicle crossings and complying passing bays (h) Road signage and markings (i) Existing bores to be sealed (j) Street Lighting Design Report and AS/NZS 1158 (k) Street trees in accordance with LD1 and LD2 of the HDC ECoP (l) 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 HDC ECoP and Section 4.3.5.2 of NZS 4404:2010). (m) Reserve contour and planting plan (n) Retaining wall design Advice note: The engineering plans and documents submitted for Engineering Plan Approval (EA) must be submitted to the HDC Development Engineer developmentengineer@hdc.govt.nz.
30.	Erosion & Sediment Control Plan Prior to the commencement of any work on the site the consent holder shall submit a Erosion and Sediment Control Plan ('ESCP') by a SQEP for the approval of the HDC's Environmental Consents Manager, Planning and Regulatory Services (or nominee). The ESCP shall detail how sediment and erosion controls will be carried out at the site in accordance with current engineering best practice. A statement shall be included with the ESCP stating the author's qualifications and experience in this area.
31.	Vehicle Crossing & Service Connections Prior to the commencement of any work on the site, vehicle crossing and service connection applications shall be submitted to HDC's Development Engineer (or nominee) for approval.
32.	ESCP Approval That works shall not commence until the engineering design plan and ESCP certification has been approved by HDC's Development Engineer (or nominee).

No.	Conditions – SUB-XXX
33.	Private Services That all private water services and drainage, i.e. those services not being vested to HDC, will require a Building Consent.
	Construction
34.	Implementation of ESCP The Consent Holder shall implement (in full) all aspects of the HDC approved engineering design and ESCP, to the satisfaction of the HDC Environmental Consents Manager (or nominee).
35.	Service Connections 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 HDC for constructing connections to its networks.
36.	Corridor Access Request That all work within the boundaries of the legal road shall require a Corridor Access Request application to be submitted and approved by the HDC Transportation Compliance Engineer (or nominee) prior to commencement of the specific work items.
37.	Street Trees That street trees shall be planted within the Roads to be vested to HDC in accordance with LD1 and LD2 of the HDC ECoP and the approved landscape plan within Schedule 1 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 1.5 metres from the top of the bag. (d) Trees shall be well branched from the 1.5 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 HDC's Parks Officer. (l) Planter boxers to the satisfaction of HDC's Parks Officer. (m) Trees shall be staked and tied to the satisfaction of HDC's Parks Officer.
38.	Top Soil Use Topsoil placed within roadside berms shall not exceed a maximum depth of 300 mm. Topsoil shall not be used as backfill within trenches or placed beneath any road or footpath formation.

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	Earthworks
39.	Monitoring The HDC Monitoring Inspector (or nominee) shall be notified at least two (2) working days prior to earthwork activities commencing on the subject site. Please contact the Monitoring Inspector at email: rcmonitoring@hdc.govt.nz
40.	Noise Standards That all earthworks operations shall be conducted to comply with the typical duration provisions of New Zealand Standard NZS 6803: 1999 Acoustics – Construction Noise.
41.	Dust Control There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks/construction activities that in the opinion of the HDC Environmental Consents Manager (or nominee), is noxious, offensive or objectionable.
42.	Obstruction of Public Access There shall be no obstruction of access to public footpaths/berms, private properties, public services/utilities, or public reserves resulting from the construction and/or earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.
43.	Deposition of Dirt and Debris There shall be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. 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.
44.	Obstruction of Overland Flow That as part of the earthworks, no filling shall take place that will obstruct overland flow from higher ground/upstream unless otherwise approved by this consent.
45.	Spill Management All machinery associated with the earthworks and construction activity shall be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.
46.	Import of Fill The consent holder's supervising engineer shall ensure that all imported fill used shall: (a) Comply with the definition for 'cleanfill' in the Ministry for the Environment publication 'A Guide to the Management of Cleanfills' (2002); (b) Be solid material of a stable, inert nature; and (c) Not contain hazardous substances or contaminants above recorded natural background levels of the receiving site.
47.	Clean Fill

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	The Consent Holder's contractor shall confirm in writing that only 'clean fill' shall be imported onsite (i.e. no rubbish, no stumps, no concrete, bricks any no other substance containing; combustible, putrescible, degradable or leachable components, hazardous substances, products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices, medical and veterinary waste, asbestos or radioactive substances or liquid waste). Advice note: Please note that imported 'clean fill' will also need to comply with the relevant standards in the National Environmental Standard for Assessing and Managing Contaminants in Soils to Protect Human Health.
	Engineering (Post Construction of Physical Works)
48.	Damage to Assets Any damage caused to HDC assets as a result of the subdivision work shall be rectified at the Consent Holder's sole expense and to the satisfaction of HDC's Development Engineer (or nominee).
49.	CCTV Inspection Prior to the application for a Section 224(c) certificate, closed circuit television (CCTV) inspection records (DVD format), in accordance with Council's CCTV technical specification, shall be submitted to HDC's Development Manager (or nominee) 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.
50.	As-Built Plans 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 HDC's Development Engineer (or nominee) in accordance with the requirements of the HDC ECoP. This data includes Road Assessment and Maintenance Management data (roading, street tree location and species) and WASABI data (excel spreadsheet for 3 waters attributes, located on the HDC's website at www.hastingsdc.govt.nz/wasabi.xls) on all public assets to be vested to HDC.
51.	Certified As-Built Plans 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 SQEP in accordance with the requirements of the HDC ECoP.
52.	Location of Fill That 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 HDC'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.
53.	Certification of Works That a completed Form 5 'Certification of Construction and Completion of Engineering Works for Subdivision' (Appendix 62 of the HDP) prepared by a SQEP, (See Section 1.3, Part 3 of the ECoP) shall be submitted to the satisfaction of HDC's Development Engineer (or nominee) on the completion of the engineering works and prior to Section 224 Certification.

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54.	Geotechnical Completion Report That after completion of earthworks, the Consent Holder shall submit a Geotechnical Completion Report ('GCR') and Form 6 'Statement of Professional Opinion as to Suitability of Land for Building Development' (Appendix 62 of the HDP) from a SQEP specialising in geotechnical matters confirming the stability and suitability of the land for residential building development. This statement of professional opinion and GCR 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: <i>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.</i> <i>Note 2: HDC reserves the right to have any work peer reviewed regardless of any prior approval as to the acceptability of the SQEP. The cost of all peer review work will be borne by the Consent Holder.</i>
55.	Lot Specific Geotechnical Limitations (Lots 30-37, 55-71, 75-101, 104-114 and 129-130) Prior to the issue of a section 224(c) certificate for the relevant stage, the Consent Holder shall provide a GCR prepared by a SQEP geotechnical engineer. Where the GCR identifies any lot-specific geotechnical limitation, TC2 foundation requirement, remedial work, slope setback, retaining wall requirement, or future geotechnical investigation requirement affecting Lots 30-37, 55-71, 75-101, 104-114 or 129-130, the Consent Holder shall register a consent notice pursuant to section 221 of the Resource Management Act 1991 against the record of title for the affected lot(s). The wording of any consent notice shall be approved by the HDC Environmental Consents Manager (or nominee) prior to registration.
56.	Contractor's Certificate That the Consent Holder's 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 HDC approved Engineering Design and shall be provided in support of the section 224(c) application of each stage.
57.	Code of Compliance A copy of any 'Code Compliance Certificate' under the Building Act 2004 for any private 3 waters services, if required, shall be provided with any Section 224c application.
58.	Road Signs 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 HDC ECoP. Advice Note: <i>Note 1: Any private accessway that serves more than five sites requires a private road name. Suggestions for road names should be sent to the HDC Environmental Consents Manager (or nominee), at least 1 month prior to any application for Section 224(c) Certification.</i>

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	<i>Note 2: The Consent Holder is encouraged to engage with Tamatea Pōkai Whenua regarding opportunities for Māori cultural names for roads.</i>
59.	Water Bores 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 HDC and the HBRC, including the location of these sealed wells in relation to the new boundaries. Advice note: Rule 4 of the HBRC’s RRMP applies to decommissioning of bores.
60.	Street Lighting The Consent Holder shall ensure that all street lighting is installed and operational prior to Section 224 certification.
	Electrical Connections
61.	Power Connection Each lot shall be provided with a connection to the electricity network. Suitable evidence from the network utility operator shall be presented to HDC at the time Section 224(c) is sought, confirming separate connections have been installed, paid for and are live.
	Final Ground Levels
62.	Minimum Floor Levels Prior to the issue of a section 224(c) certificate for each stage, the Consent Holder shall provide certification from a SQEP engineer confirming any minimum floor level required to avoid or mitigate flood effects on individual residential lots within that stage. For any individual lots requiring a minimum floor level to mitigate flood effects, the Consent Holder shall register a consent notice pursuant to section 221 of the Resource Management Act 1991 against the record of title for the affected lot(s). The wording of any consent notice shall be approved by the HDC Environmental Consents Manager (or nominee) prior to registration.
	Stormwater Reserves to Vest
63.	Removal of Material That the Consent Holder shall remove any garbage, debris, trees and other vegetation from Lots 1000, 1001, 1002 and 1003 hereon.
64.	Detailed Landscaping Plans The Consent Holder must submit detailed landscaping plans for the Local Purpose (Drainage) Reserves Lot 1000, 1001, 1002 and 1003 to HDC for approval of the Public Spaces Manager (or nominee) in general accordance with the approved landscape plans referenced in Schedule 1.
65.	Design & Construction That the consent holder shall be required to develop Lots 1000, 1001, 1002 and 1003 hereon by contouring the site for overland flow, landscaping, top-soiling and re-grassing in accordance with the approved engineering and landscaping plans in Schedule 1 and to the satisfaction of both: (a) The HDC Development Engineer (or nominee); and

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	(b) The HDC Parks and Property Services Manager (or nominee). Written confirmation from this Manager shall be provided with any Section 224c application.
66.	Condition of Landscaping Landscaping on Lots 1000, 1001, 1002 and 1003 hereon shall be landscaped and presented in a healthy condition and weed free when the reserve is vested in HDC to the satisfaction of the HDC Parks and Property Services Manager (or nominee).
67.	Above Ground Infrastructure The location of any and all above ground infrastructure (e.g. power transformers) shall be approved by the HDC Parks and Property Services Manager (or nominee) prior to installation.
	Drainage Reserve (Wastewater) to Vest
68.	Removal of Material That the consent holder shall remove any garbage, debris, trees and other vegetation from Lot 600 hereon.
69.	Wastewater Pump Station Commissioning Prior to the issue of the Section 224(c) Certificate for the relevant stage containing the Wastewater Pump Station ('WWP'S), the Consent Holder shall provide confirmation from a SQEP that the WWPS and associated infrastructure: (a) has been constructed in accordance with the approved engineering plans; (b) has been commissioned and is fully operational; (c) is connected to all required power and telemetry systems; and (d) is capable of being vested in HDC in accordance with the HDC ECoP.
70.	Wastewater Pump Station Documentation Prior to Section 224(c) Certification for the relevant stage, the Consent Holder shall provide to HDC: (a) certified as-built information for the WWPS and associated infrastructure; (b) producer statements and commissioning documentation; (c) operation and maintenance manuals; and (d) any asset data required under the HDC ECoP.
	Water Supply
71.	Water Supply Capacity Prior to any connection being made to the public potable water supply network for any stage of the development, and prior to the occupation of any dwelling within that stage, the Consent Holder must provide written confirmation to HDC that: (a) all resource consents and approvals required under the RMA to authorise the transfer of water allocation necessary to service that stage have been obtained and are operative or otherwise able to be given effect to; and

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	(b) HDC has confirmed in writing that sufficient potable water supply capacity is available to service that stage. No dwelling within any stage of the development may be occupied until HDC has confirmed in writing that the requirements of this condition have been satisfied for that stage.
	Landscaping
72.	Buffer Interface Landscaping The Consent Holder shall establish the buffer interface landscaping on Lots 131-138, 140-164 and 172 shown on the approved Landscape Plans referenced in Schedule 1. The buffer interface landscaping shall be implemented in general accordance with the approved Landscaping Plans referenced in Schedule 1 as follows: (a) The planting shall be completed during the first planting season following the completion of the Stage 1 civil works, or as agreed with the HDC Compliance Monitoring Officer (or nominee); (b) The planting shall be maintained by the Consent Holder in general accordance with the approved Landscape Plans referenced in Schedule 1 for a minimum period of two years; and (c) Evidence of planting completion and maintenance arrangements shall be provided to the HDC Compliance Monitoring Officer (or nominee) upon request.
	Fencing
73.	External Boundary Fencing The Consent Holder shall establish the external development boundary fencing on Lots 131-138, 140-164 and 172 identified on the approved Brookvale Green Fencing Plan, prepared by Barker & Associates Limited, 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). (b) The fencing shall be constructed by the Consent Holder to the specifications, materials and heights set out in the approved Brookvale Green Fencing Plan, prepared by Barker & Associates Limited, referenced in Schedule 1.
	Consent Notices
74.	Site-Wide Geotechnical (All lots) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lots 1 to 203. The notice shall be registered at the consent holder's expense and shall read as follows: <u>Site-Wide Geotechnical</u> This site has been created by SUB-XXX. All development on this site shall meet all recommendations and conditions in the Geotechnical Assessment Report prepared by Hawkes Bay Geotech Limited for 174 & 176 Brookvale Road, dated 21/07/2026, Revision 3 (HDC Ref: [#xxx]), and any subsequent geotechnical completion report(s).

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75.	Site-Wide Fencing (Lots 1 to 203) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lots 1 to 203 inclusive hereon. The notice shall be registered at the consent holder's expense and shall read as follows: <u>Site-Wide Fencing:</u> Any fence erected on Lots 1 to 203 inclusive shall be designed, constructed, maintained, repaired, replaced and renewed in accordance with the approved Brookvale Green Fencing Plan, prepared by Barker & Associates Limited, dated July 2026.
76.	Fencing next to Reserve or Accessway (Lots 71-73, 131, 168-169, 173, 175, and 181-203) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lots 71-73, 131, 168-169, 173, 175, and 181-203 hereon. The notice shall be registered at the consent holder's expense and shall read as follows: <u>Fencing next to Hastings District Council Reserve or Reserve Link</u> If a fence is built on or within 5 metres of the boundary of a public reserve it shall be either a 1.2m high picket fence, or a 1.2m-1.8m high open style steel pool fence, with a minimum 50% permeability, galvanised and powder coated, or any alternative design if agreed to by the Environmental Consents Manager, HDC (or nominee). In addition the following requirements also apply: (a) That a mowing strip shall be constructed with any fence. (b) HDC is not liable for any costs associated with erecting, replacing or maintaining any fence bounding the reserve. (c) Gates between the residential site and the reserve can be installed at the owner's discretion, and in a style matching the fence.
77.	Fencing next to Lot 1 DP 28543 HDC Water Asset Facility (Lot 188) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lot 188 hereon. The notice shall be registered at the consent holder's expense and shall read as follows: <u>Fencing next to Lot 1 DP 28543 Hastings District Council Water Asset Facility</u> A close-boarded acoustic fence with a minimum height of 2 metres shall be erected along the full length of the common boundary between Lot 188 and the adjoining Hastings District Council water asset site Lot 1 DP 28543, or any alternative design if agreed to by the Environmental Consents Manager, HDC (or nominee).
78.	Reverse Sensitivity – Buffer Interface No Build Area (Lots 131-138, 140-164 and 172) (Shaggy Range and Vinarchy Interfaces) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lots 131-138, 140-164 and 172 hereon. The notice shall be registered at the consent holder's expense and shall read as follows: <u>No Build Area:</u> No habitable building shall be erected within the 10m no-build area identified as areas to be "Subject to Proposed Land Covenants for Building Restriction" on Lots 131-138, 140-164 and 172

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	on the approved “Proposed Scheme Plans, Drawing Series C151, all Rev A, prepared by Maven Associates and all dated July 2026”. This is for the purpose of providing an appropriate rural-urban interface, clear of habitable buildings, to minimise effects from neighbouring rural / agricultural activities.
79.	Reverse Sensitivity – Buffer Interface Landscaping (Lots 131-132) (Vinarchy Interface) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lots 131 and 132 hereon. The notice shall be registered at the consent holder’s expense and shall read as follows: <u>Landscaping Buffer Requirements:</u> All vegetation within the 18m wide Buffer Planting area identified on “<i>LA4 Landscape Details Plan Set, Typical Eastern Channel Cross Section 02, Drawing CS09, Rev B, dated 12.06.2026</i>” must be retained and protected to provide for a continuous shelter belt and vegetated appearance buffer to protect the rural-urban interface. Lot owners must: (a) Maintain planting established in general accordance with the approved and implemented landscape plans; (b) Not cut down, damage, or destroy the planting within the consent notice area (excluding general weeding); and (c) Control all pest plants and pest animals within the consent notice area.
80.	Reverse Sensitivity – Buffer Interface Landscaping (Lots 133-140) (Vinarchy Interface) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lots 133-138, and 140 hereon. The notice shall be registered at the consent holder’s expense and shall read as follows: <u>Landscaping Buffer Requirements:</u> All vegetation within the 15m wide Buffer Planting area identified on “<i>LA4 Landscape Details Plan Set, Typical Eastern Channel Cross Section 02, Drawing CS09, Rev B, dated 12.06.2026</i>” must be retained and protected to provide for a continuous shelter belt and vegetated appearance buffer to protect the rural-urban interface. Lot owners must: (a) Maintain planting established in general accordance with the approved and implemented landscape plans; (b) Not cut down, damage, or destroy the planting within the consent notice area (excluding general weeding); and (c) Control all pest plants and pest animals within the consent notice area.
81.	Reverse Sensitivity – Buffer Interface Landscaping (Lots 157-164 and 172) (Northern Shaggy Range Interface) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for 157-164 and 172 inclusive hereon. The notice shall be registered at the consent holder’s expense and shall read as follows: <u>Landscaping Buffer Requirements:</u> All vegetation within the 5m wide Buffer Planting area identified on “<i>LA4 Landscape Details Plan Set, Shaggy Range Boundary Cross Section 01, Drawing CS12, Rev A, dated 12.06.2026</i>” must be

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	retained and protected to provide for a continuous shelter belt and vegetated appearance buffer to protect the rural-urban interface. Lot owners must: (a) Maintain planting established in general accordance with the approved and implemented landscape plans; (b) Not cut down, damage, or destroy the planting within the consent notice area (excluding general weeding); and (c) Control all pest plants and pest animals within the consent notice area.
82.	Reverse Sensitivity – Buffer Interface Landscaping (Lots 141-156) (Southern Shaggy Range Interface) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for 141-156 inclusive hereon. The notice shall be registered at the consent holder's expense and shall read as follows: <u>Landscaping Buffer Requirements:</u> All vegetation within the 5m wide Buffer Planting area identified on "LA4 Landscape Details Plan Set, Shaggy Range Boundary Cross Section 02, Drawing CS13, Rev A, dated 12.06.2026" must be retained and protected to provide for a continuous shelter belt and vegetated appearance buffer to protect the rural-urban interface. Lot owners must: (a) Maintain planting established in general accordance with the approved and implemented landscape plans; (b) Not cut down, damage, or destroy the planting within the consent notice area (excluding general weeding); and (c) Control all pest plants and pest animals within the consent notice area.
83.	Reverse Sensitivity – Buffer Interface Landscaping (Lot 141) (Corner Lot) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lot 141 hereon. The notice shall be registered at the consent holder's expense and shall read as follows: <u>Landscaping Buffer Requirements:</u> All vegetation within the Buffer Planting Areas identified on the approved LA4 Landscape Details Plan Set shall be retained and protected to provide for a continuous shelter belt and vegetated appearance buffer to protect the rural-urban interface. For Lot 141, the following planting areas apply: (a) The 10m wide Buffer Planting Area adjoining the south-eastern rear boundary, identified on "LA4 Landscape Details Plan Set, Typical Eastern Channel Cross Section 03, Drawing CS014, Rev A, dated 12.06.2026"; and (b) The 5m wide Buffer Planting Area adjoining the south-western rear boundary, identified on "LA4 Landscape Details Plan Set, Shaggy Range Boundary Cross Section 02, Drawing CS13, Rev A, dated 12.06.2026". Lot owners must: (c) Maintain planting established in general accordance with the approved and implemented landscape plans;

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	(d) Not cut down, damage, or destroy the planting within the consent notice area (excluding general weeding); and (e) Control all pest plants and pest animals within the consent notice area.
84.	Reverse Sensitivity – Buffer Interface Fencing (Lots 141-156) (Shaggy Range Northern Interface) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lots 141-156 inclusive hereon. The notice shall be registered at the consent holder's expense and shall read as follows: <u>Fencing Requirements:</u> All rear yard fencing on Lots 141-164 and 172 adjoining neighbouring Lot 1 DP16136 must be implemented and maintained to provide for continuous rear boundary rural post and rail stock and dog proof fence with a height of 2 metres in accordance with the approved Brookvale Green Fencing Plan, prepared by Barker & Associates Limited, dated July 2026. Lot owners must: (a) maintain fencing in general accordance with the approved and implemented fencing plans. (b) If any fencing is damaged, it shall be replaced as soon as practicable on a like-for-like basis
85.	Reverse Sensitivity – Buffer Interface Fencing (Lots 131-138 and Lot 140) (Vinarchy) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lots 131-138 and Lot 140 hereon. The notice shall be registered at the consent holder's expense and shall read as follows: <u>Fencing Requirements</u> All rear yard fencing on Lots 131-138 and Lot 140 adjoining neighbouring Lot 1 DP27387 must be implemented and maintained to provide for continuous rear boundary rural post and rail fencing treatment in accordance with the approved Brookvale Green Fencing Plan, prepared by Barker & Associates Limited, dated July 2026. Lot owners must: (a) maintain fencing in general accordance with the approved and implemented fencing plans; and (b) If any fencing is damaged, it shall be replaced as soon as practicable on a like-for-like basis
86.	General Residential Development (Lots 1-12, 17-21, 38-43, 48-54, 62-84, and 93-203) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lots 1-12, 17-21, 38-43, 48-54, 62-84, and 93-203 hereon. The notice shall be registered at the consent holder's expense and shall read as follows: <u>Havelock North General Residential Zone:</u> All activities and development on Lots 1-12, 17-21, 38-43, 48-54, 62-84, and 93-203 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

No.	Conditions – SUB-XXX
	(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 those consent notice provisions will apply.
87.	Medium Density Development (Lots 13-16, 22-37, 44-47, 55-61, and 85-92) (Superlots) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lots 13-16, 22-37, 44-47, 55-61, and 85-92 hereon. The notice shall be registered at the consent holder's expense and shall read as follows: <u>Havelock North Medium Density Residential Zone:</u> All activities and development on Lots 13-16, 22-37, 44-47, 55-61, and 85-92 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 those consent notice provisions will apply; or (c) Development is undertaken in accordance with the Brookvale Green Design Guidelines registered against the Record of Title for Lots 5001, 5002, 5003 and 5004, in which case the provisions of those Design Guidelines shall prevail to the extent of any inconsistency.
88.	Development Design Guidelines (Lots 5001, 5002, 5003 and 5004) (Superlots) That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title to be issued for Lots 13-16, 22-37, 44-47, 55-61, and 85-92 hereon. The notice shall be registered at the consent holder's expense and shall read as follows: <u>Development Design Guidelines:</u> Any building, structure, landscaping, fencing, earthworks, subdivision or development undertaken on Lots 5001, 5002, 5003 and 5004, and 85-92 shall be designed and undertaken in accordance with the Brookvale Green Design Guidelines contained in Schedule 1, unless otherwise authorised by a resource consent.
	Approved Activities
89.	Approved Activities Once the s224(c) has been issued in respect of any stage (or combination of stages), the Consent Holder shall not undertake any activities permitted under the Plains Production Zone within the relevant stage in reliance on that zoning if the Plains Production zone is in force at the time. Advice note: <i>This condition is not intended to:</i> (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.

6.0 Land Use: LUC-XXX

Summary of LUC-XXX land use activities authorised.

Activities relating to Section 9 of the RMA for the following activities:

- The development of 203 residential dwellings as part of a comprehensive urban development.
- Enabling residential activities on Plains Production zoned land.
- Earthworks and infrastructure to support the development of the site.

Management Plan Explanatory Note: For clarity and ease of implementation, the Consent Holder may prepare a single consolidated Construction Environmental Management Plan (CEMP) incorporating the information and requirements of the various management plans required under Conditions 90 to 98 of this consent. Each management plan must be clearly identified and addressed within the consolidated CEMP but does not need to be provided as a separate stand-alone document unless otherwise required by HDC. The consolidated CEMP must demonstrate how all relevant requirements and performance standards under each management plan are to be achieved across the construction and siteworks activities authorised by this consent.

No.	Conditions – LUC-XXX
No.	Site Works Pre Construction Requirements
90.	Construction Environmental Management Plan Prior to the commencement of any earthworks or construction activity on the site for each stage (or combination of stages), the Consent Holder must submit to HDC a final CEMP prepared in general accordance with the approved preliminary CEMP referenced in Schedule 1 for the relevant stage(s). The purpose of the CEMP is to set out the proposed construction methodology and environmental management measures to appropriately manage the potential effects of construction and site works associated with each stage(s). The CEMP shall include, but not be limited to, the following: (a) Construction staging methodology. (b) Management of debris and detritus control throughout construction period. (c) Once the earthworks are completed, the requirements to sow topsoil with grass seed to stabilise the soil, except to the extent that the relevant buildings and/ or other land use activities to be undertaken on the relevant land are to be progressed without delay. (d) How stockpiling or placement of fill shall avoid obstructing any overland flow from higher ground/upstream. (e) A Earthworks Management Plan (EWMP) in accordance with Condition [91] to identify the bulk earthworks proposed for each stage(s) and the work programme for bulk earthworks. (f) An Erosion and Sediment Control Plan (ESCP), in accordance with Condition [92], setting out the measures required to manage erosion and sediment generated from works on the site. (g) A Dust Management Plan (DMP) in accordance with Condition [93] to ensure that no airborne or deposited dust is emitted beyond the site.

No.	Conditions – LUC-XXX
	(h) A Chemical Treatment Management Plan (ChTMP) in accordance with Condition [94], to identify the use of chemical treatment for sediment retention, including flocculant type, dosing methodology, monitoring procedures, and contingency measures to ensure effective and environmentally safe use of treatment agents. (i) A Construction Traffic Management Plan (CTMP) in accordance with Condition [95], to identify vehicle access arrangements, construction traffic volumes and routes, measures to maintain road safety and minimise disruption to the surrounding road network and residents. (j) A Construction Noise and Vibration Management Plan (CNVMP), in accordance with Condition [96], to manage and mitigate construction noise and vibration effects (k) A Spill Management Plan (SPMP) in accordance with Condition [97] that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill. (l) A Fauna Management Plan (FMP), in accordance with Condition [98], to manage potential effects on indigenous fauna during site clearance and construction works. (m) Safety fencing. (n) Frequency of site inspections and monitoring (including after extreme weather events), and reporting to be undertaken, and any other construction quality assurance measures proposed. (o) The provision of artificial lighting that may be required for construction works and the effects of any such lighting including managing light spill beyond the site boundary. (p) Health and Safety Plan. (q) Site notice board.
91.	Earthworks Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the EWMP in general accordance with the approved preliminary CEMP referenced in Schedule 1. The EWMP can be amended to suit the appointed Contractor’s methodology subject to approval from HDC’s Compliance Monitoring Officer (or nominee).
92.	Erosion and Sediment Control Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the ESCP in general accordance with the approved preliminary CEMP referenced in Schedule 1, and in accordance with the “Hawkes Bay Waterway Guidelines – Erosion and Sediment Control”. The ESCP can be amended to suit the appointed Contractor’s methodology subject to approval from HDC’s Compliance Monitoring Officer (or nominee).
93.	Dust Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the DMP in general accordance with the approved preliminary CEMP 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).

No.	Conditions – LUC-XXX
94.	Chemical Treatment Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the ChTMP in general accordance with the approved preliminary CEMP referenced in Schedule 1. The ChTMP can be amended to suit the appointed Contractor’s methodology subject to approval from HDC’s Compliance Monitoring Officer (or nominee).
95.	Construction Traffic Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the CTMP in general accordance with the approved preliminary CEMP 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).
96.	Construction Noise and Vibration Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the CNVMP in general accordance with the approved preliminary CNVMP 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).
97.	Spill Management Plan Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit to HDC a finalized copy of the SPMP in general accordance with the approved preliminary SPMP referenced in Schedule 1. The SPMP can be amended to suit the appointed Contractor’s methodology subject to approval from HDC’s Compliance Monitoring Officer (or nominee).
98.	Fauna Management Plan Prior to the commencement of site clearance works, a finalized copy of the FMP must be submitted to HDC in general accordance with the approved FMP prepared by Stantec New Zealand 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).
99.	Notification of Construction Works The Consent Holder shall provide written notice to the owners and occupiers of all buildings within 50 metres of the site boundary at least five working days prior to the commencement of demolition, earthworks, and construction associated with the bulk earthworks and infrastructure phase of development on the site. The notice shall include: (a) A brief overview of the construction works, including the anticipated duration of the project and working hours on site; (b) The anticipated timing and duration of the noisiest construction activities; and (c) The name and contact details of a person responsible for responding to complaints and enquiries relating to the construction works.
	Site Works During Construction Requirements

No.	Conditions – LUC-XXX
100.	Certification Of Works Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referenced in Condition [92], and prior to the commencement of earthworks or construction activity on the subject site, a suitably qualified person must provide written certification to the HDC that the erosion and sediment control measures have been constructed and completed in general accordance with the ESCP required by Condition [92]. Written certification must be in the form of a report or any other form acceptable to HDC's Compliance Monitoring Officer (or nominee).
101.	Hours of Operation All earthworks and construction works authorised by this consent must only take place between 7.30am and 6.00pm, Monday to Saturday. No works are to be undertaken at any time on Sundays or on public holidays. Advice note: <i>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.</i>
102.	Construction Works Noise All construction activities shall comply with the limits set out in NZS 6803:1999 Acoustics – Construction Noise, as measured and assessed in accordance with NZS 6801:2008 and NZS 6802:2008.
103.	Vibration from Construction Activities Vibration from construction activities shall not exceed the limits set out in DIN 4150-3:2016 Structural Vibration – Effects of Vibration on Structures.
104.	Works in accordance with Management Plans All earthworks and construction activities shall be undertaken in general accordance with the finalised CEMP and associated management plans required by Conditions [90] to Condition [98] inclusive.
105.	Acoustic Barrier – Water Asset Facility / Lot 188 Interface Prior to the occupation of any dwelling on Lot 188, the Consent Holder shall construct an acoustically effective barrier along the common boundary between Lot 188 and the water asset facility located on Lot 1 DP 28543 (170 Brookvale Road). The acoustic barrier shall: (a) be no less than 2m in height; (b) have no gaps along its length or at its base, including where it adjoins any other structure; (c) have a minimum surface density of 10 kg/m²; and (d) where constructed from timber palings, include overlapping or battened joints to prevent gaps. The acoustic barrier shall thereafter be maintained in an acoustically effective condition for the duration of the consent.
106.	Works in accordance with the Fauna Management Plan

No.	Conditions – LUC-XXX
	All earthworks and construction activities shall be undertaken in general accordance with the finalised FMP required by Condition [105]. In particular, the Consent Holder shall ensure that all specific management measures are undertaken for the following fauna including: (a) Nesting birds – seasonal timing restrictions, same-day pre-clearance nest checks during the nesting season (1 August to 28 February), and establishment of exclusion buffers around any active nests identified prior to vegetation clearance works; (b) Bat habitats – seasonal timing restrictions, visual inspection of trees and structures prior to removal where applicable must be undertaken to confirm absence of bats; and (c) Lizard management – implementation of lizard salvage and relocation measures within identified potential habitat areas, including pre-clearance trapping and habitat searches, supervised vegetation clearance, staged removal of habitat features, and relocation of salvaged lizards to approved release areas.
107.	Debris on road The Consent Holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the Consent Holder must take immediate action to clean the roads provided that in no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters
108.	Completion or Abandonment of Earthworks Immediately upon completion or abandonment of earthworks on the site, all areas of bare earth associated with the works must be permanently stabilised against erosion to the satisfaction of the HDC Compliance Monitoring Officer (or nominee).
109.	Public Assets There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves, or other public asset directly associated as a result of the activities granted under this consent. In the event that such damage does occur, the HDC Compliance Monitoring Officer (or nominee) will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the Consent Holder.
110.	Stability of the Site / Neighbouring Sites All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified by the Consent Holder.
111.	Construction Storage 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). 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).
112.	Construction and Earthworks Activities not to Obstruct Access

No.	Conditions – LUC-XXX
	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).
113.	Geotechnical Works The Consent Holder must construct all building platforms, stormwater management devices, drainage reserves, stream/channel realignment works, cut and fill batters, and place and compact all fill material, in accordance with the recommendations of the approved Geotechnical Assessment Report referenced in Schedule 1. These works must be supervised by a SQEP.
	Site Works Post Construction Requirements
114.	Geotechnical Certification Certification from a suitably qualified person responsible for supervising the works must be provided to HDC, confirming that the works have been completed in general accordance with the approved Geotechnical Investigation Assessment 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.
115.	Geotechnical Completion Report The GCR and Schedule 2A certificate shall include: (a) Specific requirements for future earthworks, building foundations, retaining walls and other works which may occur in each lot, based on site investigation data, geotechnical analysis, and the results of the engineered fill test data; (b) A statement under Clause 3(e) covering Section 106 of the RMA; (c) Certification of all areas of fill placed, in accordance with the requirements of NZS 4431:2022 Engineered Fill Construction for Lightweight Structures; and (d) In the event the Schedule 2A certificate includes limitations or remedial works against any lot(s) then, unless the Consent Holder undertakes the remedial works identified, the limitations and remedial works required shall be included in a consent notice pursuant to section 221 for the relevant Lots.
116.	Lizard Salvage and Relocation Reporting Within 30 working days of completion of lizard salvage and relocation works, the Consent Holder shall provide a Lizard Salvage and Relocation Report to HBRC Manager Compliance (or nominee) in accordance with the reporting requirements of the certified FMP required by Condition [98]. Advice Note: <i>If any inconsistencies arise between this consent and a Wildlife Authority issued for the Site, the Wildlife Authority will take precedence.</i>
117.	Lizard Post-Translocation Monitoring Where more than 20 indigenous lizards are salvaged and relocated, post-translocation monitoring shall be undertaken during the following survey season in accordance with the certified FMP required by Condition [98]. A Lizard Translocation Monitoring Report prepared in accordance with the certified FMP shall be provided to HBRC Manager Compliance (or nominee) within 30 days following the conclusion of monitoring. Advice Note:

No.	Conditions – LUC-XXX
	<i>If any inconsistencies arise between this consent and a Wildlife Authority issued for the Site, the Wildlife Authority will take precedence.</i>

7.0 Stream, Wetland and Structure Works: LUS-XXX

Summary of LUS-XXX regional land use, wetlands and stream works activities authorised.

Activities relating to Sections 9 and 13 of the RMA associated with the stream, wetland and stormwater infrastructure required to support the Brookvale Green development, including:

- Permanent structures within 6m of, in, over, under or adjacent to stream beds, including culverts, road crossings, stormwater outlet structures and associated infrastructure.
- Permanent structures and works within a flood control or drainage scheme area.
- Reclamation and modification of stream beds associated with the stream realignment works.
- Wetland reclamation and reinstatement.
- Vegetation planting, land disturbance, earthworks and management within 6 metres of a stream associated with stream restoration, ecological enhancement and stormwater management functions.

Detailed Design Explanatory Note: Where detailed design plans have already been prepared and submitted to HDC under Condition [29] of SUB-XXX, the same information may be provided to satisfy Condition [118] and any related detailed design plan conditions in LUS-XXX, provided it meets the certification requirements of HBRC related to the stream works activities authorised by LUS-XXX. Duplicate documentation is not required where alignment across SUB-XXX and LUS-XXX is demonstrated and accepted by HBRC.

Management Plans Explanatory Note: The consolidated CEMP prepared under Condition [90] of LUC-XXX may be used to satisfy the management plan requirements of this consent, provided it addresses the stream works activities authorised by LUS-XXX and is certified by HBRC Manager Compliance (or nominee) where required. Separate management plans are not required where the relevant HBRC requirements are clearly identified and addressed within the consolidated CEMP.

No.	Conditions – LUS-XXX
No.	Pre Construction Requirements
118.	Detailed Design Plans At least 20 working days prior to commencement of the stream works authorised by LUS-XXX, the Consent Holder shall submit detailed design plans and documentation to HBRC Manager Compliance (or nominee) for certification that: (a) Confirm the final location, size, dimensions, profiles and levels of all structures in, over or alongside the streams. (b) Confirm that the design, installation and construction methodology for all culverts, crossings and structures as a minimum, maintains existing fish passage. (c) Confirm the final location, earthworks extent and methodology for all associated stream diversion and channel modification earthworks. (d) Detail the proposed landscaping for the stream corridors and wetland reinstatement areas. Include planting methodologies, timing, species selection and indicative planting densities for stream corridor and wetland reinstatement areas and a proposed maintenance plan.

No.	Conditions – LUS-XXX
	(e) 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). (f) Include a Groundwater Protection Assessment (GPA) prepared by a suitably qualified and experienced hydrogeologist. The assessment shall assess the risk that the proposed stream diversion, wetlands, outlet structures, service trenches and associated excavations could create, exacerbate or increase a source-water risk to groundwater quality or any downgradient drinking-water supply and if so, the Groundwater Protection Assessment shall set out the measures that will be implemented to avoid creating or increasing risk(s) to groundwater quality and the down gradient drinking-water supplies (including Well 4151). (g) Details of any channel lining or seepage control system proposed as part of the structures within 6m of, in, on, over, under or adjacent to stream beds and wetland reinstatement works, including but not limited to: (i) the liner or barrier type; (ii) thickness; (iii) permeability target; (iv) performance requirements; (v) installation methodology; (vi) design life; (vii) protection from puncture or desiccation; (viii) construction quality assurance testing, (ix) as-built certification; (x) inspection requirements; (xi) repair procedures; and (xii) long-term maintenance requirements; to be implemented for any wetlands, outfall interfaces and any other areas where stormwater or stream water could otherwise enter permeable materials. (h) 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 (or nominee) prior to the authorized LUS-XXX stream works being undertaken. If in the instance HBRC advises that certification is withheld, HBRC shall provide written reasons why certification is withheld.
119.	Construction Environmental Management Plan 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 Manager

No. Conditions – LUS-XXX

Compliance (or nominee) for certification a final CEMP prepared in general accordance with the approved preliminary CEMP referenced in Schedule 1 for the relevant stage(s).

The purpose of the CEMP is to set out the proposed construction methodology and environmental management measures to appropriately manage the potential effects of construction and site works associated with the wetland and stream works. The CEMP shall include, but not be limited to, the following:

- (a) How construction of the consented activities will be carried out, particularly around any works adjacent to, in, on or over the stream in accordance with the plans most recently certified in accordance with Condition [118].
- (b) The location of materials, machinery and works equipment storage when not in use, and the location of any maintenance or servicing areas that shall not be within 20m of a waterbody.
- (c) A site plan and maintenance inspection regime for temporary and permanent sediment controls.
- (d) A Spill Management Plan (SPMP) in accordance with Condition [121] that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill.
- (e) How the construction works will provide for the passage of fish, including details of any diversion works.
- (f) Timing of works within wetted stream areas to avoid, where practicable, fish spawning periods (1 May to 30 September), unless otherwise authorised by this consent or agreed to in writing by HBRC (Manager Compliance or nominee).
- (g) The contact details of the person responsible for inspecting and maintaining sediment controls.
- (h) Frequency of site inspections and monitoring (including after extreme weather events), and reporting to be undertaken, and any other construction quality assurance measures proposed.
- (i) Include a specific Source-Water Protection Plan, consistent with the GPA prepared under condition 118, setting out the source-water protection measures to be undertaken, including but not limited to:
 - (i) Wet-weather restrictions;
 - (ii) Open excavations;
 - (iii) Dewatering, Unexpected ground conditions;
 - (iv) Fuel and chemical storage;
 - (v) Concrete washout;
 - (vi) Spill response;
 - (vii) Liner protection;
 - (viii) Groundwater or seepage encounters;
 - (ix) Required hydrogeological inspection points, monitoring and recording and reporting (as required by condition 128); and
 - (x) Communication with HDC and HBRC (Manager Compliance).

No.	Conditions – LUS-XXX
	Certification shall be obtained prior to the works to which they relate being undertaken (noting that works may be undertaken in stages, within stages, or across stages). If in the instance HBRC advises that certification is withheld, HBRC shall provide written reasons why certification is withheld.
120.	Erosion and Sediment Control Plan At least 20 working days prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC Manager Compliance (or nominee) for certification a finalized copy of the ESCP in general accordance with the certified CMP referenced in Schedule 1, Condition [119] and in accordance with the “Hawkes Bay Waterway Guidelines – Erosion and Sediment Control” (April 2009). 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 HBRC’s Manager Compliance (or nominee) for re-certification.
121.	Spill Management Plan Prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC Manager Compliance (or nominee) for certification a finalized copy of the SPMP in general accordance with the approved preliminary SPMP referenced in Schedule 1. The SPMP may be amended to suit the appointed Contractor’s methodology subject to the SPMP being provided to HBRC’s Manager Compliance (or nominee).
122.	Fauna Management Plan Prior to the commencement of site clearance works, a finalized copy of the FMP must be submitted to HBRC Manager Compliance (or nominee) for certification in general accordance with the approved FMP prepared by Stantec New Zealand and referenced in Schedule 1. The FMP can be amended to suit the appointed Contractor’s methodology subject to approval from HBRC’s Compliance Monitoring Officer (or nominee).
123.	Ecological Management Plan At least 20 working days prior to the commencement of any ecological planting or wetland reinstatement works authorised by this consent, the Consent Holder shall submit an Ecological Management Plan (EMP), prepared by a suitably qualified and experienced ecologist, to HBRC Manager Compliance (or nominee) for certification. The purpose of the EMP is to secure the riparian, Watercourse 1 and 2 stream corridors and wetland reinstatement outcomes detailed in the Ecological Assessment Report referenced in Schedule 1. The EMP shall include, but not be limited to: (a) A planting plan consistent with the certified detailed design plans approved under Condition [118], confirming the extent of riparian and stream corridor planting and wetland reinstatement to be established. (b) Species selection, sourcing, plant grades, planting densities and planting methodology, including site preparation for planting; (c) Pest plant and pest animal control measures and their frequency, to be undertaken for the full duration of the monitoring period in [Condition 123(e)]; (d) Measurable performance standards to be achieved, including as a minimum:

No.	Conditions – LUS-XXX
	(i) not less than 90% plant survival and 80% canopy closure at the end of year 5; (ii) achievement of the planting densities specified under Condition [123(b)]; and (iii) canopy closure / effective ground cover sufficient to suppress weed re-establishment by year 5; (e) An ecological monitoring and reporting regime, undertaken by a SQEP ecologist, comprising monitoring at least annually for a minimum period of five (5) years following completion of planting, with a monitoring report provided to HBRC Manager Compliance (or nominee) within 20 working days of each monitoring event; (f) Contingency and remedial measures, including the requirement that where any performance standard in [Condition 123(d)] is not met, the Consent Holder shall undertake replacement planting and/or remedial works in the next available planting season and continue monitoring until the performance standards are achieved; and (g) The name and contact details of the SQEP ecologist responsible for implementing and monitoring the EMP.
124.	Certification Unless otherwise specified and excluding Conditions [118] and [119], where a condition requires that a plan or document is to be certified by HBRC, certification shall be obtained from HBRC Manager Compliance (or nominee) prior to the works to which they relate being undertaken (noting that works may be undertaken in stages, within stages, or across stages). The plans shall be considered certified by HBRC unless, within 15 working days of having been supplied with the plans, the HBRC advises that certification is withheld and provides written reasons why certification is withheld.
	During Construction Requirements
125.	Works in accordance with Certified Documents All works must be carried out in accordance with the Detailed Design Plans, CEMP, ESCP and SPMP documents certified by Conditions [118] to [121] and the EMP certified by Condition [123].
126.	Works in accordance with the Fauna Management Plan All stream works, stream diversion, culvert works, dewatering, reclamation, vegetation clearance within stream margins shall be undertaken in accordance with the certified FMP required by Condition [122]. In particular, the Consent Holder shall ensure that all Native Freshwater Fish Management measures identified in the certified FMP are implemented, including pre-construction inspection, stream isolation where required, fish salvage and relocation, supervised dewatering, maintenance of fish passage, biosecurity procedures, and measures to minimise sediment discharge, adverse effects on aquatic habitat, and fish mortality.
127.	Sediment and Contaminant Control The Consent Holder shall take all practical measures to limit the amount of sediment and prevent contaminants from entering any stream during the construction works. Such measures include, but are not limited to:

No.	Conditions – LUS-XXX
	(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 machinery maintenance shall be undertaken away from any waterbody. (e) Implementing erosion and sediment control measures in accordance with the ESCP certified under Condition [120].
128.	Hydrogeological Monitoring No less than 20 working days prior to commencement of stream diversion and channel formation works associated with Watercourse 1, the Consent Holder shall provide to the HBRC (Manager Compliance or nominee): (a) an assessment from a SQEP hydrogeologist and a SQEP civil engineer explaining the following: (i) The ground conditions assumed; (ii) The proposed channel lining or seepage control measures; (iii) Any permeability or liner specifications; and (iv) Why the diversion is not expected to materially increase seepage losses to groundwater or create a more direct groundwater path; and (b) Written confirmation from a SQEP hydrogeologist and a SQEP civil engineer to the HBRC Manager Compliance (or nominee) that: (i) the Detailed Design Plans certified under Condition [118] appropriately address groundwater protection and infiltration risks; (ii) any proposed channel lining, seepage control measures or groundwater protection measures are suitable for the site conditions; (iii) the proposed diversion is not expected to materially increase seepage losses to groundwater compared with the existing watercourse configuration; and (iv) any recommendations required to manage groundwater protection during construction and operation have been incorporated into the certified design documentation. Any recommendations made by the SQEP hydrogeologist shall be implemented by the Consent Holder.
129.	Availability of Certified Management Plans on Site A copy of all management plans certified under this consent shall be kept on site while works are being undertaken and made available to the HBRC upon request.
130.	Concrete

No.	Conditions – LUS-XXX
	Any wet concrete cast on site as part of the stream works shall be fully contained during casting and cast in a dry working area. No wet concrete shall enter the wetted channel of the bed of any stream or wetland.
131.	Notice to Drinking Water Supplier If an event occurs on-site that may lead to contamination of groundwater, the Consent Holder shall notify the HDC (Brookvale Bore 3) and the HBRC (Manager Compliance) of the event as soon as reasonably practicable after the event occurs. <i>Advice Note: Such an event might include for example a spill of chemicals that may enter groundwater. The HDC can be contacted on 06 871 5000. The HBRC 24 hour Pollution Hotline should also be contacted on 0800 108 838.</i>
	Post Construction Requirements
132.	Notification of Completion The Consent Holder shall advise the HBRC Manager Compliance (or nominee) of having finished the works within 20 working days following their completion.
133.	Certified As-Built 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 SQEP to the HBRC Manager Compliance (or nominee) that the works have been undertaken and completed in accordance with the plans certified under Condition [118]. Certification must include confirmation of: (a) The final location, size, dimensions and detail of the structures. (b) Stabilisation of all disturbed areas to prevent erosion and sediment loss. (c) The stream channels and associated landform modifications are stable and functioning as designed. (d) Appropriate erosion and scour protection measures have been installed.
134.	Landscape Maintenance Watercourse 1 and 2 corridors and wetland reinstatement landscaping required by this consent shall be maintained in accordance with the certified detailed design plans approved under Condition [118] for a minimum period of five years following completion of planting. Landscaping shall be maintained in a healthy and weed-free condition.
135.	Structure Performance The stream structures authorised by this consent shall be maintained in good working order and regularly inspected to ensure continued functionality until vested with HDC. Any significant modification or replacement of the structures must be approved in writing by the HBRC Manager Compliance (or nominee) in writing prior to any significant modification or replacement occurring.
136.	Erosion and Scour Protection The Consent Holder shall ensure the stream structures and associated works within the margins of the stream are designed, constructed and maintained to incorporate erosion and

No.	Conditions – LUS-XXX
	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: <i>HBRC will not be responsible for the operation, maintenance, repair, or replacement of the stormwater structures authorised by this consent.</i>
137.	Fish Salvage Reporting Within 10 working days of completion of fish salvage works associated with stream works, stream diversion, culvert works or dewatering activities, the Consent Holder shall provide a Fish Salvage Summary Report to HBRC Manager Compliance (or nominee) in accordance with the reporting requirements of the certified FMP required by Condition [122].
138.	Ecological Works Completion Report Within 3 months of completion of the ecological planting and wetland reinstatement works, the Consent Holder shall provide an Ecological Works Completion Report prepared by a SQEP and submitted to the HBRC Manager Compliance (or nominee). The report shall confirm: (a) The extent of wetland reinstatement and riparian planting completed. (b) Provide a shapefile of the offset wetland areas. (c) That planting has been undertaken generally in accordance with the certified plans. (d) Any areas requiring replacement planting or ongoing maintenance. (e) Any maintenance or replacement planting required to achieve successful establishment.
139.	Watercourse 1 and Water 2 Landscaping The Consent Holder shall establish the Watercourse 1 and Watercourse 2 landscaping on Lots 1000, 1001 and 1002 shown on the approved Landscape Plans referenced in Schedule 1. The landscaping shall be implemented in general accordance with the approved Landscaping Plans referenced in Schedule 1 as follows: (f) The planting shall be completed during the first planting season following the completion of the Stage 1 civil works, or as agreed with the HBRC Compliance Monitoring Officer (or nominee); (g) The planting shall be maintained by the Consent Holder in general accordance with the approved Landscape Plans for a minimum period of 5 years; and (h) Evidence of planting completion and maintenance arrangements shall be provided to the HBRC Compliance Monitoring Officer (or nominee) upon request.

8.0 Diversion of Streams: WAT-XXX

Summary of WAT-XXX regional land use, wetlands and stream works activities authorised.

Activities relating to section 14 of the RMA associated with the diversion of watercourses and protection of groundwater in the source protection zone required to support the Brookvale Green development, including:

- Diversion and realignment of existing watercourses and flows, including provision for fish passage through the new stream alignments.
- Decommissioning of several existing bores on the site.
- Associated activities necessary to establish, operate and maintain the diversion.

Detailed Design Explanatory Note: *Where detailed design plans have already been prepared and submitted to HDC under Condition [29] of SUB-XXX, the same information may be provided to satisfy Condition [140] and any related detailed design plan conditions in WAT-X, provided it meets the certification requirements of HBRC related to the stream diversion activities authorised by WAT-XXX. Duplicate documentation is not required where alignment across SUB-XXX and WAT-XXX is demonstrated and accepted by HBRC.*

Management Plans Explanatory Note: *The consolidated CEMP prepared under Condition [119] of LUS-XXX may be used to satisfy the management plan requirements of this consent, provided it addresses the stream diversion activities authorised by WAT-XXX and is certified by HBRC where required. Separate management plans are not required where the relevant HBRC requirements are clearly identified and addressed within the consolidated CEMP.*

No.	Conditions – WAT-XXX
No.	Pre Construction Requirements
140.	Detailed Design Plans At least 20 working days prior to commencement of the stream works authorised by WAT-XXX, the Consent Holder shall submit detailed design plans and documentation to HBRC Manager Compliance (or nominee) for certification that: - Confirm the final alignment, dimensions, profiles and levels of all diverted watercourses authorised by this consent. - Confirm the final location, extent and methodology of all stream diversion and channel modification works authorised by this consent. - Demonstrate that the diverted watercourses have been designed to maintain general flow conveyance capacity, channel stability and fish passage. - Identify measures to avoid, remedy or mitigate erosion and scour within the diverted watercourses during construction and following completion of the works. - Include a Groundwater Protection Assessment prepared by a suitably qualified and experienced hydrogeologist. The assessment shall demonstrate that the proposed stream diversion and associated excavations could reveal, create, expose or increase a source-water risk to groundwater quality or the downgradient drinking-water supply and if so, the Groundwater Protection Assessment shall demonstrate the measures to

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	avoid creating or increasing risk(s) to groundwater quality and the down gradient drinking-water supply (including Well 4151). (f) Details of any channel lining or seepage control system proposed as part of the stream diversion works, including but not limited to: (i) the liner or barrier type; (ii) thickness; (iii) permeability target; (iv) performance requirements; (v) installation methodology; (vi) design life; (vii) protection from puncture or desiccation; (viii) construction quality assurance testing, (ix) as-built certification; (x) inspection requirements; (xi) repair procedures; and (xii) long-term maintenance requirements; to be implemented for any lined channels and any reconstructed low-permeability channel base. (g) 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 (or nominee) prior to the authorized WAT-XXX stream works being undertaken. If in the instance HBRC advises that certification is withheld, HBRC shall provide written reasons why certification is withheld.
141.	Construction Environmental Management Plan 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 Manager Compliance (or nominee) for certification a final CEMP prepared in general accordance with the approved preliminary CEMP referenced in Schedule 1 for the relevant stage(s). The purpose of the CEMP is to set out the proposed construction methodology and environmental management measures to appropriately manage the potential effects of construction and site works associated with the wetland and stream works. The CEMP shall include, but not be limited to, the following: (a) How construction of the consented activities will be carried out, particularly around any works alongside, in, on or over the stream in accordance with the plans most recently certified in accordance with Condition [140].

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	(b) The location of materials, machinery and works equipment storage when not in use, and the location of any maintenance or servicing areas that shall not be within 20m of a waterbody. (c) A site plan and maintenance inspection regime for temporary and permanent sediment controls. (d) How the construction works will provide for the passage of fish, including details of any diversion works. (e) Timing of works within wetted stream areas to avoid, where practicable, fish spawning periods (1 May to 30 September), unless otherwise authorised by this consent or agreed to in writing by HBRC (Manager Compliance or nominee). (f) The contact details of the person responsible for inspecting and maintaining sediment controls. (g) A Spill Management Plan (SPMP) in accordance with Condition [140] that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill. (h) Frequency of site inspections and monitoring (including after extreme weather events), and reporting to be undertaken, and any other construction quality assurance measures proposed. (i) Include a specific Source Water Protection Plan (“SWPP”) setting out the source-water protection measures to be undertaken, including but not limited to: (i) Wet-weather restrictions; (ii) Open excavations; (iii) Dewatering, Unexpected ground conditions; (iv) Fuel and chemical storage; (v) Concrete washout; (vi) Spill response; (vii) Liner protection; (viii) Groundwater or seepage encounters; (ix) Required hydrogeological inspection points; and (x) Communication with HDC and HBRC (Manager Compliance). Certification shall be obtained prior to the works to which they relate being undertaken (noting that works may be undertaken in stages, within stages, or across stages). If in the instance HBRC advises that certification is withheld, HBRC shall provide written reasons why certification is withheld.
142.	Erosion and Sediment Control Plan At least 20 working days prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC Manager Compliance (or nominee) for certification a finalized copy of the ESCP in general accordance with the certified CMP referenced in Schedule 1, Condition [140] and in accordance with the “Hawkes Bay Waterway Guidelines – Erosion and Sediment Control” (April 2009).

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	Alternatively the ESCP may be submitted for certification in stages, based on the staged construction of the project. The ESCP may be amended to suit the appointed Contractor's methodology by providing the amended ESCP to HBRC (Manager Compliance or nominee) for re-certification.
143.	Spill Management Plan Prior to the commencement of any earthworks or construction activity for the stream works, the Consent Holder must submit to HBRC Manager Compliance (or nominee) for certification a finalized copy of the SPMP in general accordance with the approved preliminary SPMP referenced in Schedule 1. The SPMP may be amended to suit the appointed Contractor's methodology subject to the SPMP being provided to HBRC's Manager Compliance (or nominee) for re-certification.
144.	Fauna Management Plan Prior to the commencement of site clearance works, a finalized copy of the FMP must be submitted to HBRC Manager Compliance (or nominee) for certification in general accordance with the approved FMP prepared by Stantec New Zealand and referenced in Schedule 1. The FMP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC Manager Compliance (or nominee).
145.	Certification Unless otherwise specified and excluding Conditions [140] and [141], where a condition requires that a plan or document is to be certified by HBRC, certification shall be obtained from HBRC Manager Compliance (or nominee) prior to the works to which they relate being undertaken (noting that works may be undertaken in stages, within stages, or across stages). The plans shall be considered certified by HBRC unless, within 15 working days of having been supplied with the plans, the HBRC advises that certification is withheld and provides written reasons why certification is withheld.
146.	Notice to Drinking Water Supplier If an event occurs on-site that may lead to contamination of groundwater, the Consent Holder shall notify the HDC (Brookvale Bore 3) and the HBRC (Manager Compliance) of the event as soon as reasonably practicable after the event occurs. <i>Advice Note: Such an event might include for example a spill of chemicals that may enter groundwater. The HDC can be contacted on 06 871 5000. The HBRC 24 hour Pollution Hotline should also be contacted on 0800 108 838.</i>
	During Construction Requirements
147.	Works in accordance with Certified Documents All works must be carried out in accordance with the Detailed Design Plans, CEMP, ESCP and SPMP documents certified by Conditions [140] to [143].
148.	Works in accordance with the Fauna Management Plan All works within stream margins shall be undertaken in accordance with the finalised FMP required by Condition [144]. In particular, the Consent Holder shall ensure that all Native Freshwater Fish Management measures identified in the certified FMP are implemented, including pre-construction inspection, stream isolation where required, fish salvage and relocation, supervised dewatering, maintenance of fish passage, biosecurity procedures, and measures to minimise sediment discharge, adverse effects on aquatic habitat, and fish mortality.

No.	Conditions – WAT-XXX
149.	Sediment and Contaminant Control The Consent Holder shall take all practical measures to limit the amount of sediment and prevent contaminants from entering any stream during the construction works. Such measures include, but are not limited to: (a) Any surplus soil, cleared vegetation or debris, shall be deposited at least 20m 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 machinery maintenance shall be undertaken away from any waterbody. (e) Implementing erosion and sediment control measures in accordance with the ESCP certified under Condition [141].
150.	Hydrogeological Monitoring No less than 20 working days prior to commencement of stream diversion and channel formation works associated with Watercourse 1, the Consent Holder shall provide to the HBRC (Manager Compliance or nominee): (a) an assessment from a SQEP hydrogeologist and a SQEP civil engineer explaining the following: (i) The ground conditions assumed, (ii) The proposed channel lining or seepage control measures, (iii) Any permeability or liner specifications, and (iv) Why the diversion is not expected to materially increase seepage losses to groundwater or create a more direct groundwater path; and (b) Written confirmation from a SQEP hydrogeologist and a SQEP civil engineer to the HBRC Manager Compliance (or nominee) that: (i) the Detailed Design Plans certified under Condition [140] appropriately address groundwater protection and infiltration risks; (ii) any proposed channel lining, seepage control measures or groundwater protection measures are suitable for the site conditions; (iii) the proposed diversion is not expected to materially increase seepage losses to groundwater compared with the existing watercourse configuration; and (iv) any recommendations required to manage groundwater protection during construction and operation have been incorporated into the certified design documentation. Any recommendations made by the SQEP hydrogeologist shall be implemented by the Consent Holder.

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151.	Bore Decommissioning Any bore decommissioned as part of the Project shall: (a) be backfilled and sealed at the surface to prevent contamination of groundwater; (b) where intersecting groundwater, be sealed to prevent the vertical movement of groundwater and permanently confine groundwater to the zone or zones in which it originally occurred; (c) utilise only clean, non-toxic backfill materials, including clean sand, coarse stone, clay or drill cuttings where used between permanent seals; and (d) be decommissioned by a SQEP. Within 20 working days of completion of the decommissioning works, the Consent Holder shall provide HBRC (Manager Compliance) with written confirmation from the suitably qualified and experienced person that the bore(s) have been decommissioned in accordance with this condition.
152.	Availability of Certified Management Plans on Site A copy of all management plans certified under this consent shall be kept on site while works are being undertaken and made available to the HBRC upon request.
Post Construction Requirements	
153.	Notification of Completion The Consent Holder shall advise the HBRC Manager Compliance (or nominee) of having finished the works within 20 working days following their completion.
154.	Certified As-Built 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 plans certified under Condition [140]. Certification must include confirmation of: (a) The final location, levels and detail of the watercourse. (b) Stabilisation of all disturbed areas to prevent erosion and sediment loss. (c) The stream channels and associated landform modifications are stable and functioning as designed. (d) Appropriate erosion and scour protection measures have been installed.
155.	Fish Salvage Reporting Within 10 working days of completion of fish salvage works associated with stream diversion activities, the Consent Holder shall provide a Fish Salvage Summary Report to HBRC Manager Compliance (or nominee) in accordance with the reporting requirements of the certified FMP required by Condition [144].
156.	Completion Report Within 3 months of completion of the diversion works, the Consent Holder shall provide to HBRC Manager Compliance (or nominee) a completion report prepared by a suitably qualified

No.	Conditions – WAT-XXX
	engineer confirming that the diversion has been constructed in accordance with the certified plans.
157.	Channel Integrity Monitoring and Maintenance Following completion of the stream diversion works, the Consent Holder shall ensure that the diverted watercourse and any associated channel lining or seepage control measures are inspected: (a) at least annually; and (b) following any significant rainfall event that results in overtopping, erosion, scour, structural damage or other evidence of channel instability. The inspections shall assess: (c) channel stability; (d) erosion and scour; (e) liner integrity (where applicable); (f) fish passage functionality; and (g) any evidence of excessive seepage or failure of groundwater protection measures. Any defect identified that may compromise channel integrity, fish passage, channel stability or groundwater protection shall be repaired as soon as practicable and under the supervision of a SQEP hydrogeologist (excluding repair works only relating to fish passage). Records of inspections and any maintenance and/or repair undertaken shall be retained and be provided to HBRC within 5 working days of the works being complete.

9.0 Discharge of Stormwater: DIS-1XX

Summary of DIS-1XX activities authorized by this discharge consent:

Activities relating to Section 15 of the RMA for the diversion and discharge of construction and operational stormwater into water or onto land, including from roads and residential lots as follows:

- Proposed new stormwater management system including attenuation basins, wetland treatment areas, raingardens, conveyance channels, outlet structures and associated infrastructure discharging to Watercourse 1, Watercourse 2 and downstream receiving environments.
- The diversion and discharge of stormwater from roads, reserves, residential lots and other impervious surfaces within the development area.
- The ongoing operation, maintenance and management of the stormwater network and associated treatment devices discharging to Watercourse 1, Watercourse 2 and downstream receiving environments.

Detailed Design Plans Explanatory Note: Where detailed design plans have already been prepared and submitted to HDC under Condition [29] of SUB-XXX, the same information may be provided to satisfy Condition [158] and any related detailed design plan conditions in DIS-1XX, provided it meets the certification requirements of HBRC Manager Compliance (or nominee) related to the stormwater discharge activities authorised by DIS-1XX. Duplicate documentation is not required where alignment across SUB-XXX and DIS-1XX is demonstrated and accepted by HBRC Manager Compliance (or nominee).

Management Plans Explanatory Note: The consolidated CEMP prepared under Condition [90] of LUC-XXX may be used to satisfy the management plan requirements of this consent, provided it addresses the discharge activities authorised by DIS-1XX and is certified by HBRC Manager Compliance (or nominee) where required. Separate management plans are not required where the relevant HBRC requirements are clearly identified and addressed within the consolidated CEMP.

No.	Conditions – DIS-1XX
No.	Pre Construction Requirements
158.	Detailed Design Plans At least 20 working days prior to commencement of any of the construction works authorised by DIS-1XX, the Consent Holder shall submit detailed stormwater infrastructure design plans and documentation prepared by a suitably qualified person to the HBRC Manager Compliance (or nominee) for certification for each stage (or combination of stages). The plans shall: (a) Identify the location, storage volumes, levels and dimensions of the stormwater attenuation and treatment devices, any outlet structures, and associated infrastructure. (b) Confirmation of the design of the emergency spillway structures including emergency overflow pathways and a design statement. (c) Design flow rates and discharge volumes for critical rainfall events, including 2-year, 10-year and 1% AEP rainfall events.

No. Conditions – DIS-1XX

- (d) The design details, levels and location of all stormwater services (including treatment systems (wetlands and raingardens), invert, pipes, sumps, and outfall structures and any secondary overland flow paths).
- (e) Demonstrate that maintenance access has been provided to all attenuation devices, treatment wetlands, raingardens, swales, stormwater outfalls, watercourses and associated infrastructure.
- (f) CEMP, ESCP, SPMP and ChTMP measures in accordance with Conditions [156] to be implemented.
- (g) Include a Groundwater Protection Assessment prepared by a suitably qualified and experienced hydrogeologist. The assessment shall demonstrate that the proposed detention areas, wetlands, raingardens, stormwater treatment devices, service trenches, dewatering works and associated excavations could reveal, create, expose or increase a source-water risk to groundwater quality or the downgradient drinking-water supply and if so, the Groundwater Protection Assessment shall demonstrate the measures to avoid creating or increasing risk(s) to groundwater quality and the down gradient drinking-water supply (including Well 4151).
- (h) Details of any impermeable lining including but not limited to:
 - (i) The liner or barrier type;
 - (ii) Thickness;
 - (iii) Permeability target;
 - (iv) Performance Requirements;
 - (v) Installation methodology;
 - (vi) Design life;
 - (vii) Protection from puncture or desiccation;
 - (viii) Construction quality assurance testing;
 - (ix) As-built certification;
 - (x) Inspection requirements;
 - (xi) Repair procedures; and
 - (xii) Long-term maintenance requirements;

to be implemented for the attenuation and treatment devices, in accordance with the with the recommendations of the SQEP hydrogeologist and the approved GAR referenced in Schedule 1.
- (i) How the construction works will provide for the passage of fish, including details of any diversion works.
- (j) Confirmation that the design plans are consistent with the requirements of this consent.
- (k) 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.
- (l) The stormwater management system shall be designed, constructed and maintained such that the diversion and discharge of stormwater does not result in a material

No.	Conditions – DIS-1XX
	increase in the frequency, duration or volume of discharge to Watercourse 1 beyond that assessed in the Infrastructure Report and Stormwater Management Plan referenced in Schedule 1 and certified Detailed Design Plans in accordance with Condition [154]. Certification shall be obtained prior to the works to which they relate being undertaken (noting that works may be undertaken in stages, within stages, or across stages). If in the instance HBRC advises that certification is withheld, the HBRC shall provide written reasons why certification is withheld. Advice Note: <i>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.</i>
159.	Stormwater Management System Design The stormwater management system shall be designed, constructed and maintained in general accordance with the approved Infrastructure Report, Stormwater Management Plan and Civil Drawings referenced in Schedule 1 and any subsequent certified detailed design plans in Condition [158] to ensure that: (a) Post-development stormwater discharge rates and volumes are managed in accordance with the hydraulic performance outcomes and modelling assumptions certified by the documentation in Condition [158], including attenuation of peak flows from the developed catchment prior to discharge to the receiving environment. (b) The stormwater management system maintains the function of secondary overland flow paths and emergency overflow pathways during critical rainfall events. (c) Stormwater treatment, attenuation and conveyance devices are designed to operate as an integrated stormwater management system in accordance with the certified design documentation.
160.	Construction Environmental Management Plan At least 20 working dates prior to the commencement of any earthworks or construction activity on the site for the stormwater discharge (including the stormwater basin, extended detention and raingardens), the Consent Holder must submit to HBRC Manager Compliance (or nominee) for certification a final CEMP prepared in general accordance with the approved preliminary CEMP referenced in Schedule 1 for the relevant stage(s). The purpose of the CEMP is to set out the proposed construction methodology and environmental management measures to appropriately manage the potential effects of construction and site works associated with the stormwater discharge. The CEMP shall include, but not be limited to, the following: (a) How construction of the consented activities will be carried out, particularly around any works on the margins of the stream and the key stormwater management and sediment/erosion control features in accordance with the plans most recently certified in accordance with Condition [158]. (b) The location of materials, machinery and works equipment storage when not in use, and the location of any maintenance or servicing areas that shall not be within 20m of a waterbody. (c) A site plan and maintenance inspection regime for temporary and permanent sediment controls.

No.	Conditions – DIS-1XX
	(d) A SPMP prepared in accordance with the approved preliminary SPMP referenced in Schedule 1, that includes procedures for preventing contaminants such as hydrocarbons or chemicals entering any waterbody in the event of a spill. (e) An ESCP prepared in accordance with the approved preliminary ESCP referenced in Schedule 1 and the “Hawke’s Bay Waterway Guidelines – Erosion and Sediment Control” (April 2009). (f) A ChTMP prepared in accordance with the approved preliminary ChTMP referenced in Schedule 1, for the use of chemically treated sediment retention devices. (g) Frequency of site inspections and monitoring (including after extreme weather events), and reporting to be undertaken, and any other construction quality assurance measures proposed. (h) The contact details of the person responsible for inspecting and maintaining sediment controls. (i) Include a specific Source Water Protection Plan setting out the source-water protection measures to be undertaken, including but not limited to: (i) Wet-weather restrictions; (ii) Open excavations; (iii) Dewatering, Unexpected ground conditions; (iv) Fuel and chemical storage; (v) Concrete washout; (vi) Spill response; (vii) Liner protection; (viii) Groundwater or seepage encounters; (ix) Required hydrogeological inspection points; and (x) Communication with HDC and HBRC (Manager Compliance). Certification shall be obtained prior to the works to which they relate being undertaken (noting that works may be undertaken in stages, within stages, or across stages). In the instance the HBRC advises that certification is withheld, HBRC shall provide written reasons why certification is withheld.
161.	Certification Unless otherwise specified and excluding Conditions [158] and [160], where a condition requires that a plan or document is to be certified by HBRC, certification shall be obtained from HBRC Manager Compliance (or nominee) prior to the works to which they relate being undertaken (noting that works may be undertaken in stages, within stages, or across stages). The plans shall be considered certified by HBRC unless, within 15 working days of having been supplied with the plans, the HBRC Manager Compliance (or nominee) advises that certification is withheld and provides written reasons why certification is withheld.
162.	Works Notification The Consent Holder shall give the HBRC Manager Compliance (or nominee) at least 10 working days’ notice of the intention to commence each stage (or combination of stages) of construction of the stormwater system.

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	Maintenance and Monitoring
163.	Stormwater Management and Maintenance Plan A Stormwater Management and Maintenance Plan (SMMP) shall be provided to the HBRC Manager Compliance (or nominee) for certification at the same time as the Detailed Design Plans required by Condition [158] of this consent. The SMMP shall set out how the complete stormwater management system will be managed and maintained, and how compliance with the conditions of this consent will be achieved. The SMMP shall include the following information: (a) A plan showing the location of the key components of the stormwater system. (b) Finalised OMMs for the attenuation and treatment devices. (c) Details (including frequency) of the inspection and maintenance activities, including inspections after the following critical rainfall events. (d) Details of how maintenance will be undertaken, and who will be responsible for this maintenance. (e) Details of maintenance access routes, easements, access strips and any legal mechanisms required to ensure ongoing access to all stormwater assets. (f) A checklist of maintenance requirements for each component of the stormwater system. (g) Details of how maintenance checks will be recorded. (h) Procedures for inspection and maintenance following major rainfall events and emergency overflow events. (i) Procedures for managing and rectifying any erosion, scour, blockage, vegetation management, reduced storage capacity or asset failure identified during inspections. (j) Contact details for the person(s) who are responsible for the management, maintenance and emergency response procedures of the stormwater system. (k) 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. (l) Inspection, monitoring and maintenance procedures for any lined channels, seepage control measures, attenuation devices, outlet structures or other infrastructure intended to manage infiltration losses to groundwater or protect groundwater quality. 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 amendments or updates to the SMMP are required, an updated copy of the SMMP shall be provided to the HBRC Manager Compliance (or nominee) within 1 month of any changes being made.
164.	Stormwater Monitoring Programme At least 20 working days prior to commencement of stormwater discharges authorised by this consent, the Consent Holder shall submit to HBRC Manager Compliance (or nominee) for certification a Stormwater Monitoring Plan (SWMP). The SWMP shall be prepared by a SQEP and shall include: (a) Monitoring locations;

No.	Conditions – DIS-1XX
	(b) Monitoring parameters; (c) Monitoring methodology; (d) Trigger levels for investigation; and (e) Reporting requirements.
165.	Water Quality Monitoring Programme At least 20 working days prior to the commencement of works occurring on site for any particular stage (or combination of stages), the Consent Holder shall submit to the HBRC Manager Compliance (or nominee) a Water Quality Monitoring Programme ('WQMP') for certification. The WQMP shall: (f) Be prepared by a SQEP with experience with stormwater discharges to water. (g) Outline 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 SWMP prepared by Maven and referenced in Schedule 1, or as agreed with the HBRC Manager Compliance. (h) 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; (vii) E coli. (i) Provide environmental limits for the analytes of concern identified by Condition [1642(c)] above when monitored at the approved stormwater discharge point(s), where considered appropriate in the opinion of a SQEP. (j) 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. (k) Outline the frequency and scope of reporting that will be provided to HBRC.

No.	Conditions – DIS-1XX
	(l) Outline the accreditation requirements of laboratories undertaking analysis and competency of person undertaking testing. (m) Include a requirement for the WQMP 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.
	During Construction Requirements
166.	Works in Accordance All stormwater discharge works must be carried out in general accordance with the certified Detailed Design Plans, CEMP, ESCP, ChTMP and SPMP documents outlined in Conditions [158 and [160].
167.	Inspections and Maintenance The Consent Holder shall undertake inspections and maintenance during the works period in accordance with the CEMP required by Condition [160]. Records of any maintenance undertaken shall be kept and provided to the HBRC Manager Compliance (or nominee) upon request.
	Post Construction Requirements
168.	Notice of Completion The Consent Holder shall advise the HBRC Manager Compliance (or nominee) of having commenced the discharge of stormwater from each stage (or combination of stages) as soon as practicable, but within 10 working days' following their completion.
169.	Certified As-Built Within 20 working days following the completion of installation of the stormwater management system for each stage (or combination of stages), a suitably qualified person shall provide written certification to the HBRC Manager Compliance (or nominee) that the stormwater management system has been constructed and completed in accordance with the plans certified in accordance with Condition [158]. Certification must include confirmation of location, dimensions and capacity of all stormwater management system culverts, attenuation areas and treatment devices. 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.
170.	Discharge Location and Effects Discharges must occur only at the locations certified in the Detailed Design Plans required by Condition [158] and shall not cause: (a) Erosion or scour in the receiving environment.

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	(b) The production of conspicuous oil or grease films, scums or foams, or floatable materials.
171.	Erosion and Scour The Consent Holder shall ensure that the stormwater discharge shall not cause erosion or scour of the beds or banks of any downstream receiving drain or watercourse.
172.	Erosion and Scour Remediation Within 10 working days of becoming aware of any scour or other erosion at or downstream of the discharge point 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 the HBRC Manager Compliance (or nominee) for certification. All works shall be undertaken in accordance with the certified methodology. The Consent Holder shall notify the HBRC Manager Compliance (or nominee) within 5 working days of completing any remediation works and confirm the measures undertaken.
173.	Implementation of the Stormwater Maintenance and Management Plan The Consent Holder shall implement and maintain the stormwater management system in accordance with the Stormwater Management and Maintenance Plan (SMMP) certified in accordance with Condition [159]. The SMMP shall guide the ongoing operation, maintenance, and monitoring of all stormwater components to ensure the performance of the system and compliance with this consent. Any changes to the approved SMMP must be certified in writing by the HBRC Manager Compliance (or nominee).
174.	Implementation of the Water Quality Monitoring Plan The Consent Holder shall ensure all water quality monitoring required for the stormwater management system shall be undertaken in general accordance with the WQMP approved by Condition [165] to confirm the performance of the stormwater management system and to detect any adverse effects on the receiving environment. Any changes to the approved WQMP must be certified in writing by the HBRC Compliance Monitoring Officer (or nominee).
175.	Inspections and Maintenance The Consent Holder shall undertake inspections and maintenance in accordance with the SMMP required by Condition [159]. Records of any maintenance undertaken shall be kept and provided to the HBRC Manager Compliance (or nominee) upon request.
176.	Stormwater System Integrity The Consent Holder shall be responsible for ensuring the continued integrity of the stormwater management system and associated structures and shall ensure that these components are maintained to a structurally safe and serviceable standard at all times and continue to operate to the design performance levels.
177.	Maintenance Inspections The Consent Holder shall carry out maintenance inspections of all stormwater management system components at least annually or more frequently in accordance with the SMMP (or

No.	Conditions – DIS-1XX
	subsequent updates) required by Condition [159] and ensure that the stormwater management system continues to be maintained for the duration of the consent.
178.	Maintenance Recording The Consent Holder shall record the details of all maintenance inspections and works undertaken under Conditions [175] and [177]. Those records shall be made available for inspection by the relevant HDC or HBRC Manager Compliance (or nominee) upon request.
179.	Reporting and Remediating Damage The Consent Holder shall advise the HBRC Manager Compliance (or nominee) as soon as practicable, but within 10 working days, of any damage to critical stormwater management components associated with the stormwater management system. Within 10 working days of notifying the HBRC Manager Compliance (or nominee) of the damage, the Consent Holder shall provide the HBRC Manager Compliance (or nominee) 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.
180.	Person Responsible The Consent Holder shall nominate a SQEP who is responsible for the operation and maintenance of the stormwater management system and the return of information as required by this consent. The Consent Holder shall provide the HBRC Manager Compliance (or nominee) with this person's contact details within one month from the date of the discharge first occurring and within ten working days of any change in personnel occurring.
181.	Roof Materials The Consent Holder shall ensure that buildings within the area discharging stormwater under this consent shall have: (a) Roofs that are constructed using inert roofing materials such as Colorcote or 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
182.	Receiving Environment The Consent Holder shall ensure stormwater discharge (including during construction phases) shall not give rise to all or any of the following effects in any receiving waterbodies, after reasonable mixing: (a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials. (b) Any conspicuous change in the colour or visual clarity. (c) Any emission of objectionable odour. (d) The rendering of fresh water unsuitable for consumption by farm animals. (e) Any significant adverse effects on aquatic life.
183.	Access for Maintenance

No.	Conditions – DIS-1XX
	The Consent Holder shall ensure that 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.
184.	Notice to Drinking Water Supplier If an event occurs on-site that may lead to contamination of groundwater, the Consent Holder shall notify the HDC (Brookvale Bore 3) and the HBRC (Manager Compliance) of the event as soon as reasonably practicable after the event occurs. Advice Note: Such an event might include for example a spill of chemicals that may enter groundwater. The HDC can be contacted on 06 871 5000. The HBRC 24 hour Pollution Hotline should also be contacted on 0800 108 838.
185.	Review Under RMA Section 128 The conditions of this consent (DIS-1XX) may be reviewed by HBRC Manager Compliance (or nominee) 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.
	Authorisations
186.	Consent Surrender DIS-1XX (this consent) shall be surrendered in the following circumstances: (a) Once a decision has been made, and the time for appealing the decision has passed without appeal or any appeal made has been withdrawn, dismissed or resolved on the replacement of HDC's Global Stormwater Consent (DP090355Wb / AUTH-118324-03); and (b) The HDC Global Stormwater Consent referred to above includes the entirety of the stormwater discharge(s) consented by DIS-1XX (this consent).
187.	Transfer of Consent In the event that the consent is not surrendered in accordance with Condition [186], DIS-1XX (this consent) shall remain in the name of the Consent Holder (Vermont Street Partners No.4 Limited) until the performance of the vested stormwater management system has been confirmed through a monitoring and proving period. This proving period shall:

No.	Conditions – DIS-1XX
	(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 24 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 requirements of this consent. (e) Include preparation of a Stormwater System Performance Report prepared by a SQEP engineer confirming that the system is operating in accordance with the certified design documentation and this consent. At the conclusion of the proving period, the consent may be transferred to HDC, subject to: (f) Demonstrated compliance with all relevant conditions of this consent; (g) Submission of a performance summary report to HBRC; and (h) 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.
188.	Transfer of Consent This consent (DIS-1XX) 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.

10.0 Discharge of Contaminants: DIS-2XX

Summary of DIS-2XX discharge of contaminants activities authorised.

Activities relating to section 15 of the RMA associated with discharge of contaminants (flocculant treated construction stormwater only) during the temporary earthworks and construction phase required to support the Brookvale Green development, including:

- The use of flocculants and associated chemical treatment systems within erosion and sediment control devices, including the discharge of flocculant-treated stormwater during construction of the Project.

Management Plans Explanatory Note: *The consolidated CEMP prepared under Condition [90] of LUC-XXX may be used to satisfy the management plan Condition [xx] requirements of this consent, provided it addresses the discharge activities authorised by DIS-2XX and is certified by HBRC. Separate management plans are not required where the relevant HBRC requirements are clearly identified and addressed within the consolidated CEMP.*

No.	Conditions – DIS-2XX
No.	Pre Construction Requirements
189.	Chemical Treatment Management Plan Prior to the commencement of any activity authorised by this consent, the Consent Holder shall submit a finalised Chemical Treatment Management Plan (ChTMP) to HBRC Manager Compliance (or nominee) for certification. The ChTMP shall be prepared in general accordance with the preliminary ChTMP referenced in Schedule 1. The ChTMP can be amended to suit the appointed Contractor's methodology subject to approval from HBRC Manager Compliance (or nominee).
190.	Certification The activities authorised by this consent shall not commence until the ChTMP has been certified by HBRC Manager Compliance (or nominee). The ChTMP shall be deemed certified unless, within 15 working days of receipt, HBRC advises in writing that certification is withheld and provides reasons for withholding certification
	During Construction Requirements
191.	Implementation All activities authorised by this consent shall be undertaken in accordance with the ChTMP certified under Condition [189].
192.	Monitoring The Consent Holder shall undertake monitoring of flocculant treatment systems in accordance with the certified ChTMP in Condition [189].
193.	Incident Management Any failure of a flocculant treatment system resulting in an unauthorised discharge shall be reported to HBRC Manager Compliance (or nominee) as soon as practicable and no later than 24 hours after the Consent Holder becomes aware of the incident.

No.	Conditions – DIS-2XX
	The Consent Holder shall implement appropriate corrective actions following any treatment system failure.
194.	Source-Water Risk The consent holder, and/or any contractor instructed to work on their behalf, shall ensure that the discharge shall not result in contaminants entering groundwater or to a watercourse in a way that could increase risk of contamination to the underlying aquifer.
195.	Notice to Drinking Water Supplier If an event occurs on-site that may lead to contamination of groundwater, the Consent Holder shall notify the HDC (Brookvale Bore 3) and the HBRC (Manager Compliance) of the event as soon as reasonably practicable after the event occurs. <i>Advice Note: Such an event might include for example a spill of chemicals that may enter groundwater. The HDC can be contacted on 06 871 5000. The HBRC 24 hour Pollution Hotline should also be contacted on 0800 108 838.</i>
	Post Construction Requirements
196.	Completion Report Within 3 months of completion of earthworks and stream works requiring flocculant treatment, the Consent Holder shall provide a completion memorandum to HBRC Manager Compliance (or nominee) confirming: (a) the period during which flocculants were used; (b) the flocculants utilised; (c) monitoring undertaken; (d) any incidents recorded; and (e) confirmation that all treatment systems have been decommissioned or removed.

11.0 Wildlife Approval: WA-XXX

In accordance with the provisions of the Wildlife Act 1953, precautionary Wildlife Approval is sought for salvage, handling, relocation and incidental killing of indigenous lizards.

- **Approval Holder** Vermont Street Partners No.4 Limited
- **Authorised Activity** To catch alive and relocate lizards for the purpose of protecting the lizards by way of salvage and incidental killing.

No.	Conditions – WA-XXX
WA1	Term The Approval shall expire 5 years after the date the Approval is granted.
WA2	Fauna Management Plan All fauna management, salvage, relocation, monitoring and associated works undertaken pursuant to this approval shall be carried out in accordance with the Fauna Management Plan titled “ <i>Brookvale Green, 174 and 176 Brookvale Road, Hawkes Bay</i> ”, prepared by Stantec New Zealand and dated 07/07/2026.
WA3	Implementation The Authorised Activity shall be carried out: (a) By a SQEP; (b) In accordance with the approved FMP referenced in Schedule 1; (c) At a suitable time of year, when Lizards are active, as advised by a SQEP; and (d) For catch / capture, within the site boundary, and for relocation, within the Release Area.
WA4	Discovery of Protected Wildlife The DOC Operations Manager for Ahuriri/Napier must be contacted immediately (napier@doc.govt.nz) for further advice if lizard species other than those authorised are located within the footprint of the development.
WA5	Lizard Salvage and Relocation Reporting Within 30 working days of completion of lizard salvage and relocation works, the Consent Holder shall provide a Lizard Salvage and Relocation Report to DOC in accordance with the reporting requirements in the approved FMP.
WA6	Lizard Post-Translocation Monitoring Where more than 20 indigenous lizards are salvaged and relocated, post-translocation monitoring shall be undertaken during the following survey season in accordance with the approved FMP. A Lizard Translocation Monitoring Report prepared in accordance with the approved FMP shall be provided to DOC within 30 days following the conclusion of monitoring.
WA7	Variations The Approval Holder may apply to the Director-General for variations to this Approval in accordance with clause 7(2) of Schedule 7 of the FTAA.

No.	Conditions – WA-XXX
WA8	Costs The Approval Holder must pay the DOC’s standard charge out rates for any staff time and mileage required to monitor compliance with this Approval and to investigate any alleged breaches of the terms and conditions of it.
WA9	Liabilities The Approval Holder agrees to exercise the Approval at their own risk and releases, to the full extent permitted by law, the Director-General and the Director-General’s employees and agents from all claims and demands of any kind and from all liability which may arise in respect of any accident, damage, or injury occurring to any person or property arising from the Approval Holder’s exercise of the Approval.
WA10	Cancellation The Director General may revoke this Approval at any time in respect of the whole or any part (pursuant to clause 7(4) of Schedule 7 of the FTAA) if: (a) The Approval Holder breaches any of the conditions of this Approval; or (b) In the Director-General’s opinion, the carrying out of the Approval has caused or is likely to cause any unforeseen or unacceptable effects on lizards. If the Director-General intends to revoke this Approval in whole or in part, the Director-General must give the Approval Holder such prior notice as is reasonable and necessary in the circumstances.
WA11	Compliance with the Director-General’s Notices and Directions The Approval Holder must comply with all statutes, bylaws, and regulations, and all notices, directions, and requisitions of the Director-General and any competent authority relating to the exercise of the Approval.

12.0 Reserves Approval: RAC-XXX

In accordance with the provisions of the Reserves Act 1977, approval is sought to undertake development integration works within an HDC administered Local Purpose (Amenity) Reserve and obtain a permanent easement for the purposes of a road.

- **Approval Holder:** Vermont Street Partners No.4 Limited
- **Authorised Works Permit Area:** 3,624m²
- **Authorised Easement Area:** 275m²
- **Term:**
 - Works Permit – 10 years
 - Easement – in perpetuity

No.	Conditions – RAC-XXX
	Works Permit Conditions
RAC1	Approved Works The Approval Holder may undertake only the works authorised by this approval, comprising: • Construction of Road 3 within the Authorised Works Permit Area; • Associated earthworks, battering and retaining structures; • Installation of underground services and associated infrastructure; • Vegetation removal; • Revegetation and landscape reinstatement; and • Temporary works necessary to complete the authorised works.
RAC2	Approved Plans The authorised works shall be undertaken in general accordance with the approved plans and documents identified in Schedule 1, except where an amendment is: (a) required to comply with another approval applying to the Project; or (b) approved in writing by HDC. Any amendment shall remain within the scope of the works authorised by this approval.
RAC3	Construction Management The authorised construction works shall be undertaken in accordance with the approved reports and plans identified in Schedule 1, to the extent that those plans apply to the Authorised Works Permit Area.
RAC4	Public Access Reasonable public access through the reserve shall be maintained during the authorised works, except where temporary restrictions are necessary for construction, health and safety, or site security purposes.

No.	Conditions – RAC-XXX
	Any area of the reserve temporarily closed or disturbed by the authorised works shall be reopened and reinstated for public access as soon as practicable following completion of the works.
RAC5	Site Reinstatement On completion of construction, all disturbed areas outside the permanent road corridor and associated infrastructure shall be stabilised and replanted in accordance with the approved Landscape Plan in Schedule 1.
RAC6	Landscape Establishment The Approval Holder shall implement all planting within the Authorised Works Permit Area in accordance with the requirements specified in the approved Landscape Plans in Schedule 1 and maintained for a period of 5 years following the completion of works within the Reserve.
RAC7	Geotechnical Certification Following completion of the earthworks and prior to the authorised works being opened for public use, the Approval Holder shall provide HDC with certification from a SQEP geotechnical engineer confirming that: (a) the earthworks, batter slopes and retaining structures have been constructed in accordance with the approved design; (b) the completed works are stable and suitable for their intended purpose; and (c) any recommendations or ongoing monitoring requirements identified by the geotechnical engineer have been implemented or otherwise addressed.
RAC8	Completion Certification Prior to the expiry of the Works Permit, the Approval Holder shall provide HDC with written confirmation that the authorised works have been completed in accordance with this approval. The confirmation shall include: (a) relevant completion plans; (b) engineering and geotechnical certifications; (c) confirmation of landscape reinstatement; and (d) details of any outstanding maintenance or monitoring requirements.
RAC9	Costs All costs associated with the authorised works, including design, consenting, construction, certification, reinstatement, planting and maintenance during the establishment period, shall be met by the Approval Holder unless otherwise agreed in writing with HDC.
	Easement Conditions
RAC10	Easement Purpose A permanent easement is authorised over the Authorised Easement Area for: (a) public pedestrian and vehicle access; (b) the construction, operation and use of Road 3;

No.	Conditions – RAC-XXX
	(c) the installation and operation of underground services and associated infrastructure; and (d) access for the inspection, maintenance, repair, renewal and replacement of the authorised infrastructure. The final easement instrument shall be in a form approved by HDC.
RAC11	No Exclusive Occupation Nothing in this approval authorises exclusive occupation of the Reserve, except to the extent reasonably necessary to exercise the rights authorised by the easement. The underlying land shall remain in public ownership unless its status is subsequently altered through a separate statutory process.
RAC12	Public Access Except where temporary restrictions are reasonably necessary for construction, maintenance, health and safety, or emergency purposes, the exercise of the easement rights shall not unreasonably restrict public access to the reserve.
RAC13	Maintenance Responsibilities The Approval Holder shall be responsible for the inspection, maintenance, repair and renewal of the authorised works within the reserve, including retaining structures, batter slopes, planting and associated infrastructure, until those responsibilities are: (a) transferred to HDC through a separate written agreement; or (b) otherwise allocated through the easement instrument or another binding agreement.
RAC14	Maintenance Agreement Prior to commencement of the authorised works, the Approval Holder shall enter into an agreement with HDC relating to the funding of ongoing maintenance of authorised works within the easement area.
RAC15	Damage and Reinstatement Any damage to Reserve land or HDC owned infrastructure caused by the exercise of the rights authorised by this approval shall be repaired or reinstated by the Approval Holder at its cost, to the reasonable satisfaction of HDC.

13.0 Schedule 1: List of Documents

13.1 List of Reports

Report Title	Prepared By	Project #	Revision	Date
Brookvale Green Design Guidelines	Barker & Associates Limited	25748	-	July 2026
Construction Management Plan	Maven Associates	135041	A	06/2026
Earthworks Management Plan	Maven Associates	135041	A	06/2026
Fauna Management Plan	Stantec New Zealand	310002495	2	07/07/2026
Geotechnical Assessment Report	Hawkes Bay Geotech Limited	25030A	3	21/07/2026
Hydrogeological Assessment	Land Water People	2026-067	Final	15 July 2026
Source Water Protection Plan	Land Water People	-	Draft	15 July 2026
Stormwater Device Operation and Maintenance Manual	Maven Associates	135041	A	06/2026
Stormwater Management Plan	Maven Associates	135041	A	06/2026

13.2 List of Drawings

Drawing No.	Drawing Title	Revision	Date
LA4 Landscape Architects: Landscape Details			
PP00	Overall Plan Arrangement	D	07/07/2026
PP01	Planting Plan 01	D	07/07/2026
PP02	Planting Plan 02	D	07/07/2026
PP03	Planting Plan 03	C	07/07/2026
PP04	Planting Plan 04	D	07/07/2026
PP05	Planting Plan 05	C	07/07/2026
PP06	Planting Plan 06	C	30/06/2026
PP07	Planting Plan 07	C	07/07/2026
PP08	Planting Plan 08	D	07/07/2026
PP09	Streetscape Trees and Schedule	C	07/07/2026
RP00	Overall Riparian Plan Arrangement	D	07/07/2026
RP01	Riparian Stream Banks	C	03/07/2026
RP02	Stormwater Pond/Wetland	C	03/07/2026
RP03	Detention Basin	B	30/06/2026
RP04	Raingarden	C	07/07/2026
RP05	Shaggy Range Buffer	B	30/06/2026

Drawing No.	Drawing Title	Revision	Date
RP06	Terrestrial Eastern Buffer Planting	B	30/06/2026
RP07	Council Reserve Strip	B	30/06/2026
RP08	Open Space Reserve	B	30/06/2026
CS01	Typical 15m Road Cross Section with Parking Bay	D	03/07/2026
CS02	Typical 15m Road Cross Section with No Parking Bay	C	03/07/2026
CS03	Typical 21m Road Cross Section with No Parking Bay	B	03/07/2026
CS04	Typical 21m Road Cross Section with Parking Bay	B	03/07/2026
CS05	Typical 15m Road Cross Section/Council Reserve with Parking Bay	A	11/05/2026
CS06	Typical 15m Road Cross Section/Council Reserve with Retaining Wall	A	07/07/2026
CS07	Typical Stream Channel Cross Section 01	D	07/07/2026
CS08	Typical Stream Channel Cross Section 02	D	07/07/2026
CS09	Typical Eastern Channel Cross Section	D	07/07/2026
CS010	Detention Basin Cross Section	C	07/07/2026
CS011	Wetland Cross Section 01	C	07/07/2026
CS012	Shaggy Range Boundary Cross Section 01	B	07/07/2026
CS013	Shaggy Range Boundary Cross Section 02	B	07/07/2026
CS014	Lot 141 Buffer Range Boundary Cross Section	A	07/07/2026
Barker & Associates: Urban Design Plans			
Figure 5	Brookvale Green Masterplan	A	July 2026
Figure 8	Brookvale Green Typology Plan	-	July 2026
Figure 9	Brookvale Green Fencing Plan	-	July 2026
Maven Associates: Engineering Plans			
C050	TOPOGRAPHICAL SURVEY PLAN	A	06-2026
C051	TOPOGRAPHICAL SURVEY PLAN	A	06-2026
C052	TOPOGRAPHICAL SURVEY PLAN	A	06-2026
C053	TOPOGRAPHICAL SURVEY PLAN	A	06-2026
C054	TOPOGRAPHICAL SURVEY PLAN	A	06-2026
C055	TOPOGRAPHICAL SURVEY PLAN	A	06-2026
C060	EXISTING WATERCOURSE	A	06-2026
C061	EX WATERCOURSE 1 CROSS SECTION	A	06-2026
C062	EX WATERCOURSE 2 CROSS SECTION	A	06-2026
C063	WATERCOURSE 1 RE-ALIGNMENT	A	06-2026
C070	PROP WATERCOURSES PLAN	A	06-2026
C071	PROP CHANNEL LONG SECTION	A	06-2026
C072	PROP CHANNEL LONG SECTION	A	06-2026
C073	PROP CHANNEL CROSS SECTION	A	06-2026

Drawing No.	Drawing Title	Revision	Date
C074	PROP CHANNEL CROSS SECTION	A	06-2026
C075	PROP CHANNEL CROSS SECTION	A	06-2026
C080	STAGING OVERVIEW PLAN	A	06-2026
C151-1	PROP STAGE 1 SCHEME PLAN	A	06-2026
C151-2	PROP STAGE 1 SCHEME PLAN	A	06-2026
C151-3	PROP STAGE 1 SCHEME PLAN	A	06-2026
C151-4	PROP STAGE 1 SCHEME PLAN	A	06-2026
C151-5	PROP STAGE 1 SCHEME PLAN	A	06-2026
C151-6	PROP STAGE 1 SCHEME PLAN	A	06-2026
C151-10	PROP STAGE 1 SCHEME PLAN	A	06-2026
C152-1	PROP STAGE 2 SCHEME PLAN	A	06-2026
C152-2	PROP STAGE 2 SCHEME PLAN	A	06-2026
C152-3	PROP STAGE 2 SCHEME PLAN	A	06-2026
C152-10	PROP STAGE 2 SCHEME PLAN	A	06-2026
C153-1	PROP STAGE 3 SCHEME PLAN	A	06-2026
C153-2	PROP STAGE 3 SCHEME PLAN	A	06-2026
C153-3	PROP STAGE 3 SCHEME PLAN	A	06-2026
C153-4	PROP STAGE 3 SCHEME PLAN	A	06-2026
C153-10	PROP STAGE 3 SCHEME PLAN	A	06-2026
C154-1	PROP STAGE 4 SCHEME PLAN	A	06-2026
C154-2	PROP STAGE 4 SCHEME PLAN	A	06-2026
C154-3	PROP STAGE 4 SCHEME PLAN	A	06-2026
C154-4	PROP STAGE 4 SCHEME PLAN	A	06-2026
C154-5	PROP STAGE 4 SCHEME PLAN	A	06-2026
C154-6	PROP STAGE 4 SCHEME PLAN	A	06-2026
C154-10	PROP STAGE 4 SCHEME PLAN	A	06-2026
C155-1	PROP STAGE 5 SCHEME PLAN	A	06-2026
C155-2	PROP STAGE 5 SCHEME PLAN	A	06-2026
C155-3	PROP STAGE 5 SCHEME PLAN	A	06-2026
C155-4	PROP STAGE 5 SCHEME PLAN	A	06-2026
C155-10	PROP STAGE 5 SCHEME PLAN	A	06-2026
C156-1	PROP SUPERLOT 1A SCHEME	A	06-2026
C156-2	PROP SUPERLOT 1A SCHEME	A	06-2026
C156-10	PROP SUPERLOT 1A SCHEME	A	06-2026
C157-1	PROP SUPERLOT 1B SCHEME	A	06-2026
C157-2	PROP SUPERLOT 1B SCHEME	A	06-2026
C157-10	PROP SUPERLOT 1B SCHEME	A	06-2026

Drawing No.	Drawing Title	Revision	Date
C158-1	PROP SUPERLOT 2A SCHEME	A	06-2026
C158-2	PROP SUPERLOT 2A SCHEME	A	06-2026
C158-10	PROP SUPERLOT 2A SCHEME	A	06-2026
C159-1	PROP SUPERLOT 2B SCHEME	A	06-2026
C159-2	PROP SUPERLOT 2B SCHEME	A	06-2026
C159-10	PROP SUPERLOT 2B SCHEME	A	06-2026
C160	RESERVE LOT SCHEME PLAN	A	06-2026
C162	RESERVE LOT SCHEME PLAN	A	06-2026
C200	PROP CONTOURS AND SECTIONS	A	06-2026
C220	PROP CUT/FILL PLAN	A	06-2026
C221	PROP SITE CROSS SECTIONS	A	06-2026
C222	PROP SITE CROSS SECTIONS	A	06-2026
C223	PROP SITE CROSS SECTIONS	A	06-2026
C224	PROP SITE CROSS SECTIONS	A	06-2026
C225	PROP SITE CROSS SECTIONS	A	06-2026
C230	EW ESCP PLAN	A	06-2026
C231	EROSION SED CONTROL DETAILS	A	06-2026
C232	EROSION SED CONTROL DETAILS	A	06-2026
C233	EROSION SED CONTROL DETAILS	A	06-2026
C234	EROSION SED CONTROL DETAILS	A	06-2026
C235	EROSION SED CONTROL DETAILS	A	06-2026
C240-0	PROPOSED RETAINING WALLS	A	06-2026
C240-1	RETAINING WALL 1	A	06-2026
C240-2	RETAINING WALL 2	A	06-2026
C240-10	PROPOSED RETAINING WALLS	A	06-2026
C240-11	PROPOSED RETAINING WALLS	A	06-2026
C300-0	ROADING OVERVIEW PLAN	A	06-2026
C300-1	ROADING PLAN	A	06-2026
C300-2	ROADING PLAN	A	06-2026
C300-3	ROADING PLAN	A	06-2026
C300-4	ROADING PLAN	A	06-2026
C300-5	ROADING PLAN	A	06-2026
C300-6	ROADING PLAN	A	06-2026
C300-7	ROADING PLAN	A	06-2026
C300-8	ROADING PLAN	A	06-2026
C300-9	ROADING PLAN	A	06-2026
C300-10	ROADING PLAN	A	06-2026

Drawing No.	Drawing Title	Revision	Date
C300-11	ROAD 3 AND BROOKVALE SECTIONS	A	06-2026
C300-12	ROAD 3 AND BROOKVALE SECTIONS	A	06-2026
C300-13	ROAD 3 AND BROOKVALE SECTIONS	A	06-2026
C300-14	ROAD 3 AND BROOKVALE SECTIONS	A	06-2026
C300-15	ROAD 3 AND BROOKVALE SECTIONS	A	06-2026
C300-16	ROAD 3 AND BROOKVALE SECTIONS	A	06-2026
C301-1	ARATAKI RESERVE WORKS AREA	A	06-2026
C301-2	ARATAKI RESERVE WORKS AREA	A	06-2026
C301-3	ARATAKI RESERVE WORKS AREA	A	06-2026
C301-4	ARATAKI RESERVE WORKS AREA	A	06-2026
C320-0	ROADING CHAINAGE OVERVIEW	A	06-2026
C320-1	ROADING LONGSECTIONS	A	06-2026
C320-2	ROADING LONGSECTIONS	A	06-2026
C320-3	ROADING LONGSECTIONS	A	06-2026
C320-4	ROADING LONGSECTIONS	A	06-2026
C320-5	ROADING LONGSECTIONS	A	06-2026
C320-6	ROADING LONGSECTIONS	A	06-2026
C320-7	ROADING LONGSECTIONS	A	06-2026
C330-0	ROAD CROSS SECTION OVERVIEW	A	06-2026
C330-1	ROADING CROSS SECTIONS	A	06-2026
C330-2	ROADING CROSS SECTIONS	A	06-2026
C330-3	ROADING CROSS SECTIONS	A	06-2026
C330-4	ROADING CROSS SECTIONS	A	06-2026
C330-5	ROADING CROSS SECTIONS	A	06-2026
C330-6	ROADING CROSS SECTIONS	A	06-2026
C330-7	ROADING TYPICAL LAYOUT	A	06-2026
C330-8	ROADING CROSS SECTIONS	A	06-2026
C330-9	CONCRETE JOINT DETAILS	A	06-2026
C330-10	ROAD TIE IN DETAIL	A	06-2026
C340-0	VEHICLE TRACKING OVERVIEW	A	06-2026
C340-1	VEHICLE TRACKING PLAN	A	06-2026
C340-2	VEHICLE TRACKING PLAN	A	06-2026
C340-3	VEHICLE TRACKING PLAN	A	06-2026
C340-4	VEHICLE TRACKING PLAN	A	06-2026
C340-5	VEHICLE TRACKING PLAN	A	06-2026
C340-6	VEHICLE TRACKING PLAN	A	06-2026
C340-7	VEHICLE TRACKING PLAN	A	06-2026

Drawing No.	Drawing Title	Revision	Date
C340-8	VEHICLE TRACKING PLAN	A	06-2026
C340-9	VEHICLE TRACKING PLAN	A	06-2026
C340-10	VEHICLE TRACKING PLAN	A	06-2026
C340-11	VEHICLE TRACKING PLAN	A	06-2026
C340-12	VEHICLE TRACKING PLAN	A	06-2026
C340-13	VEHICLE TRACKING PLAN	A	06-2026
C350-1	SIGHT DISTANCE CHECK PLAN	A	06-2026
C350-2	SIGHT DISTANCE CHECK PLAN	A	06-2026
C350-3	SIGHT DISTANCE CHECK PLAN	A	06-2026
C350-4	SIGHT DISTANCE CHECK PLAN	A	06-2026
C380-1	BATTER SLOPE SECTIONS	A	06-2026
C380-2	WALKWAY AND STAIRS PLANS	A	06-2026
C380-3	WALKWAY LONG SECTION	A	06-2026
C380-4	WALKWAY AND STAIRS PLANS	A	06-2026
C380-5	BROOKVALE BATTER	A	06-2026
C380-6	ROAD 3 BATTER	A	06-2026
C380-7	ROAD 3 BATTER	A	06-2026
C380-8	BATTER SLOPES WESTERN BDY	A	06-2026
C380-9	BATTER SLOPES WESTERN BDY	A	06-2026
C380-10	BATTER SLOPES WESTERN BDY	A	06-2026
C390-3	ROADING STANDARD DETAILS	A	06-2026
C390-4	ROADING STANDARD DETAILS	A	06-2026
C390-5	ROADING STANDARD DETAILS	A	06-2026
C390-6	ROADING STANDARD DETAILS	A	06-2026
C390-7	ROADING STANDARD DETAILS	A	06-2026
C390-8	ROADING STANDARD DETAILS	A	06-2026
C400	STORMWATER PLAN	A	06-2026
C400-0	STORMWATER OVERVIEW	A	06-2026
C400-1	STORMWATER DRAINAGE	A	06-2026
C400-2	STORMWATER DRAINAGE	A	06-2026
C400-3	STORMWATER DRAINAGE	A	06-2026
C400-4	STORMWATER DRAINAGE	A	06-2026
C400-5	STORMWATER DRAINAGE	A	06-2026
C400-6	STORMWATER DRAINAGE	A	06-2026
C401	EX SW CATCHMENT PLAN	A	06-2026
C402-1	PROP SW CATCHMENT PLAN	A	06-2026
C403-0	SW PIPE CATCHMENTS	A	06-2026

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C403-1	SW PIPE CATCHMENTS	A	06-2026
C403-2	SW PIPE CATCHMENTS	A	06-2026
C403-3	SW PIPE CATCHMENTS	A	06-2026
C403-4	SW PIPE CATCHMENTS	A	06-2026
C403-5	SW PIPE CATCHMENTS	A	06-2026
C403-6	SW PIPE CATCHMENTS	A	06-2026
C405-0	100 Yr ARI OVERLAND FLOWPATHS	A	06-2026
C405-1	ROAD OLFP PLANS	A	06-2026
C405-2	ROAD OLFP PLANS	A	06-2026
C405-3	ROAD OLFP PLANS	A	06-2026
C405-4	ROAD OLFP PLANS	A	06-2026
C405-5	ROAD OLFP PLANS	A	06-2026
C405-10	ROAD OLFP PLANS	A	06-2026
C405-11	ROAD OLFP PLANS	A	06-2026
C405-12	ROAD OLFP PLANS	A	06-2026
C405-13	100yr OLFP CATCHMENT	A	06-2026
C410-0	STORMWATER LONGSECTIONS	A	06-2026
C410-1	STORMWATER LONGSECTIONS	A	06-2026
C410-2	STORMWATER LONGSECTIONS	A	06-2026
C410-3	STORMWATER LONGSECTIONS	A	06-2026
C410-4	STORMWATER LONGSECTIONS	A	06-2026
C410-5	STORMWATER LONGSECTIONS	A	06-2026
C410-6	STORMWATER LONGSECTIONS	A	06-2026
C410-7	STORMWATER LONGSECTIONS	A	06-2026
C410-8	STORMWATER LONGSECTIONS	A	06-2026
C410-9	STORMWATER LONGSECTIONS	A	06-2026
C410-10	STORMWATER LONGSECTIONS	A	06-2026
C410-11	STORMWATER LONGSECTIONS	A	06-2026
C410-12	STORMWATER LONGSECTIONS	A	06-2026
C430-0	100YR FLOOD MODEL PLAN	A	06-2026
C430-1	100YR FLOOD MODEL PLAN	A	06-2026
C430-2	100YR FLOOD MODEL PLAN	A	06-2026
C430-3	100YR FLOOD MODEL PLAN	A	06-2026
C430-4	100YR FLOOD MODEL PLAN	A	06-2026
C430-5	100YR FLOOD MODEL PLAN	A	06-2026
C430-6	100YR FLOOD MODEL PLAN	A	06-2026
C450-0	SW DEVICE OVERVIEW	A	06-2026

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C450-1	PROP WETLAND A	A	06-2026
C450-2	PROP WETLAND A	A	06-2026
C450-3	WETLAND AND BASIN SECTION	A	06-2026
C450-4	WETLAND OUTLET DETAILS	A	06-2026
C450-5	WETLAND OUTLET DETAILS	A	06-2026
C450-6	WETLAND STORAGE	A	06-2026
C450-7	WETLAND ELEVATION	A	06-2026
C450-8	WETLAND DETAILS	A	06-2026
C450-9	WETLAND DETAILS	A	06-2026
C450-10	WETLAND A EMERGENCY SPILLWAY	A	06-2026
C450-11	MAINTENANCE ACCESS DETAIL	A	06-2026
C450-12	WETLAND A FOREBAY DRAIN DOWN DETAIL	A	06-2026
C450-15	PROP RAINGARDEN B	A	06-2026
C450-20	PROP RAINGARDEN C	A	06-2026
C450-21	RAIN GARDEN CROSS SECTION	A	06-2026
C450-30	DETENTION BASIN D	A	06-2026
C450-31	BASIN AND WATERCOURSE SECTION	A	06-2026
C460	STREETSIDE RAINGARDEN DETAILS	A	06-2026
C461	STREETSIDE RAINGARDEN DETAILS	A	06-2026
C461-1	RAIN GARDEN CATCHMENT	A	06-2026
C490-1	STORMWATER STANDARD DETAILS	A	06-2026
C490-3	STORMWATER STANDARD DETAILS	A	06-2026
C490-4	STORMWATER STANDARD DETAILS	A	06-2026
C490-5	STORMWATER STANDARD DETAILS	A	06-2026
C490-6	STORMWATER STANDARD DETAILS	A	06-2026
C490-7	STORMWATER STANDARD DETAILS	A	06-2026
C500-0	WASTEWATER DRAINAGE OVERVIEW	A	06-2026
C500-1	WASTEWATER DRAINAGE PLAN	A	06-2026
C500-2	WASTEWATER DRAINAGE PLAN	A	06-2026
C500-3	WASTEWATER DRAINAGE PLAN	A	06-2026
C500-4	WASTEWATER DRAINAGE PLAN	A	06-2026
C500-5	WASTEWATER DRAINAGE PLAN	A	06-2026
C500-6	WASTEWATER DRAINAGE PLAN	A	06-2026
C501	PROPOSED WW OVERVIEW	A	06-2026
C520-1	WASTEWATER LONGSECTIONS	A	06-2026
C520-2	WASTEWATER LONGSECTIONS	A	06-2026
C520-3	WASTEWATER LONGSECTIONS	A	06-2026

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C520-4	WASTEWATER LONGSECTIONS	A	06-2026
C520-5	WASTEWATER LONGSECTIONS	A	06-2026
C520-6	WASTEWATER LONGSECTIONS	A	06-2026
C520-7	WASTEWATER LONGSECTIONS	A	06-2026
C520-8	WASTEWATER LONGSECTIONS	A	06-2026
C550-0	WASTEWATER PUMPSTATION LOCATION	A	06-2026
C550-1	WASTEWATER PUMPSTATION LAYOUT	A	06-2026
C550-2	WASTEWATER PUMPSTATION ELEVATION	A	06-2026
C550-3	WW PUMPSTATION STORAGE ELEVATION	A	06-2026
C550-4	PUMPSTATION RISING MAIN	A	06-2026
C550-5	WW PS RISING MAIN AIR VALVE	A	06-2026
C550-6	WW PS RISING MAIN SCOUR VALVE	A	06-2026
C590-1	WASTEWATER STANDARD DETAILS	A	06-2026
C590-3	WASTEWATER STANDARD DETAILS	A	06-2026
C590-5	WASTEWATER STANDARD DETAILS	A	06-2026
C590-6	WASTEWATER STANDARD DETAILS	A	06-2026
C600-0	PROP WATER SUPPLY PLAN	A	06-2026
C600-1	PROP WATER SUPPLY PLAN	A	06-2026
C600-2	PROP WATER SUPPLY PLAN	A	06-2026
C600-3	PROP WATER SUPPLY PLAN	A	06-2026
C600-4	PROP WATER SUPPLY PLAN	A	06-2026
C600-5	PROP WATER SUPPLY PLAN	A	06-2026
C601-1	WATER CONNECTION PLAN	A	06-2026
C610-0	WATER FIRE HYDRANT PLANS	A	06-2026
C610-1	WATER FIRE HYDRANT PLANS	A	06-2026
C610-2	WATER FIRE HYDRANT PLANS	A	06-2026
C610-3	WATER FIRE HYDRANT PLANS	A	06-2026
C610-4	WATER FIRE HYDRANT PLANS	A	06-2026
C610-5	WATER FIRE HYDRANT PLANS	A	06-2026
C690-3	WATER STANDARD DETAILS	A	06-2026
C690-4	WATER STANDARD DETAILS	A	06-2026
C690-6	WATER STANDARD DETAILS	A	06-2026
C700-0	PROPOSED ALL SERVICES PLAN	A	06-2026
C700-1	PROPOSED ALL SERVICES PLAN	A	06-2026
C700-2	PROPOSED ALL SERVICES PLAN	A	06-2026
C700-3	PROPOSED ALL SERVICES PLAN	A	06-2026
C700-4	PROPOSED ALL SERVICES PLAN	A	06-2026

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C700-5	PROPOSED ALL SERVICES PLAN	A	06-2026
C700-6	PROPOSED ALL SERVICES PLAN	A	06-2026
C720-1	SERVICES TRENCH DETAILS	A	06-2026
C720-2	SERVICES TRENCH DETAILS	A	06-2026
C720-3	SERVICES TRENCH DETAILS	A	06-2026
C720-4	SERVICES TRENCH DETAILS	A	06-2026
C720-5	SERVICES TRENCH DETAILS	A	06-2026
L001 - L115	STREETLIGHT DESIGN	C	06-2026