

COMMON CONDITIONS

Summary of document-wide changes:

- Updates to reflect GWRC & WCC feedback as shown in tracked changes and with reasons for changes noted.
- Updated time periods to be consistent throughout conditions (i.e. “5 years” (rather than “five years” or “five (5) years”).

Note: Conditions referenced in the ‘Reasons for changes’ column refer to updated condition numbering.

Definitions

Ref	Conditions	Reasons for changes																						
DF.1.	<p>The table below defines the acronyms and terms used in the conditions.</p> <table border="1"> <tr> <td>AMP</td> <td>Avifauna Management Plan</td> </tr> <tr> <td>City Council or WCC</td> <td>Wellington City Council</td> </tr> <tr> <td>CLMP</td> <td>Contaminated Land Management Plan</td> </tr> <tr> <td>CMA</td> <td>Coastal Marine Area</td> </tr> <tr> <td>CMO</td> <td>Compliance Monitoring Officer</td> </tr> <tr> <td>CNVMP</td> <td>Construction Noise and Vibration Management Plan</td> </tr> <tr> <td>Commencement of Work</td> <td>The first date when any physical work that is the subject of these consents commences</td> </tr> <tr> <td>Construction Phase</td> <td>The duration of the construction of the Project from site establishment through to completion of all construction related activities of the Project.</td> </tr> <tr> <td>Construction yards</td> <td>The George Bolt Yard, MGC Yard and Moa Point Yard</td> </tr> <tr> <td>CTMP</td> <td>Construction Traffic Management Plan</td> </tr> <tr> <td>Earthworks</td> <td>Means the alteration or disturbance of land, including by moving, removing, placing, blading,</td> </tr> </table>	AMP	Avifauna Management Plan	City Council or WCC	Wellington City Council	CLMP	Contaminated Land Management Plan	CMA	Coastal Marine Area	CMO	Compliance Monitoring Officer	CNVMP	Construction Noise and Vibration Management Plan	Commencement of Work	The first date when any physical work that is the subject of these consents commences	Construction Phase	The duration of the construction of the Project from site establishment through to completion of all construction related activities of the Project.	Construction yards	The George Bolt Yard, MGC Yard and Moa Point Yard	CTMP	Construction Traffic Management Plan	Earthworks	Means the alteration or disturbance of land, including by moving, removing, placing, blading,	<p>GWRC also requested:</p> <ul style="list-style-type: none"> • Insert new definition of ‘Application Documents’. This term is not used in these conditions so need not be defined. • Insert new definition for ‘Progressive Stabilisation’, ‘Stage’, ‘Staging or staged’ and ‘Winter works period’. These terms are only relevant to winter works and ESC conditions proposed by GWRC and not adopted by WIAL. • Insert new definition for ‘Project’. The purpose of including this definition is not clear, as it would not improve clarity or interpretation of the conditions. The term ‘project’ is used over 100 times in conditions and in the majority of cases is used very generically. GC.1 requires that project occurs in accordance with application documents and
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	cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.	therefore the project is implicitly described.
	ESDC Erosion, and Sediment and Dust Control	ESC and ESCMP amended per GWRC and WCC suggestions to include dust.
	ESDCMP Erosion, and Sediment and Dust Control Monitoring Plan	
	George Bolt Yard George Bolt Street Construction Yard as identified in Attachment A.	
	KPMP Kororā / Penguin Management Plan	
	LMP Lizard Management Plan	
	Manager Manager GWRC or Manager WCC	
	Manager GWRC The Manager, Environmental Regulation, Wellington Regional Council	
	Manager WCC The Manager of Consenting and Compliance, Wellington City Council	
	MGC Yard Miramar Golf Course Construction Yard as identified in Attachment B.	
	MHWS Mean high water springs	
	MMMP Marine Mammal Management Plan	
	Moa Point Yard Moa Point Construction Yard as identified in Attachment C.	
	Notification or Notice In relation to a regional resource consent, means email of notification to notifications@gw.govt.nz .	
	NTU <u>Nephelometric Turbidity Unit</u>	
	Project Area The working areas of the Southern Seawall, the Eastern Bank Remediation area, the two Kororā colonies and the George Bolt, MGC and Moa Point construction yards, as shown in Attachment D to these conditions.	
	Regional Council or GWRC Wellington Regional Council	

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	<table border="1"> <tr> <td>SQEP</td> <td>Suitably Qualified and Experienced Practitioner</td> </tr> <tr> <td>SSESDCP</td> <td>Site Specific Erosion, and Sediment and Dust Control Plan</td> </tr> <tr> <td>Stabilised</td> <td>In relation to earthworks, means the earthworks site is inherently resistant to erosion or rendered resistant to erosion through the application of the methods of stabilisation specified in Section E3 of the <i>Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region</i>, unless alternative methods are provided for by the SSESDCP.</td> </tr> <tr> <td>TSS</td> <td>Total Suspended Sediment</td> </tr> <tr> <td>Working Day</td> <td>Has the same meaning as in section 2 of the Resource Management Act 1991</td> </tr> </table>	SQEP	Suitably Qualified and Experienced Practitioner	SSESDCP	Site Specific Erosion, and Sediment and Dust Control Plan	Stabilised	In relation to earthworks, means the earthworks site is inherently resistant to erosion or rendered resistant to erosion through the application of the methods of stabilisation specified in Section E3 of the <i>Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region</i> , unless alternative methods are provided for by the SSESDCP .	TSS	Total Suspended Sediment	Working Day	Has the same meaning as in section 2 of the Resource Management Act 1991	<p>SSESCP amended per GWRC and WCC suggestions to include dust.</p> <p>Reference to ESCP updated to SSESDCP per GWRC suggestion.</p>
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General Conditions Applying to All Resource Consents

Ref	Conditions	Reasons for changes
GC.1.	<p>Except as provided for in the conditions below, the Project must be undertaken in general accordance with:</p> <p>(a) The plans and information submitted with the application titled “Wellington International Airport Limited, Southern Seawall Renewal Project, dated 23rd October 2025, and the supporting technical documents submitted by the Consent Holder to the Environmental Protection Authority in support of its application for authorisation of the Southern Seawall Renewal Project under the Fast-track Approvals Act 2024.</p> <p>(b) [The Applicant’s responses to comments provided under section 55 of the Fast-track Approvals Act 2024;] and</p> <p>(c) [The further information submitted pursuant to section 67 of the Fast-track Approvals Act 2024.]</p>	
GC.2.	Where there is a conflict or inconsistency between the documents listed in Condition GC.1(a) and the information	

Ref	Conditions	Reasons for changes
	listed in Condition GC.1(b) and (c), the most recent plans and information must prevail.	
GC.3.	In the event of any conflict or inconsistency between the documents listed in Condition GC.1 and the conditions of this consent, the conditions must prevail.	
Management Plans		
GC.4.	<p>This consent must be exercised in accordance with the following management plans:</p> <ul style="list-style-type: none"> (a) Contaminated Land Management Plan (CLMP) (b) Lizard Management Plan (LMP) (c) Avifauna Management Plan (AMP) (d) Kororā / Penguin Management Plan (KPMP) (e) Marine Mammal Management Plan (MMMP) <p>Where a management plan is amended under Conditions GC.9 or GC.10, the consent must be exercised in accordance with the amended management plan.</p>	
GC.5.	<p>The following management plans must be submitted to the relevant Manager(s) for certification:</p> <p>To be certified by the Manager WCC:</p> <ul style="list-style-type: none"> (a) Construction Noise and Vibration Management Plan (CNVMP) (b) Construction Traffic Management Plan (CTMP) (c) Erosion and Sediment Control Monitoring Plan (ESCMP) (d) Site Specific Erosion and Sediment Control Plans (SSESDCPs) (e) Chemical Treatment Management Plan <p>To be certified by the Manager GWRC:</p> <ul style="list-style-type: none"> (f) With regard to noise in the CMA, Construction Noise and Vibration Management Plan (CNVMP) 	<p>GWRC sought to include “Amendments to the site-wide Stormwater Management Plan (SMP)” in this list. WIAL prefer the stormwater management approach put forward in the application.</p>

Ref	Conditions	Reasons for changes
	<p>(g) Erosion and Sediment Control Monitoring Plan (ESCDMP)</p> <p>(h) Site Specific Erosion and Sediment Control Plans (SSESDCPs)</p> <p>(i) Chemical Treatment Management Plan</p> <p>Where a management plan is amended under Conditions GC.9 or GC.10, the consent must be exercised in accordance with the amended management plan.</p>	
GC.6.	<p>The Consent Holder must follow the process set out below for any management plans requiring certification under Condition GC. 5 or Condition GC.10:</p> <p>(a) Documents requiring written certification must be submitted to the relevant Manager(s) in an electronic format.</p> <p>(b) Works to which the documents relate must not commence until the Consent Holder has received notice that the documents have been certified by the relevant Manager(s).</p>	
GC.7.	<p>All activities authorised by this consent must be undertaken in accordance with the management plans referred to in Condition GC.4 and Condition GC.5.</p>	
GC.8.	<p>The Consent Holder must ensure that a copy of each Management Plan, including any certified amendments, is available onsite at all times and that each copy is updated within 5 working days of any amendments being certified.</p>	
Amendments to Management Plans		
GC.9.	<p>(a) The Consent Holder may make minor amendments to the certified management plan(s) at any time. For the purpose of this condition, a 'minor amendment' is either a small change to the content of the management plan(s) which has either no or a de minimis adverse environmental effect or is a change which would result in an improved environmental</p>	<p>GWRC seek changes to this condition to restrict amendments that do not require re-certification to just administrative changes. GWRC considers that the concept of "minor amendments" is not appropriate as it creates too</p>

Ref	Conditions	Reasons for changes
	<p>outcome. Any such amendments to the management plan(s) must be such that the plan(s) remain consistent with the objectives of the management plan(s) and continue to be in accordance with the resource consent conditions.</p> <p>(b) The Consent Holder must submit, in writing, any minor amendment(s) to the certified management plan(s) to the relevant Manager(s) at least ten (10) working days prior to when the works associated with the amendment are to be implemented. The Consent Holder must maintain a record of all minor amendments.</p> <p>(c) If the Consent Holder is notified by the relevant Manager(s) that it considers the amendment is a material amendment, the Consent Holder must consider the amendment in accordance with Condition GC.10.</p>	<p>broad a discretion, and embeds an effects assessment process within the conditions.</p> <p>WIAL consider limiting this condition to administrative changes only is unduly restrictive and does not anticipate other minor changes which are not administrative in nature. For example, such changes may include timing adjustments within the hours defined within consent conditions.</p>
GC.10.	<p>(a) The Consent Holder may make material amendments to any of the management plans referred to in Conditions GC.4 and GC.5 at any time, provided that:</p> <p>(i) Any material amendment to any management plan must be submitted to and certified by the relevant Manager(s); and</p> <p>(ii) Any works subject to the amendment must not commence until the Consent Holder has received notice that the amendment has been certified by the relevant Manager(s).</p> <p>(b) Any material amendment to the management plan(s) must meet the objectives of the management plan(s) and must be in accordance with these resource consent conditions.</p>	
Commencement and Lapsing of consent		
GC.11.-	<p>The date of commencement of this consent is [insert date of issue of decision document].</p>	<p>Deleted per GWRC suggestion. GWRC note that the lapse date</p>

Ref	Conditions	Reasons for changes
GC.12-	Pursuant to section 87(2)(b) of the Fast-track Approvals Act 2024, this consent must lapse if not given effect to within 10 years of its date of commencement (see section 97 of that Act).	for each consent is included in the matrix table and expect the commencement date to be specified in the Panel's decision. WIAL agree that for clarity and consistency, it is best to have the lapse date specified in the matrix table only.
Review conditions		
GC.11 9	<p>Wellington City Council or Wellington Regional Council may review any or all conditions of this consent by giving notice of its intention to do so pursuant to section 128 of the Resource Management Act 1991, within one 1 month of each anniversary of the commencement of this consent, for any of the following reasons:</p> <p>(a) To deal with any adverse effects on the environment that may arise from the exercise of this consent;</p> <p>(b) To require a holder of a discharge permit or a coastal permit to do something that would otherwise contravene section 15 of the Resource Management Act 1991 to adopt the Best Practicable Option to remove or reduce any adverse effect on the environment.</p>	<p>GWRC seeks changes which would enable review of conditions to require implementation of Best Practicable Options or to enable consistency with any relevant regional plan or NES or regulation.</p> <p>WIAL have drafted GC.13 to align with s128 of the RMA. WIAL consider changes sought by GWRC would introduce significant uncertainty for implementation. The proposed conditions have been drafted to reflect WIALs overall approach to avoid and minimise adverse wherever possible, and appropriately managing adverse effects in accordance with the current planning regime. In terms of implementing BPO, it is noted that any changes in BPO can be reflected through updates to the relevant management plan.</p>

Stakeholder Communication and Engagement

Ref	Conditions	Reasons for changes
Community Liaison Group		

Ref	Conditions	Reasons for changes
SC.1	<p>Within At least three (3) months prior to the commencement of construction works authorised as part of this resource consent commencing, the Consent Holder must invite the establishment of a Community Liaison Group for the Project in accordance with Condition SC.4 and co-ordinate its activities in accordance with Conditions SC.2 and SC.3.</p> <p>The group <u>Community Liaison Group</u> is to be consulted, as a minimum, at least six (6) monthly or as otherwise provided for by the Terms of Reference established in Condition SC.2.</p>	<p>Changes made to give effect in part to changes sought by GWRC:</p> <ul style="list-style-type: none"> • Changes made to improve clarity of conditions and correct grammatical errors. • WIAL agree that establishment of the CLG should commence prior to the commencing of works. <p>WIAL have not made the following changes sought by GWRC:</p> <ul style="list-style-type: none"> • Establishing the CLG is not completely within WIAL's control. WIAL therefore consider it appropriate that the condition require the invitation to establish. WIAL note that this approach is consistent with similar consent conditions in Greater Wellington and New Zealand more broadly. • As drafted the condition requires 6 monthly consultation. WIAL do not consider it necessary to insert additional wording around this requirement.
SC.2	<p>The objective of the Community Liaison Group is to facilitate information flow and be an ongoing point of contact between the Consent Holder's construction team and the community.</p> <p>The Consent Holder must prepare a Terms of Reference in consultation with the Community Liaison Group that outlines its purpose and functions which must include the following:</p> <p>(a) Acting as a forum for relaying any community questions or concerns and requests for information about the construction and operation of the Project</p>	<p>GWRC seek changes to the wording of this condition requiring the TOR to specify processes to achieve the stated objective, purposes and functions. WIAL do not consider the changes are necessary, as the CLG is the method of achieving those objectives, purposes and functions.</p>

Ref	Conditions	Reasons for changes
	<p>to the Consent Holder’s on-site management team;</p> <p>(b) Developing acceptable means of addressing (where possible) and managing those questions or concerns;</p> <p>(c) Reviewing the implementation of measures to resolve and manage community concerns; and</p> <p>(d) Frequency of meetings.</p>	
SC.3	<p>The Consent Holder must be responsible for:</p> <p>(a) Convening the meetings of the Community Liaison Group;</p> <p>(b) Covering the direct costs associated with the establishment and operation of the meetings;</p> <p>(c) Providing any relevant and up to date information on the Project;</p> <p>(d) Providing a draft of all management plans required under Condition GC.4 and Condition GC.5, or any material amendments under Condition GC.10, to the Community Liaison Group for comment at least 15 working days prior to submitting the management plans to the relevant Council(s) for certification; and</p> <p>(e) Keeping and distribution of the Community Liaison Group’s minutes to all participants in the Liaison Group.</p> <p>A person independent of the Consent Holder must chair the meetings, unless otherwise agreed by the Community Liaison Group.</p>	<p>GWRC seek to insert an additional requirement requiring the Consent Holder to meet the TOR. WIAL have not adopted this change as the Consent Holder cannot be solely responsible for meeting the TOR of the CLG. WIAL suggest amending wording of this condition to more directly state the Consent Holder must undertake the listed matters.</p> <p>Amended per GWRC suggestion.</p>
SC.4	<p>The Consent Holder must notify its intention to establish a Community Liaison Group for the Project by public notice. The Consent Holder must invite, as a minimum, the following parties to participate in the Community Liaison Group (in addition to the Consent Holder itself):</p>	<p>Changes made at request of GWRC. WIAL agree that the square brackets are not necessary to include given the second part of the condition. If iwi are invited, and do not wish to</p>

Ref	Conditions	Reasons for changes
	<p>(a) A representative of Wellington City Council and Greater Wellington Regional Council;</p> <p>(b) fA representative of Port Nicholson Block Settlement Trust / Taranaki Whānui if they wish to be part of this group];</p> <p>(c) fA representative of Te Rūnanga O Toa Rangatira if they wish to be part of this group]; and</p> <p>(d) Local residents (up to five (5) representatives), being persons residing in Lyall Bay, Rongotai, Strathmore Park, Miramar, Kilbirnie, or Melrose.</p> <p><u>Advice Note:</u> The Consent Holder will not be in breach of this Condition if any one or more of the parties specified above does not wish to be a member of the Community Liaison Group or to attend any particular meetings of the Community Liaison Group.</p>	participate, that remains at their discretion.
Complaints Procedure		
SC.5	<p>The Consent Holder must establish a procedure to address any complaints received during construction and thereafter during operation of the Project. Such process will include the development of a complaints register(s) that must include the following information:</p> <p>(a) Details of the complaint;</p> <p>(b) Where appropriate and/or relevant, the date, time, weather conditions, photographs and duration of the incident that resulted in the complaint;</p> <p>(c) Where appropriate and/or relevant, the location of the complainant when the incident was detected;</p> <p>(d) The possible cause of the incident;</p> <p>(e) Any corrective action taken by the Consent Holder in response to the complaint, including the timing of the corrective action; and</p> <p>(f) A summary of the outcome of the complaint.</p> <p><u>The complaints register must be maintained for the duration of these consents.</u></p>	Changes made at request of GWRC.

Ref	Conditions	Reasons for changes
SC.6	Subject to privacy requirements, a summary of the complaints register(s) must be made available to the Managers (as relevant) at all reasonable times upon request.	Changes made at request of GWRC.

Mana whenua

Ref	Conditions	Reasons for changes
MW.1.	<p>At least three (3) months prior to the commencement of work, the Consent Holder must invite the Port Nicholson Block Settlement Trust and Te Rūnanga O Toa Rangatira to establish the mana whenua advisory group. The invitation must seek direction on the make up of group, frequency of hui and group composition. The following parties must be invited to include representatives on the mana whenua advisory group:</p> <ol style="list-style-type: none"> 1. Port Nicholson Block Settlement Trust or any other representative as identified by Port Nicholson Block Settlement Trust; and 2. Te Rūnanga O Toa Rangatira or any other representative as identified by Te Rūnanga O Toa Rangatira. 	
MW.2.	The mana whenua advisory group must consist of members from each of the groups listed in Condition MW1 and the Consent Holder unless otherwise agreed between <u>the</u> mana whenua advisory group and the Consent Holder.	
MW.3.	<p>The purpose of the mana whenua advisory group is to:</p> <ol style="list-style-type: none"> 1. Facilitate ongoing engagement with mana whenua in respect of the activities authorised by these resource consents. 2. Facilitate feedback to the Consent Holder on the implementation of the management plans required by Conditions GC.4 and GC.5; 3. Provide for direct mana whenua input into Project delivery, including in particular in respect of the handling and re-homing of kororā and the delivery of the terrestrial and marine ecology effects management measures required by the Conditions; 	

Ref	Conditions	Reasons for changes
	<p>4. Enable mana whenua advisory group members to share information with their respective iwi relevant to the Project;</p> <p>5. Ensure the appropriate tikanga and kawa (customary practices and protocols) are being applied throughout the development and implementation of the Project, including (if endorsed by the mana whenua advisory group through a Cultural Induction Programme for contractors and the Consent Holder;</p> <p>6. Oversee the implementation of the accidental discovery protocol procedures consistent with Condition AH.1 and any archaeological authority granted for the Project; and</p> <p>7. Identify cultural monitoring requirements and measures to be implemented during construction activities.</p>	
MW.4.	<p>The Consent Holder must invite the mana whenua advisory group to monthly (or frequency as agreed to by the mana whenua advisory group) meetings throughout the construction of the Southern Seawall Renewal Project, and for at least 6 months thereafter.</p>	<p>Minor amendment noticed upon review.</p>
MW.5.	<p>After establishing the mana whenua advisory group as required by Condition MW.1, the Consent Holder must facilitate the preparation by the mana whenua advisory group of an agreed programme of works to reflect and give effect to the purpose of the mana whenua advisory group as set out in Condition MW.3. The programme of works should be kept under active review and updated as deemed appropriate by the mana whenua advisory group.</p>	
MW.6.	<p>In circumstances where the mana whenua advisory group determines that they do not wish to participate with the Consent Holder in preparing and implementing a programme of works, the Consent Holder will not be required to meet the requirements of Condition MW.5 above.</p>	

Pre-construction conditions

Ref	Conditions	Reasons for changes
Pre-construction meeting		
PC.1.	<p>At least 20 working days prior to the Commencement of Work, the Consent Holder must arrange a pre-construction site meeting must be arranged with appropriate representation from WIAL, the Councils (WCC and GWRC); monitoring teams and the primary contractor.</p> <p>Advice Note: The purpose of the pre-construction site meeting required by PC.1 is to share information in respect of the works methods, management plan requirements and how the conditions of the resource consents will be complied with so that all relevant parties are aware of those matters.</p>	<p>Amended in accordance with changes sought by GWRC.</p> <p>GWRC also sought to insert an additional clause stating that the pre-construction meeting must not occur until management plans have been certified. WIAL envisage that the pre-construction meeting may help council staff understand the project and form part of the certification process therefore this limitation is unnecessary and contrary to efficient implementation of the consent.</p>

Construction conditions (general)

Ref	Conditions	Reasons for changes
CC.1.	All earthmoving machinery, pumps, generators and ancillary equipment must be operated so that spillage of fuel, oil and similar contaminants are minimised, and spillage and contaminant measures employed, particularly during refuelling and machinery services and maintenance.	
CC.2.	All site entrance and exit points must be stabilised and appropriate measures employed to minimise off-site tracking of mud and other materials from the construction site onto adjacent public roads.	
CC.3.	On completion of the construction phase of the project the MGC Yard, Moa Point Yard and George Bolt Yard (the Construction Yards) will be left in a clean and tidy state.	
CC.4.	Vehicle access points from the Moa Point Yard must not be established within 30m of the properties at 33 - 48 Moa	

Ref	Conditions	Reasons for changes
	Point Road in order to manage the effects of headlight overspill from vehicles on these properties.	

Managing Effects from Lighting

Ref	Conditions	Reasons for changes
LTG.1.	All construction lighting must be consistent with the New Zealand Standard for the Control of obtrusive effects of outdoor lighting (AS/NZS 46282: 2023 19) and the New Zealand Standard for Lighting for roads and public spaces (AS/NZS 1158:2022).	Standard reference error corrected.
LTG.2.	All construction related luminaires used for fixed area lighting (mounted on buildings and columns) and luminaires used for mobile lighting towers must be white LED with a colour temperature of 3000K.	WCC suggest adding: "Colour temperatures below 3000k should be used where available to minimise blue light." WIAL retain the provision as drafted noting the Lighting Assessment (application document B.16) recommends white LED lighting of 3000K for the purpose of minimising blue light content.
LTG.3.	The intensity of each luminaire must be the practical minimum required for security or to ensure safe working conditions for construction.	
LTG.4.	Construction related security lighting must be fitted with daylight and motion sensor controls and all other fixed area lighting (mounted on buildings and columns) must be fitted with daylight and time controls to ensure that they only operate at night (i.e. dusk to dawn) and do not emit above the luminaire (i.e. are fitted with shields or similar).	
LTG.5.	All construction related exterior lighting must be managed to avoid the spill of light or glare that is: <ul style="list-style-type: none"> (a) a hazard to traffic safety; or (b) a hazard to navigation in the CMA. 	

Ref	Conditions	Reasons for changes
LTG.6.	<p>All construction related fixed area lighting and mobile lighting tower luminaires must be aimed away from any public road or residence located within 500m, and:</p> <ul style="list-style-type: none"> (a) Be no more than 10m above ground level; (b) Not exceed 0 degrees upward tilt. 	
LTG.7.	<p>Work lights attached to construction vehicles or mobile plant must not be tilted up to more than 45 degrees above horizontal if up to 3m above ground, or 30 degrees above horizontal if higher.</p>	
LTG.8.	<p>Vehicles operating within the Project Area must use dipped headlights.</p>	
LTG.9.	<p>No later than 60 working days prior to the commencement of works on the Southern Seawall face, the Consent Holder must write to the relevant landowners to offer to meet the reasonable costs of providing black-out blinds for any bedroom window with a direct line of sight to the works at the Southern Seawall at the following properties:</p> <ul style="list-style-type: none"> (a) 35 Moa Point Road (b) 40 Moa Point Road (c) 41 Moa Point Road (d) 42 Moa Point Road (e) 44 Moa Point Road (f) 46 Moa Point Road (g) 47 Moa Point Road 	
LTG.10.	<p>If the offer made in Condition LTG.9 is accepted in writing prior to the commencement of works on the Southern Seawall face, and on receipt of a professionally prepared quote, the Consent Holder must promptly pay the reasonable costs of supplying and installing the blinds.</p>	

Managing Effects on Archaeology and Heritage

Ref	Conditions	Reasons for changes
AH.1.	All earthworks in the areas marked in Attachment D must be undertaken in accordance with the Archaeological Authority granted concurrently with this Consent pursuant to section 42(4)(i) and Schedule 8 of the Fast-track Approvals Act 2024.	

Managing Effects from Disturbance of Contaminated Land

Ref	Conditions	Reasons for changes
CL.1.	Any soil disturbance works within the Project Area must be undertaken in accordance with the Contaminated Land Management Plan (CLMP) listed in Condition GC.4. Any amendments to the CLMP must be undertaken in accordance with the requirements of Condition GC.9 or Condition GC.10.	Removed per GWRC suggestion.
CL.2.	<p>A report prepared by a SQEP must be provided to the Manager WCC for information by 20 December of every calendar year from the first soil disturbance works within the Project Area and on completion of the Project. This report must include details of the following matters:</p> <ul style="list-style-type: none"> (a) Works undertaken within the Project Area in the previous year, including a map of the location of these works and a record of compliance with the CLMP; (b) Volume of soil reused during works within the Project Area in the previous year (if any), and map showing the locations of excavation and re-use; (c) Volume of soil disposed of off-site which has been disposed of off-site in the previous year (if any), and map showing the original location; (d) The reason why any materials have been disposed of off site; (e) Disposal records for and water and soil disposed of off site, including sampling results and records from the accepting facility; 	

Ref	Conditions	Reasons for changes
	<p>(f) Soil sampling undertaken, and any recommended additional sampling or other site investigation;</p> <p>(g) Records of any contamination discovery incidents; and</p> <p>(h) Any recommended changes to the CLMP.</p>	
CL.3.	<p>Within three (3) months of any annual report required by Condition CL.2 being provided to the Manager WCC, if the annual report identifies that there has been a change in regulations that govern how hazardous substances are managed and/or how contaminants should be managed and/or emerging contaminants relevant to soil disturbance on the site, the Consent Holder must engage a SQEP to complete a review of the CLMP.</p> <p>The purpose of this review is to ensure the CLMP is still fit for the purpose of mitigating the potential adverse effects associated with the disturbance of contaminated land within the Project Area. The SQEP must provide a report documenting the results of this review to the Council's CMO with any recommendations by the SQEP that the CLMP be updated.</p> <p>Advice note: Any amendments to the CLMP must be made in accordance with Condition GC.9 or 10.</p>	
CL.4.	All soil excavated from the MGC Yard must be disposed of at an appropriately approved location.	

Management of Construction Traffic

Ref	Conditions	Reasons for changes
Construction Traffic Management Plan		
CT.1.	At least 20 working days prior to the Commencement of Works, the Consent Holder must submit a Construction Traffic Management Plan to the Manager WCC for certification under Condition GC.5.	

Ref	Conditions	Reasons for changes
CT.2.	<p>Certification is required to verify that the Construction Traffic Management Plan:</p> <ul style="list-style-type: none"> (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition CT.3; and (b) Satisfies the requirements in Condition CT.4. <p>Advice note: Construction Traffic Management Plans may be submitted for each Project Stage separately or for multiple Project Stages combined.</p>	
CT.3.	<p>The objectives of the CTMP are to:</p> <ul style="list-style-type: none"> (a) Ensure compliance with the conditions of this consent; (b) Ensure that any other approvals required from road controlling authorities or private land holders are identified and obtained; (c) Set out effective measures for managing traffic generated during the construction phases of the project so that: <ul style="list-style-type: none"> (i) Construction generated traffic volumes are safely accommodated within the existing road network; (ii) So far as is reasonably practicable, congestion or traffic delays arising from construction related traffic are avoided; (iii) Any traffic effects associated with construction are mitigated as far as reasonably practicable; and (iv) The needs of other road users and liaison with road controlling authorities, residents, businesses, sports facilities, major events organisers and emergency services are considered and where appropriate addressed; and 	

Ref	Conditions	Reasons for changes
	<p>(d) Apply NZTA's New Zealand Guide to Temporary Traffic Management to construction activities on the Project Site.</p>	
CT.4.	<p>The Construction Traffic Management Plan must:</p> <ul style="list-style-type: none"> (a) Be prepared by a SQEP (transportation); and (b) Include, as a minimum: <ul style="list-style-type: none"> (i) The proposed construction programme, traffic volumes associated with that programme and routes which will be utilised by construction traffic to access the Project Area; (ii) Key personnel with responsibilities for construction traffic management and their respective roles; (iii) Identification of site access points to the Project Area and controls for construction related heavy vehicles; (iv) Measures to manage arrivals and departures to and from the Project Area over the construction period so that truck movements can be managed so as to avoid queuing or congestion on the road network; (v) Measures to manage construction related over-weight and over-dimension loads; (vi) Management measures for work within the public road corridor, including temporary traffic management measures required to manage impacts on road users and existing pedestrian and cycle paths from construction related traffic; (vii) Measures to maintain, where practicable, safe and clearly marked pedestrian and cyclist access on roads, footpaths and other facilities adjacent to the Construction Works. Where detours are necessary to provide such access, these must be sealed and the shortest and 	

Ref	Conditions	Reasons for changes
	<p>most convenient detours must be provided, as is practicable and safe;</p> <p>(viii) Measures to minimise construction related parking on local roads including provision of contractor / staff and visitor parking within the Project Area or the Consent Holders landholdings;</p> <p>(ix) Details of Signage required to direct construction related traffic;</p> <p>(x) Measures to prevent deposition of mud, dirt and other debris onto the road network from construction related traffic;</p> <p>(xi) Communication arrangements, including;</p> <ol style="list-style-type: none"> 1. Measures that will be used to communicate between heavy vehicle drivers and the construction yards; 2. Measures that will be used to communicate requirements and instructions for visitors to the Project Area; and 3. Measures that will be used to communicate construction related traffic management measures to affected road users, pedestrians, cyclists and other stakeholders. <p>(xii) Driver induction, safety and awareness protocols; and</p> <p>(xiii) Auditing, monitoring and reporting requirements in accordance (where applicable) with the Guide to Temporary Traffic Management including monitoring in relation to the condition of road pavements that are affected by construction related traffic.</p>	
Review of CTMP		

Ref	Conditions	Reasons for changes
CT.5.	<p>The CTMP may be reviewed by the Consent Holder at any time, but must be reviewed within six 6 months following Commencement of Work and once per year thereafter. The review must include, but need not be limited to, the following matters:</p> <ul style="list-style-type: none"> (a) Compliance with the project consent conditions, and any other relevant management plans; (b) Any significant changes to construction activities or methods that give rise to changes in the way that construction related traffic accesses the Project Area; (c) Any key changes to roles and responsibilities within the Project team; (d) Summary results of inspections, monitoring and reporting; (e) Comments or recommendations from Wellington City Council, NZTA or their representatives; (f) Any complaints received regarding construction related traffic and any remedial action taken or necessary; and (g) An assessment of the ongoing effectiveness of the CTMP and any amendments that may be required. 	
Time and route restrictions		
CT.6.	Heavy vehicles over 7 tonne must not enter or exit the MGC Yard between 2000-0630, except in cases of emergency.	
CT.7.	<p>Heavy vehicles other than over dimension vehicles must not travel to or from the Project Area other than via the following routes shown in Attachment E to these conditions:</p> <p>Inbound: SH1- Stewart Duff Drive - Moa Point Road.</p> <p>Outbound: Moa Point Road - Lyall Bay Parade - Onepu Road, connecting with SH1 at Kilbirnie Crescent.</p>	

Ref	Conditions	Reasons for changes
CT.8.	<p>Over dimension vehicles must not travel to or from the Project Area other than via designated Over Dimension Vehicle Routes shown in Attachment F to these conditions or any subsequent updates published by the road controlling authority.</p> <p>Advice note: Designated Over Dimension Vehicle Routes applicable in 2025 are shown in Attachment F to these conditions but may be subject to change over the life of the Project. NZTA and Wellington City Council should be contacted to confirm the current Over Dimension Vehicle Routes for state highways and other roads respectively.</p>	
CT.9.	<p>Heavy vehicles must not travel between the <u>Construction Yards Moa Point Yard and:</u></p> <p>(a) The MGC Yard; or</p> <p>(b) The George Bolt Yard</p> <p>other than via the “MGC Yard to Moa” or “George Bolt Yard to Moa” routes shown in Attachment E to these conditions, or via an alternative route through the airside area of Wellington International Airport.</p>	<p>CT.9 updated following meeting with WCC Transportation who were concerned the drafting unnecessarily constrained two way flow of construction traffic on the routes described / shown.</p>
Signage and access controls		
CT.10.	<p>Signage must be installed at all site access points to construction yards so that they can be clearly identified by construction staff, and it is clear there is no public access.</p>	
CT.11.	<p>Any access controls at the MGC Yard, Moa Point Yard and George Bolt Yard must be sited and administered so as to prevent vehicles queuing extending back to Stewart Duff Drive, Moa Point Road and the intersection of George Bolt and Cochrane Street respectively.</p>	
Road inspection and maintenance		
CT.12.	<p>(a) Prior to the commencement of physical construction in the Project Area, the Consent Holder must undertake a pre-construction condition survey of the carriageway/s along those roads</p>	

Ref	Conditions	Reasons for changes
	<p>specified in Condition CT.7 excluding State Highway 1 and submit a copy to the road controlling authority. The condition survey must consist of a photographic or video record of the carriageway, and must record roughness, rutting defects and surface condition.</p> <p>(b) As soon as practicable following completion of construction of the Project, the Consent Holder must, at its expense, conduct a post-construction condition survey of the roads surveyed under Condition CT.12(a).</p> <p>(c) The results of the pre and post construction surveys will be compared and, where necessary, the Consent Holder must contribute fair and reasonable costs towards repair of any damage to the carriageways and footpaths (and associated road components), where that damage has resulted from the direct impacts of construction traffic generated by the Project.</p>	
CT.13.	<p>(a) The Consent Holder must carry out regular inspections of the roads specified in Condition CT.7 during the Construction Phase to ensure that any potholes and other damage resulting directly from construction traffic associated with the Project are identified as soon as practicable.</p> <p>(b) The Consent Holder must contribute fair and reasonable costs towards repair and maintenance of potholes and other damage resulting from construction traffic associated with the Project.</p> <p>(c) Prior to construction commencing, the Consent Holder will agree with the relevant road controlling authority the nature, extent and frequency of the inspections.</p>	

Management of Construction Noise

(Note conditions relating to construction noise of kororā and marine mammals are located within the ecology conditions)

Ref	Conditions	Reasons for changes
Construction Noise and Vibration Management Plan (CNVMP)		
CN.1.	At least 20 working days prior to the Commencement of Work, the Consent Holder must submit to the Manager WCC and the Manager GWRC a Construction Noise and Vibration Management Plan (CNVMP) for certification under Condition GC.5.	
CN.2.	<p>Certification by the Manager WCC is required to verify that the CNVMP:</p> <ul style="list-style-type: none"> (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition CN.4; and (b) Satisfies the requirements in Condition CN.5. 	
CN.3.	<p>Certification by the Manager GWRC is required to verify that the CNVMP:</p> <ul style="list-style-type: none"> (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition CN.4.b; and (b) Insofar as is relevant to marine fauna, satisfies the requirements in Condition CN.5. 	
CN.4.	<p>The objectives of the CNVMP are to:</p> <ul style="list-style-type: none"> (a) Minimise the adverse effects of construction noise on sensitive receivers within the local community; and (b) To minimise the adverse effects of construction noise on marine fauna; (c) Document the measures to be employed by the Consent Holder to minimise construction noise on noise sensitive receivers and marine fauna; 	

Ref	Conditions	Reasons for changes
	<p>(d) Set out monitoring and reporting requirements to demonstrate the effectiveness of the mitigation measures implemented in the CNVMP to manage the effects of construction related noise.</p>	
CN.5.	<p>The CNVMP must:</p> <ul style="list-style-type: none"> (a) Be prepared by a SQEP (acoustic); (b) Where relevant, be consistent with the requirements of the Airport Wide Construction Noise Management Plan (ACNMP) – May 2023 (or any subsequent versions certified); (c) Include, as a minimum: <ul style="list-style-type: none"> (i) Details of the person responsible for the implementation, monitoring and reporting requirements of the CNVMP; (ii) Details of construction activities, including their location, staging, duration, timing and the anticipated causes of noise from the various activities to be undertaken; (iii) Methods to be used to mitigate construction related noise and, where necessary, reduce construction noise effects on sensitive receivers and marine fauna to a practicable minimum; (iv) Identification of any activities where construction related noise is expected to exceed the criteria specified in Condition CN.6, and where this will occur, identify measures necessary to reduce construction noise effects on sensitive receivers to a practicable minimum; (v) Engagement procedures that will be undertaken with communities affected by construction noise; 	

Ref	Conditions	Reasons for changes																																																	
	<p>(vi) Procedures for recording and responding to any complaints;</p> <p>(vii) Procedures to ensure that all construction personnel are aware of the requirements and obligations in the CNVMP and are suitably trained to adhere to these matters.</p>																																																		
CN.6.	<p>Except as allowed by Condition CN.7 construction noise must comply with the following criteria in accordance with NZS6803:1999:</p> <p>At residential receivers</p> <table border="1" data-bbox="400 851 1031 1467"> <thead> <tr> <th>Time of week</th> <th>Time period</th> <th>dB LAeq(T)</th> <th>dB LAmax</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Weekdays</td> <td>0630-0730</td> <td>55</td> <td>75</td> </tr> <tr> <td>0730-1800</td> <td>70</td> <td>85</td> </tr> <tr> <td>1800-2000</td> <td>65</td> <td>80</td> </tr> <tr> <td>2000-0630</td> <td>45</td> <td>75</td> </tr> <tr> <td rowspan="4">Saturdays</td> <td>0630-0730</td> <td>45</td> <td>75</td> </tr> <tr> <td>0730-1800</td> <td>70</td> <td>85</td> </tr> <tr> <td>1800-2000</td> <td>45</td> <td>75</td> </tr> <tr> <td>2000-0630</td> <td>45</td> <td>75</td> </tr> <tr> <td rowspan="4">Sundays and public holidays</td> <td>0630-0730</td> <td>45</td> <td>75</td> </tr> <tr> <td>0730-1800</td> <td>55</td> <td>85</td> </tr> <tr> <td>1800-2000</td> <td>45</td> <td>75</td> </tr> <tr> <td>2000-0630</td> <td>45</td> <td>75</td> </tr> </tbody> </table> <p>At industrial and commercial receivers</p> <table border="1" data-bbox="451 1574 882 1720"> <thead> <tr> <th>Time period</th> <th>dB LAeq(T)</th> </tr> </thead> <tbody> <tr> <td>0730-1800</td> <td>70</td> </tr> <tr> <td>1800-0730</td> <td>75</td> </tr> </tbody> </table> <p>(T) means a duration between 15 minutes and 60 minutes, in accordance with NZS6803:1999.</p>	Time of week	Time period	dB LAeq(T)	dB LAmax	Weekdays	0630-0730	55	75	0730-1800	70	85	1800-2000	65	80	2000-0630	45	75	Saturdays	0630-0730	45	75	0730-1800	70	85	1800-2000	45	75	2000-0630	45	75	Sundays and public holidays	0630-0730	45	75	0730-1800	55	85	1800-2000	45	75	2000-0630	45	75	Time period	dB LAeq(T)	0730-1800	70	1800-0730	75	
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CN.7.	<p>If noise from a construction activity is predicted to exceed the criteria of Condition CN.6, then the consent holder must engage a SQEP (acoustics) to prepare a</p>																																																		

Ref	Conditions	Reasons for changes
	<p>Schedule to the CNVMP (the Schedule) for that activity that includes:</p> <ul style="list-style-type: none"> (a) actions, methods and monitoring programmes as appropriate to meet the objective in Condition CN.10; and (b) Satisfies the requirements in Condition CN.11. 	
CN.8.	<p>The Schedule must be certified by the Manager(s) prior to the commencement of the construction activity that will give rise to the exceedance of the criteria in Condition CN.6.</p> <p>The Manager WCC's certification is limited to whether the Schedule meets the objectives set out in Condition CT.10.</p>	
CN.9.	<p>Certification is required to verify that the Schedule will meet the objective set out in Condition CN.10.</p>	
CN.10.	<p>The objective of the Schedule is to set out the site-specific noise management and mitigation measures that provide the best practicable option for the management of noise arising from the construction activity that is predicted to exceed the limits set out in Condition CN.6.</p>	
CN.11.	<p>The Schedule must include, as a minimum:</p> <ul style="list-style-type: none"> (a) A map showing the location of the construction activity that is predicted to exceed the limits set out in Condition CN.6 and the location of all adjacent properties likely to be affected; (b) The start, finish dates and times of the construction activity; (c) Predicted noise levels and mitigation methods to be applied; (d) Engagement procedures that will be undertaken with noise receivers likely to be affected; 	

Ref	Conditions	Reasons for changes
	<p>(e) Procedures for recording and responding to any complaints; and</p> <p>(f) Details for monitoring, including the location, times and type of monitoring.</p>	
Location specific conditions		
CN.12.	<p>No later than 15 working days prior to micro piling commencing at the Southern Seawall, the owners and occupiers of 33 to 49 Moa Point Road must be notified in writing of the piling schedule.</p> <p><i>Advice note: Evidence of sending will count as meeting the requirements of this condition.</i></p>	
CN.13.	<p>At least 12 months prior to the commencement of physical construction on the Southern Seawall, the Consent Holder must offer to purchase the properties identified as eligible in Attachment G for the Moa Point Fair Purchase Offer. The terms and conditions of the Moa Point Fair Purchase Offer Programme are set out in Attachment H.</p>	
CN.14.	<p>The owner of a property identified in Attachment G as being eligible for the Moa Point Road Fair Purchase Offer may request that an offer of purchase be made in advance of the timeframe expressed in Condition CN.13. The Consent Holder must, at its absolute discretion, consider whether to accept this request within 30 working days of its receipt and must communicate the reasons for its decisions to the land owner in writing.</p>	
CN.15.	<p>At least three3 months prior to the commencement of physical construction works on the Southern Seawall, the Consent Holder must offer to install mechanical ventilation in the habitable rooms of the residential dwellings listed in Attachment G as eligible for the Southern Seawall Mitigation Programme. Where the property owner accepts this offer and provides</p>	

Ref	Conditions	Reasons for changes
	<p>reasonable access, the Consent Holder must install mechanical ventilation, at its cost.</p> <p>The mechanical ventilation offer must meet the following minimum requirements:</p> <ul style="list-style-type: none"> (a) Any habitable room must be provided with a positive supplementary source of fresh air ducted from outside the habitable room. The supplementary air source of fresh air is to achieve a minimum of 7.5 litres per second / per person; and (b) Any ventilation system installed in compliance with (a) above must not generate noise at levels greater than 35dB LAeq (30s) when measured 1 metre from any grille or diffuser. 	
CN.16.	<p>An offer made under Condition CN.15 must remain open for acceptance by the landowner for a period of 12 months. If the landowner declines or fails to accept the offer within 12 months, they may request to take up the offer at a later date (prior to the works being completed) by notifying the Consent Holder. Acceptance of such a request must not be unreasonably withheld by the Consent Holder.</p>	
CN.16.	<p>Where an offer by the Consent Holder to purchase made under Condition CN.13 or CN.14 has been accepted by the landowner, the property is no longer eligible for the mitigation under Condition CT.15.</p>	
CN.17.	<p>Within the Moa Point Yard:</p> <ul style="list-style-type: none"> (a) Construction activity associated with the initial establishment of the Moa Point Yard is restricted to the hours of 7:00am to 6:00pm, Monday to Saturday. (b) Prior to the Commencement of Work at the Southern Seawall, operation of the Moa Point Yard (including ground improvements), is restricted to the following hours: <ul style="list-style-type: none"> (i) Weekdays: 6:30 am – 8:00 pm; and 	

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (ii) Weekends and public holidays: 7:30 am – 6:00 pm (c) During construction of the Southern Seawall, the Moa Point Yard may operate 24 hours a day, subject to the following exception: <ul style="list-style-type: none"> (i) Delivery of rock and armour units to the Moa Point Yard is restricted to the hours of 6:00 am and 10:00 pm. 	
CN.18.	<p>The construction of the Eastern Bank Remediation is restricted to the following hours:</p> <ul style="list-style-type: none"> (a) Weekdays: 6:30 am – 8:00 pm; and (b) Weekends and public holidays: 7:30 am – 6:00 pm 	
CN.19	<p>Properties owned by the Consent Holder must not be tenanted to noise sensitive activities during the construction period of the Southern Seawall works, except where the tenancy is to provide for accommodation of construction staff associated with the Southern Seawall works.</p> <p>For the purposes of this condition, Southern Seawall works refers to construction work occurring overnight.</p>	
CN.20	<p>Within the main MGC Yard:</p> <ul style="list-style-type: none"> (a) Construction activity associated with the establishment of the MGC Yard (other than deliveries, which are subject to Condition CT.6) is restricted to the hours of 6:30 am to 6:00 pm, Monday to Saturday, subject to the following: <ul style="list-style-type: none"> (i) No heavy vehicle movements or plant may be operated between the hours of 6:30 am to 7:30 am, Monday to Saturday. (b) The operation of the MGC Yard must be restricted to the hours of 6:30 am and 8:00 pm Monday to Friday and 7:30 am to 6:00pm Saturday and Sunday, subject to the following: 	

Ref	Conditions	Reasons for changes
	<p>(i) No heavy vehicle movements or plant may be operated between the hours of 6:30 am to 7:30 am, Monday to Saturday.</p> <p>(ii) Between the hours of 6:30 am and 7:30 am, and 6:00 pm and 8:00 pm Monday to Friday, heavy vehicle movements within the MGC Yard will be restricted to the access and use of Stockpile 4 (as shown in Attachment I);</p> <p>(iii) Light vehicles may access and use the site 24 hours a day, seven days a week.</p>	

Managing Effects on Ecology

Ref	Conditions	Reasons for changes
Herpetofauna		
Lizard Management Plan		
ECO.1.	<p>All works involving ground disturbance earthworks or vegetation clearance at the Southern Seawall, Moa Point Yard, Stage 1 Kororā Colony and MGC Yard must be undertaken in accordance with the Lizard Management Plan (LMP) listed in Condition GC.4.</p> <p>Any amendments to the LMP must be undertaken in accordance with the requirements of Condition GC.9 or Condition GC.10.</p>	Amended as suggested by GWRC. Earthworks is a defined term that includes ground disturbance.
ECO.2.	<p>Any review of the LMP must be undertaken by a SQEP (ecologist/herpetologist) in accordance with Condition GC.10 and ensure that the reviewed LMP:</p> <p>(a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition ECO.3; and</p> <p>(b) Satisfies the requirements in Condition ECO.4.</p>	

Ref	Conditions	Reasons for changes
ECO.3.	<p>The objectives of the LMP are to:</p> <ul style="list-style-type: none"> (a) Minimise potential adverse effects on native lizards within the construction footprint of the Moa Point Yard, Stage 1 Kororā Colony and MGC Yard through the relocation of lizards; (b) Maintain or enhance the population of each species of native lizard relocated from the Moa Point Yard and MGC Yard to relocation site(s); and (c) Ensure the availability of suitable release site(s) for the relocation of lizards that: <ul style="list-style-type: none"> (i) Will support viable populations for all lizard species to be relocated; and (ii) Have any necessary habitat enhancement work undertaken in accordance with the LMP to support viable populations of lizards. 	
ECO.4.	<p>To achieve the objectives set out in Condition ECO.3, the LMP must include:</p> <ul style="list-style-type: none"> (a) Identification of the ecologist/herpetologist who will be responsible for overseeing implementation of the LMP; (b) A summary of the affected habitats and lizard species covered by the LMP; (c) Identification of the key principles for lizard salvage and transfer; (d) Procedures for lizard survey, salvage and relocation; (e) Details of lizard release site(s), including any necessary pest control and habitat enhancement; (f) Vegetation clearance and earthworks protocols to best assist successful lizard salvage; (g) Procedures for incidental discovery of lizards during works; 	

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (h) Details of timing for when actions and protocols set out in the LMP are to be implemented; and (i) Details of post-works lizard management, lizard monitoring (where required) and reporting. 	
ECO.5.	The LMP only applies with respect to native lizards protected under the Wildlife Act 1953 and their habitats.	
ECO.6.	All staff and contractors undertaking vegetation clearance or earthworks at the Southern Seawall, Moa Point Yard, Stage 1 Kororā Habitat or MGC Yard must be made aware of the LMP and its requirements.	
Herpetofauna - general		
ECO.7.	<p>No vegetation clearance or earthworks may be undertaken at the Moa Point Yard or the MGC Yard until:</p> <ul style="list-style-type: none"> (a) A suitable site(s) for the relocation of lizards (relocation site) is identified and made available for use in accordance with the LMP; and (b) Written confirmation from a SQEP (ecologist/herpetologist) that the relocation site(s) is suitable and available for the release of lizards has been provided to the Manager WCC. 	
ECO.8.	Prior to the commencement of any vegetation clearance or earthworks at the Moa Point Yard or the MGC Yard, the area to be worked must be clearly demarcated and a SQEP (ecologist/herpetologist) must carry out a native lizard survey and salvage operation covering the area to be worked.	
ECO.9.	<p>The survey and salvage operation required by Condition ECO.8 must be undertaken:</p> <ul style="list-style-type: none"> (a) In the period 1 October to 30 April (inclusive); and (b) In accordance with the LMP. 	
ECO.10.	All salvaged native lizards must be captured and transferred by a SQEP (ecologist/herpetologist) to a	

Ref	Conditions	Reasons for changes
	<p>relocation site which has been confirmed as suitable under Condition ECO.7 and the following information must be recorded for each lizard;</p> <ul style="list-style-type: none"> (a) Species and demography (assessed as male/female/juvenile); (b) Method of capture; (c) Location of capture; and (d) Location of release. 	
ECO.11.	<p>All vegetation clearance at the Moa Point Yard or MGC Yard must be monitored by a SQEP (ecologist/herpetologist) and any native lizards found during clearance must be salvaged in accordance with the LMP.</p>	
<u>ECO.12.</u>	<p><u>In the event that 5 or more native lizards are discovered during construction of the Southern Seawall, then the Consent Holder shall manage these lizards in accordance with the accidental discovery protocol in the LMP.</u></p>	<p>New condition inserted at the request of GWRC, however, WIAL's proposed wording varies slightly to that put forward by GWRC to more closely align with the recommendations of the project ecologist and ensure the safety of the ecologist. Notably, WIAL propose that the condition is triggered when 5 or more lizards are discovered.</p>
ECO.12 ; <u>ECO.13.</u>	<p>In the event that a native lizard species that is not listed in the LMP is found in the Project Area it must be retained in temporary captive management, and the Department of Conservation must be notified of the discovery.</p>	
ECO.13 ; <u>ECO.14.</u>	<p>At such time as a cumulative total of 20 or more lizards are released into a relocation area, pest control and habitat enhancement must be undertaken in that relocation area in accordance with the LMP.</p>	
ECO.14 ; <u>ECO.15.</u>	<p>The pest control required by Condition ECO.143 must as a minimum:</p>	

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (a) Include traps / bait stations targeting mice and hedgehogs and set at 25m spacing; (b) Be undertaken quarterly, with each control period being of four 4 weeks' duration during which traps and bait stations are actively maintained; and (c) Be maintained for the duration of works up to completion of construction at the Southern Seawall and Eastern Bank Remediation Area and a period of 5 years thereafter. 	
ECO.15 ;ECO.16.	A report on bait take/replacement and trap captures is to be provided to the Manager WCC after each period specified in Condition ECO.15 4 (b).	
ECO.16 ;ECO.17.	In the event that a cumulative total of 20 or more lizards is released into a relocation area, a monitoring survey must be undertaken annually for the duration and for a period of works up to completion of construction at the Southern Seawall and Eastern Bank Remediation Area and a period of 5 years thereafter to determine the success of the relocation programme.	
ECO.17 ;ECO.18.	<p>The monitoring survey required by Condition ECO.176 must:</p> <ul style="list-style-type: none"> (a) Be undertaken by a SQEP (ecologist/herpetologist); (b) Be undertaken in accordance with the LMP; (c) Record species, numbers and demography (assessed as male/female/juvenile) of native lizards found in the release area; (d) Record the presence of any gravid females; and (e) Where possible using photograph ID, identify any relocated lizards. 	
ECO.18 ;ECO.19.	The annual monitoring survey required by Condition ECO.17 6 must include a report prepared by a SQEP (ecologist/herpetologist) and provided to the Manager	

Ref	Conditions	Reasons for changes
	<p>WCC by 30 June each year. The report must include as a minimum:</p> <ul style="list-style-type: none"> (a) The information required by Condition ECO.187(c) - (d); (b) Record any trends in numbers and species encountered within the release area; (c) Provide an assessment of the success of the relocation as set out in the LMP; and (d) Recommended actions for improvement (if any). 	
Avifauna		
<p>Avifauna Management Plan</p> <p><i>Advice note: The management of effects on kororā / little blue penguin (Eudyptula minor) is addressed in conditions ECO.324 – ECO.624</i></p>		
ECO.19;ECO.20.	<p>All works involving ground disturbance earthworks or vegetation clearance at the Southern Seawall, Moa Point Yard and MGC Yard must be undertaken in accordance with the Avifauna Management Plan (AMP) listed in Condition GC.4.</p> <p>Any amendments to the certified AMP must be undertaken in accordance with the requirements of Condition GC.9 or Condition GC.10.</p>	<p>Earthworks used as per GWRC suggestion.</p> <p>Deleted in accordance with GWRC suggestion. WIAL note that this sentence is not necessary as GC.9 and GC.10 apply to all conditions. WIAL have carried this change throughout the document and deleted all similar cross-references to GC.9 and GC.10.</p>
ECO.20;ECO.21.	<p>The preparation and any review of the AMP made under Condition GC.9 or GC.10 must be undertaken by a SQEP (ecologist/ornithologist) and ensure that the reviewed AMP:</p> <ul style="list-style-type: none"> (a) Includes actions, methods and monitoring programmes as appropriate to meet the objective in Condition ECO.224; and (b) Satisfies the requirements in Condition ECO.232. 	<p>GWRC suggested amendments which confine condition to only amendments made under GC.9 and submitted to the Manager GWRC.</p> <p>WIAL consider the wording as proposed is consistent with similar conditions and supports consistent interpretation of the conditions. It is also important to reference both GC.9 & GC.10 as any amendments to the AMP</p>

Ref	Conditions	Reasons for changes
		need to be undertaken by a SQEP.
ECO.21 , ECO.22 .	The objective of the AMP is to minimise potential adverse effects of construction activities within the Project Area on the breeding success of native avifauna species other than kororā / little blue penguin (<i>Eudyptula minor</i> , which is the subject of a separate management plan).	
ECO.22 , ECO.23 .	<p>To achieve the objective set out in Condition ECO.22, the AMP must include:</p> <ul style="list-style-type: none"> (a) Identification of the SQEP (ecologist/ornithologist) who will be responsible for overseeing implementation of the AMP; (b) A summary of the affected habitats and avifauna species covered by the AMP; (c) Details of timing for when actions and protocols set out in the AMP are to be implemented; (d) Avifauna survey and monitoring protocols; and (e) Management actions and protocols to mitigate adverse effects on breeding birds. 	
Coastal Avifauna		
ECO.23 , ECO.24 .	<p>No more than 24 hours prior to the initiation of any construction activity between 1st July to 31st March (inclusive) in the potential coastal avifauna breeding habitat identified in Attachment J to these conditions, a visual inspection of the site must be undertaken by a SQEP (ecologist/ornithologist) to determine if any nests of pohowera (banded dotterels) or variable oystercatchers are present in the area that is to be subject to the construction activity.</p> <p>For the purposes of this condition, a visual inspection will be repeated if construction activity ceases on site, during the pohowera-banded dotterel breeding season (1 July to 31st January), for a period of more than 48 hours.</p>	<p>All references to pohowera / banded dotterel updated as requested by GWRC.</p> <p>All references to SQEP updated for consistency as sought by GWRC.</p> <p>GWRC request that the AMP or condition specify the methodology of the visual inspection. WIAL consider the AMP is the most appropriate location to provide that detail of information and provide an updated AMP accordingly.</p>

Ref	Conditions	Reasons for changes
	<p>If the visual inspection identifies any nests of pohowera banded dotterel or variable oystercatchers, the protocols in the certified AMP must be followed. If the nests have eggs or chicks in them, then the requirements of condition ECO.234 apply.</p>	<p>GWRC sought insertion of additional conditions relating to what they refer to as offsetting for the loss of pohowera / banded dotterel habitat. The conditions put forward by GWRC require that alternative habitat provided by WIAL is “successfully occupied by at least three (3) breeding pairs throughout the duration of construction works at the Southern Seawall”.</p>
<p>ECO.24.ECO.25.</p>	<p>If eggs (either within a nest or outside of a nest) or chicks of pohowera banded dotterel or variable oystercatchers are discovered within the area that will be subject to construction activities within the Project Area, then:</p> <ul style="list-style-type: none"> (a) No works may commence within 50 metres of the egg or chick, and the SQEP (ecologist/ornithologist) identified in Condition ECO.232(a) must be consulted to determine the appropriate actions to be taken in accordance with the AMP; (b) If works have commenced, all works within 50 metres of the egg or chick must immediately cease, and the SQEP (ecologist/ornithologist) identified in Condition ECO.232(a) must be consulted to determine the appropriate actions to be taken in accordance with the AMP; and (c) Works within 50 metres of the eggs or chicks may only commence or recommence in accordance with the advice of the SQEP (ecologist/ornithologist). 	<p>Bioresearches conclude (refer application document B.10) that effects of the proposed activities at Moa Point Yard on dotterel would be low.</p> <p>As clarified in response to GWRC comments (refer to letter from Dr Michael Anderson dated 7 October 2025, application document F.06), the ecological assessment conservatively estimated up to 3 pairs using the Moa Point Yard during the breeding season. On-site monitoring in 2024 only observed 1 pair at the Moa Point works site, with that pair not observed nesting (pairs were however observed nesting on short grass adjacent to airport taxiways and runways). Dotterel were not recording nesting at Moa Point during the 2025 survey (10th July 2025), or during the maintenance works at the Moa Point seawall, although the WIAL Wildlife Officer observed one nesting pair during breeding season.</p> <p>Bioresearches do not recommend offsetting, and the targets sought by GWRC are not necessary.</p>

Ref	Conditions	Reasons for changes
		<p>In summary, Bioreserches advise that any dotterel that would, in the absence of the Project, nest at the Moa Point Yard site will be able to nest on the grassland at the Airport itself. The recommended management actions include supporting any such nesting through nest cages and / or refuge huts.</p> <p>In addition, WIAL consider the conditions suggested by GWRC are not implementable as WIAL cannot control where dotterel may choose to nest or occupy.</p>
Terrestrial Avifauna		
ECO-25 ; <u>ECO.26.</u>	<p>No more than 24 hours prior to the initiation of any construction activity between 1 August to 31st March (inclusive) in the in the MGC Yard, a visual inspection of potential kārearea breeding habitat identified in Attachment J to these conditions must be undertaken by a SQEP (ecologist/ornithologist) to determine if any nests of kārearea are present in the area.</p> <p>For the purposes of this condition, a visual inspection will be repeated if construction activity ceases on site, during the breeding season, for a period of more than 48 hours.</p>	
ECO-26 ; <u>ECO.27.</u>	<p>If nesting kārearea are discovered within the MCG Yard or within 100m of the MGC Yard boundary, then:</p> <ul style="list-style-type: none"> (a) The nest must not be physically disturbed; (b) The project SOEP (ecologist/ornithologist) must undertake weekly monitoring inspections of any nest and/or chicks; (c) A 100m buffer from the nest location must be demarcated using tape and markers; and 	All references to SQEP updated for consistency as sought by GWRC.

Ref	Conditions	Reasons for changes
	<p>(d) Works within the 100m buffer must be limited to machinery and groups of up to three people for no longer than 15 minutes;</p> <p>until fledging or nest abandonment is confirmed by the project SQEP (ecologist/ornithologist).</p>	
ECO.27 ; ECO.28.	The buffer established in accordance with Condition ECO.27 6 may be reduced to 50m on the advice of the ecologist/ornithologist where there is likely to be no disturbance to kārearea.	
ECO.28 ; ECO.29.	Additional activities may occur within the buffer established by Condition ECO.27 6 or amended by Condition ECO.28 7 on the advice of the project SQEP (ecologist/ornithologist) if ongoing monitoring indicates that no kārearea disturbance responses are recorded.	
ECO.29 ; ECO.30.	No more than 24 hours prior to the initiation of any vegetation clearance or removal of trees within the Project Area during the bird breeding season (1 September to 28 February inclusive) a visual inspection must be undertaken by a SQEP (ecologist/ornithologist) to determine if any native bird species are nesting in any tree(s) to be felled.	Specific dates inserted as suggested by GWRC.
ECO.30 ; ECO.31.	<p>If nesting native bird species and / or their eggs are discovered within the area that will be subject to construction activities within the Project Area, then:</p> <p>(a) No works may commence within 20 metres of the nest, and the SQEP (ecologist/ornithologist) identified in Condition ECO.232(a) must be consulted to determine the appropriate actions to be taken;</p> <p>(b) If works have commenced, all works must immediately cease within 20 metres of that nest, and the SQEP (ecologist/ornithologist) identified in Condition ECO.232(a) must be consulted to determine the appropriate actions to be taken; and</p>	

Ref	Conditions	Reasons for changes
	<p>(c) Works within 20 metres of the nest may only commence or recommence when the <u>SQEP</u> (ecologist/ornithologist) has confirmed that the nest has either failed or the chicks have fully fledged.</p>	
Kororā (Little Penguin) Management		
Kororā (Little Penguin) Management Plan		
ECO.31 ; <u>ECO.32.</u>	<p>All site preparation and construction activities at the Southern Seawall, Eastern Bank Remediation Area and Moa Point Yard must be undertaken in accordance with the Kororā (Little Penguin) Management Plan (KPMP) listed in Condition GC.4.</p> <p>Any amendments to the KPMP must be undertaken in accordance with the requirements of Condition GC.9 and Condition GC.10.</p>	Deleted per GWRC suggestion.
ECO.32 ; <u>ECO.33.</u>	<p>Any review of the KPMP made under Condition GC.9 or Condition GC.10 must be undertaken by a SQEP (kororā) with specialist knowledge of kororā and ensure that the reviewed KPMP:</p> <p>(a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition ECO.34; and</p> <p>(b) Satisfies the requirements in Condition ECO.35.</p>	<p>GWRC suggested amendments which confine condition to only amendments made under GC.9 and submitted to the Manager GWRC.</p> <p>WIAL consider the wording as proposed is consistent with similar conditions and supports consistent interpretation of the conditions.</p>
ECO.33 ; <u>ECO.34.</u>	<p>The objectives of the KPMP are to:</p> <p>(a) Minimise adverse effects to kororā during construction activities;</p> <p>(b) Describe measures to ensure the safety of kororā during construction; and</p> <p>(c) Provide for the establishment of new nesting habitat at the Stage 1 Kororā Colony and Stage 2 Kororā Colony.</p>	

Ref	Conditions	Reasons for changes
<p>ECO.34, ECO.35.</p>	<p>To achieve the objectives of the KPMP set out in Condition ECO.34, the KPMP must include:</p> <ul style="list-style-type: none"> (a) Identification of the Project Penguin Biologist who will be responsible for overseeing implementation of the KPMP; (b) Identification of SQEP (kororā), including details of their experience in managing kororā, who will also implement the requirements of the KPMP; (c) Identification of persons authorised to handle kororā; (d) A map and description of all areas of existing potential kororā habitat within the Moa Point Yard, Southern Seawall and Eastern Bank Remediation Area; (e) Methods to exclude kororā from construction works areas; (f) Procedures for creation of new kororā habitat at the Stage 1 and 2 Kororā Colonies; (g) Procedures for kororā survey, capture and relocation, including methods for the handling of kororā; (h) Procedures for actions to be taken if kororā are found during works; (i) Methods to measure construction noise effects on kororā; (j) Details of timing for when actions and protocols set out in the KPMP are to be implemented; and (k) Procedures for monitoring and reporting. 	<p>GWRC requested the KPMP be updated to include SQEP details at the beginning of the document. WIAL consider this an administrative change which can be implemented at any time before the KPMP is certified.</p> <p>Reference to measurement of noise inserted as sought by GWRC. WIAL agree that as this information is contained within the KPMP it is appropriate to list it here.</p>
<p>Kororā – Stage 1 Kororā Colony</p>		<p>GWRC seek the insertion of an offset objective which establishes an occupation target for the Stage 1 Korora Colony that the consent holder must achieve. GWRC also seek the insertion of conditions setting interim targets.</p>

Ref	Conditions	Reasons for changes
		<p>WIAL oppose insertion of such an objective and interim targets.</p> <p>As set out in email correspondence with GWRC dated 17 November 2025, occupation targets are not necessary nor effective to address the loss of habitat / nesting opportunities at the Southern Sewall. WIAL cannot control where wild fauna choose to nest and therefore cannot guarantee any set rate of uptake of the Kororā Colonies by kororā.</p> <p>The conditions put forward are instead focused on implementing measures to address habitat loss and ensure creation of habitat that is of equal or better value.</p> <p>This includes:</p> <ul style="list-style-type: none"> • A net gain in habitat area of 1,725m² (1,805m² of habitat is to be lost, with total new habitat created equating to 3,530m²); • A net gain of at least 120 nest sites (there are an estimated 50 nest site in the Project area and a minimum of 170 nest boxes will be installed across the two sites. There are opportunities to increase the total number of nest boxes to 270); • The Stage 1 Kororā Colony will be constructed and available before any habitat loss at the Southern Seawall occurs and kororā will be actively moved to the new, high quality habitat; and • Improved habitat quality. As identified by Professor

Ref	Conditions	Reasons for changes
		<p>Cockrem, the new kororā colonies will provide higher quality and safer habitat with planting, shelter, protection from dogs and humans, and no risk of wave inundation, than existing kororā habitat in the Project area.</p> <p>The requirements to achieve these outcomes are clearly articulated in ECO. 37 for Stage 1 and ECO.47 for Stage 2.</p> <p>No additional conditions relating to occupation targets are required to ensure that equal or better environmental outcomes are achieved with regard to kororā habitat.</p>
<p>ECO.35, ECO.36.</p>	<p>No vegetation clearance, earthworks, or removal of rock may be undertaken at the Moa Point Yard, Southern Seawall or Eastern Bank Remediation Area until:</p> <ul style="list-style-type: none"> (a) The Stage 1 Kororā Colony is established in accordance with the requirements of Conditions ECO.376 and LVA.15; and (b) Written confirmation from the Project Penguin Biologist that the Stage 1 Kororā Colony is suitable and available for the release of kororā has been provided to the Manager WCC and Manager GWRC. 	
<p>ECO.36, ECO.37.</p>	<p>The Stage 1 Kororā Colony must be established in accordance with the recommendations of the Project Penguin Biologist KPMP and comply with the following requirements:</p> <ul style="list-style-type: none"> (a) The Stage 1 Kororā Colony must comprise at least 2060m² of new kororā habitat; (b) At least 100 nest boxes must be installed within the Stage 1 Kororā Colony; 	<p>Amended as sought by GWRC. WIAL agree that reference to the KPMP is appropriate in this context.</p>

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (c) Rocks, driftwood and branches must be placed around nestboxes and paths in a manner that ensures nest box entrances do not become blocked; (d) The Stage 1 Kororā Colony must be fully fenced with fencing which protects the colony from dogs; (e) Indigenous planting, inside and outside the fence, must be undertaken in general accordance with the Stage 1 Kororā Colony Landscape Concept Plan; (f) An underpass, with adjustable LED lighting, must be installed under Moa Point Road, connecting the Stage 1 Kororā Colony; and (g) Pest control stations for mustelids and rats must be installed. 	
ECO.37 -ECO.38.	All indigenous planting and predator control stations established in accordance with Condition ECO.37 must be maintained for at least twenty (20) years from the date that written confirmation that the Stage 1 Kororā Colony is suitable and available for the release of kororā has been provided under Condition ECO.36 (b).	
Kororā – Management of Construction Effects		
ECO.38 -ECO.39.	<p>The establishment of the Moa Point Yard ('Area E' on Attachment K) must be undertaken in accordance with the following restrictions and the requirements:</p> <ul style="list-style-type: none"> (a) Vegetation removal must not occur during the period 1 August to 31 December (inclusive); (b) Where practicable, vegetation removal should not occur between the period 1 January to 28 February (inclusive); (c) At least two kororā surveys must be undertaken in the six (6) months prior to vegetation removal, using the methods described in the KPMP; 	<p>'And/or' deleted per GWRC suggestion. This change has also been made to similar conditions below.</p> <p>Reference to 'certified' deleted per GWRC suggestion. WIAL agree unnecessary to specify that the KPMP is certified as that is covered by GC.4, GC.9 and GC.10. Changes have also been made to similar conditions below.</p>

Ref	Conditions	Reasons for changes
	<p>(d) Immediately prior to vegetation removal, an inspection for the presence of kororā must be undertaken in accordance with the requirements of the certified KPMP and be overseen by a SQEP (kororā) identified in the KPMP;</p> <p>(e) If kororā are found at any time, the requirements of Condition ECO.521 apply;</p> <p>(f) If a kororā nest is found at any time, the requirements of Condition ECO.532 apply; and</p> <p>(g) Once the vegetation is removed, kororā exclusion fences, as set out in the certified KPMP, must be established prior to earthworks commencing.</p>	<p>GWRC seek the avoidance of project works during January and February each year and seek similar amendments to ECO.39-ECO.43, (vegetation removal at Moa Point Yard under ECO. 39, rock and concrete removal from the rear slope under ECO.40, rock and other material removal from the area beside the breakwater and the Eastern Area under ECO.41 and ECO.42, and the relocation of kororā from the Southern Seawall under ECO.43). GWRC's reasons for making these conditions more restrictive are not clear. The condition as drafted reflects advice from the project penguin biologist that the main breeding season is from August to December (refer to application document B.09 Kororā Assessment), and aligns with the KPMP (application document G.06).</p> <p>In addition, it is noted that the combination of timing restrictions would effectively limit the working window to a 5 month period between 1 March - 31 July and may result in extended overall construction timeframes and associated effects. It is noted that once Moa Point Yard is established kororā should not be present and avoidance of works in this area is not required.</p>
<p>ECO.39,ECO.40.</p>	<p>The removal of rock and concrete blocks from the rear slope bank beside Moa Point Road ('Area B' on Attachment K) must be undertaken in accordance with the following restrictions and for requirements:</p>	

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (a) The removal of rock and concrete blocks must not occur during the period 1 August to 31 December (inclusive); (b) Where practicable, the removal of rock and concrete blocks should not be undertaken between the period 1 January to 28 February (inclusive); (c) At least two kororā surveys must be undertaken in the six (6) months prior to the removal of rocks, using the methods described in the certified KPMP; (d) One or more of the SQEP (kororā) identified in the KPMP must be present at all times when rocks and concrete blocks are being removed; (e) A SQEP (kororā) identified in the KPMP must inspect each rock or concrete block before it is removed in accordance with the KPMP; (f) The installation and maintenance of penguin exclusion measures must occur in accordance with the KPMP; (g) If kororā are found at any time, the requirements of Condition ECO.52⁴ apply; and (h) If a kororā nest is found at any time, the requirements of Condition ECO.53² apply. 	
<p>ECO.40;ECO.41.</p>	<p>The removal of rock and other materials from the rock area beside the Lyall Bay breakwater ('Area A' on Attachment K) must be undertaken in accordance with the following specific restrictions and or requirements:</p> <ul style="list-style-type: none"> (a) The removal of rock and other materials must not occur during the period 1 August to 31 December (inclusive); (b) Where practicable, the removal of rock and other materials should not be undertaken between the period 1 January to 28 February (inclusive). 	

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (c) At least two kororā surveys must be undertaken in the six (6) months prior to the removal of rocks and other materials, using the methods described in the certified KPMP; (d) One or more of the SQEP (kororā) identified in in the KPMP must be present at all times when rocks and other materials are being removed; (e) A SQEP (kororā) identified in Condition ECO.49 must inspect each rock or other material before it is removed in accordance with the KPMP; (f) The installation and maintenance of penguin exclusion measures must occur in accordance with the certified KPMP; (g) If kororā are found at any time, the requirements of Condition ECO.52 apply; and (h) If a kororā nest is found at any time, the requirements of Condition ECO.53 apply. 	
<p>ECO.41;ECO.42.</p>	<p>The removal of rock and other materials from the existing informal Eastern Area rubble seawall ('Area D' on Attachment K) must be undertaken in accordance with the following restrictions and for requirements:</p> <ul style="list-style-type: none"> (a) The removal of rock and other materials must not occur during the period 1 August to 31 December (inclusive); (b) Where practicable, the removal of rock and other materials should not be undertaken between the period 1 January to 28 February (inclusive). (c) At least two kororā surveys must be undertaken in the six (6) months prior to the removal of rocks and other materials, using the methods described in the certified KPMP; (d) One or more of the SQEP (kororā) identified in in the KPMP be present at all times when rocks are being removed; 	

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (e) A SQEP (kororā) identified in in the KPMP must must inspect each rock or other material before it is removed in accordance with the KPMP; (f) The installation and maintenance of penguin exclusion measures must occur in accordance with the certified KPMP; (g) If kororā are found at any time, the requirements of Condition ECO.52+ apply; and (h) If a kororā nest is found at any time, the requirements of Condition ECO.532 apply. 	
<p>ECO.42;ECO.43.</p>	<p>The relocation and exclusion of kororā from the Southern Seawall ('Area C' on Attachment K), must be undertaken in accordance with the following specific restrictions and or requirements:</p> <ul style="list-style-type: none"> (a) The relocation of kororā must not be undertaken during the period 1 August to 31 December (inclusive); (b) Where practicable, the relocation of kororā should not be undertaken during the period 1 January to 28 February (inclusive); (c) Once kororā have been relocated from the Southern Seawall, the installation and maintenance of penguin exclusion measures must occur in accordance with the certified KPMP; (d) At least two kororā surveys must be undertaken in the six (6) months prior to the removal of rocks and other materials, using the methods described in the certified KPMP; (e) The inspection of cavities in the Southern Seawall and underneath gabion baskets, and the installation and maintenance of penguin exclusion measures must occur in accordance with the certified KPMP; 	

Ref	Conditions	Reasons for changes
	<p>(f) One or more of the SQEP (kororā) identified in in the KPMP must be present at all times when gabion baskets, rocks and concrete blocks are being removed;</p> <p>(g) A SQEP (kororā) identified in in the KPMP must inspect each rock, concrete block or gabion basket before it is removed, and inspect voids before the placement of material into voids, accordance with the KPMP;</p> <p>(h) If kororā are found at any time, the requirements of Condition ECO.521 apply; and</p> <p>(i) If a kororā nest is found at any time, the requirements of Condition ECO.532 apply.</p>	
<p>ECO.43.ECO.44.</p>	<p>The reconstruction of the Southern Seawall ('Area C' on Attachment K) must be undertaken in accordance with the following restrictions and for requirements:</p> <p>(a) Reconstruction activities must not commence until penguin exclusion measures have been established in accordance with Condition ECO.432;</p> <p>(b) If a kororā site with eggs or chicks, or a presumed breeding site, is found from 1 August to 31 December (inclusive), then the requirements of Condition ECO.53230 apply; and</p> <p>(c) If a kororā is discovered, then the requirements of ECO.521 apply.</p>	
<p>ECO.44.ECO.45.</p>	<p>The construction of the Eastern Bank Remediation Area ('Area D' on Attachment K) must be undertaken in accordance with the following restrictions and for requirements:</p> <p>(a) Construction activities must not commence until penguin exclusion measures have been established in accordance with the KPMP; and</p>	

Ref	Conditions	Reasons for changes
	(b) If a kororā is discovered, then the requirements of ECO.52 4 apply.	
Kororā – Stage 2 Kororā Colony		
ECO.45 ; ECO.46.	<p>The Stage 2 Kororā Colony must be established as soon as practicable, but within 1 year, after the completion of the construction works and any associated use atof the Southern Seawall and Eastern Bank Remediation Area. The Stage 2 Kororā Colony will be deemed to be established at such time as:</p> <ul style="list-style-type: none"> (a) The Stage 2 Kororā Colony is established in accordance the requirements of Condition ECO.476 and Conditions LV.9 – LV.132. (b) Written confirmation from the Project Penguin Biologist is provided to the Manager WCC and Manager GWRC confirming the Stage 2 Kororā Colony has been constructed in accordance with the KPMP. 	<p>A 1 year timeframe inserted per GWRC suggestion. WIAL note that LV.12 (referenced in clause a of this condition) requires planting to commence within the first available planting season and consider a 1 year period to establish nest boxes and other components of the Stage 2 Korora Colony is reasonable. WIAL also expand the reference to include new condition LV.13 which relates to the placement of cleanfill.</p>
ECO.46 ; ECO.47.	<p>The Stage 2 Kororā Colony must be established in accordance with the recommendations of the Project Penguin Biologist KPMP and comply with the following requirements:</p> <ul style="list-style-type: none"> (a) The Stage 2 Kororā Colony must comprise at least 860m² of new kororā habitat; (b) At least 70 nest boxes must be installed within the Stage 2 Kororā Colony; (c) Rocks, driftwood and branches must be placed around nestboxes and paths in a manner that ensures that nest box entrances do not become blocked; (d) The Stage 2 Kororā Colony must be fully fenced with fencing which protects the colony from dogs; (e) Indigenous planting must be undertaken in general accordance with the Moa Point Yard Landscape Concept Plan; 	<p>GWRC seek an additional requirement that nest boxes must be placed on at least 30 cm of compacted imported clean topsoil.</p> <p>WIAL consider it is more appropriate to capture this requirement in the context of the Stage 2 remediation more broadly, rather than only in relation to nest boxes. WIAL therefore propose new condition LV.13 (below).</p>

Ref	Conditions	Reasons for changes
	(f) Pest control stations for mustelids and rats must be installed.	
ECO.47 - ECO.48 .	All indigenous planting and predator control stations established in accordance with Condition ECO.476 must be maintained in accordance with the KPMP for at least twenty (20) years from the date that written confirmation that the Stage 2 Kororā Colony is suitable and available for the release of kororā has been provided under Condition ECO.465 .	
Kororā - General		
ECO.48 - ECO.49 .	Kororā must only be handled by the following SQEP (kororā), as identified in the KPMP: <ul style="list-style-type: none"> (a) Project Penguin Biologist; (b) Wellington Airport Wildlife Management Officer; (c) Penguin Management Officer; and (d) Taranaki Whānui representative who has been suitably trained to fulfill this role. 	
ECO.49 - ECO.50 .	A site inspection, undertaken by a person trained in site inspections for kororā, must be conducted at the start of each work shift to check: <ul style="list-style-type: none"> (a) For the presence of kororā within the exclusion fences required by Conditions ECO.398-ECO.454. If kororā presence is identified, the requirements of Condition ECO.498 apply; and (b) That the exclusion fences are closed, are in good condition with no holes or repairs required. The exclusion fences must be closed, and if repairs are required these must be undertaken prior to works commencing in the exclusion fence area. 	GWRC suggest amending to refer to SQEP (kororā). WIAL have not adopted that term here to provide clarity that a wider number of staff may be trained to undertake site inspections however only the SQEP identified in ECO.49 may handle kororā. WIAL acknowledge that the term “SQEP (kororā)” is not necessarily limited to those persons identified in ECO.49, however WIAL consider the use of a different phrase makes it clear for implementation that site inspections are not limited to the four people identified by ECO.49.

Ref	Conditions	Reasons for changes
ECO.50 ;ECO.51.	<p>A site inspection, undertaken by a person trained in site inspections for kororā, must be conducted at the end of each work shift to check:</p> <ul style="list-style-type: none"> (a) For the presence of kororā within the exclusion fences. If kororā presence is identified, the requirements of Condition ECO.52 or ECO.53 apply; (b) All machinery and equipment are stored within the exclusion fences. If machinery or equipment is not within the exclusion fences, the consent holder must ensure that these are moved to within the exclusion fences; and (c) That the exclusion fences are closed, are in good condition with no holes or repairs required. The exclusion fences must be closed, and if repairs are required these must be undertaken prior to works for the following work shift commencing. 	
ECO.51 ;ECO.52.	<p>If a kororā is discovered in accordance with Conditions ECO.398-454 and ECO.4950-510, works within 10 metres of the kororā must immediately cease until a SQEP (kororā) has captured and relocated the kororā to the Stage 1 Kororā Colony, in accordance with the requirements of the KPMP.</p>	<p>GWRC suggest amending ECO.52 and ECO.53 so that ECO.52 applies to 'kororā or kororā presence' and ECO.53 applies to a 'kororā nest'. WIAL have not made this change as the conditions have separate functions:</p> <ul style="list-style-type: none"> • ECO.52 applies to the discovery of a kororā individual, regardless of their location. • ECO.53 applies to a site where kororā have been active but a kororā individual may not necessarily present at the time of discovery. <p>GWRC suggest inserting an advice note stating that other permits or approvals may be required. WIAL are applying for all necessary permits and approvals</p>

Ref	Conditions	Reasons for changes
		under the FTAA process and consider that the addition of such advice note is unnecessary.
ECO.52;ECO.53.	<p>If a kororā nest site or kororā presence is discovered in accordance with Conditions ECO.389-454 and ECO.5049-510, all works within 10 m of the nest must immediately cease, and a 10 metre setback must be maintained around that site. No works may recommence within this 10 m area until either:</p> <ul style="list-style-type: none"> (a) The site has been checked and found to be empty by a SQEP (kororā) identified in in the KPMP; or (b) The period 1st August to 31st January <u>December</u> (inclusive) has ended. 	Updated to align with dates in Conditions ECO.39-45 to improve consistency across conditions.
ECO.53;ECO.54.	<p>In the event of kororā injury or death, the Consent Holder must cease works at the site of the incident until and <u>notify the following parties:</u></p> <ul style="list-style-type: none"> (a) The Project Penguin Biologist or Wellington Airport Wildlife Management Officer is notified; (b) Taranaki Whānui representative is notified; (c) Manager WCC and Manager GWRC are notified; <u>and</u> (d) DOC, is notified; and (e)(d) _____ <u>The SQEP listed in (a) and (b) advise the Consent Holder on how to proceed.</u> <p>Notification is to be undertaken within 24-hours of the Consent Holder becoming aware of the injury or death, being found and the Consent Holder must investigate the cause of the injury or death and submit a report to the Manager WCC, Manager GWRC and DOC is to be shared within 20 working days.</p> <p><u>Works may only resume when the persons listed in (a) and (b) advise the Consent Holder on how to proceed.</u></p>	<p>GWRC suggested amendments have largely been adopted except for the direction as to when works may resume. GWRC propose wording which states that work may resume once the relevant conditions of the Wildlife Permit (kororā) are met.</p> <p>WIAL consider it is clearer to state that works may only commence once advised by the specified SQEP (kororā). This is particularly important to ensure works recommence in a manner that is culturally appropriate as advised by a Taranaki Whanui representative, this is a requirement which is not captured by the Wildlife Permit.</p> <p>It is noted that the SQEP (kororā) will be familiar with the requirements of the Wildlife Permit and will advise the Consent Holder in accordance with those conditions.</p>

Ref	Conditions	Reasons for changes
		<p>The Wildlife Permit conditions generally align with ECO.54 insofar as it prompts the notification of specified persons. The Wildlife Permit conditions do not provide any additional guidance on the management of the works site itself, rather they provide direction on the management of the injured kororā or kororā body which is not necessarily relevant to whether it is appropriate for works to resume.</p>
Kororā – Construction Noise		
ECO.54 , ECO.55.	<p>Where construction activities occur within 20m of site where kororā are known or presumed to be present, construction noise levels must:</p> <ul style="list-style-type: none"> (a) Be measured in accordance with the KPMP and as close as possible to the kororā site at the exterior face of the seawall where the kororā or kororā nest is located; and (b) Not exceed 75 dB LAeq (15 min). 	
ECO.55 , ECO.56.	<p>Where noise measured in accordance with Condition ECO.554 exceeds 75 DB LAeq (15 min):</p> <ul style="list-style-type: none"> (a) <u>The works that are the source of the construction noise must cease; and</u> (a)(b) <u>_____ Noise barriers must be installed between the source of the construction noise and the kororā or kororā nest; and</u> (b)(c) <u>Works may not recommence until measured construction noise levels are at or below 75 DB LAeq (15 min) the works comply with ECO.55.</u> 	<p>Condition amended per GWRC suggestion. WIAL consider these amendments provide clarity.</p>
Kororā – Monitoring and reporting <u>in relation to construction works</u>		Inserted per GWRC suggestion

Ref	Conditions	Reasons for changes
ECO.56 <u>ECO.57.</u>	<p>In addition to surveys required in accordance with Conditions ECO.398 – ECO.432, during preparation and construction works, at least one (1) penguin dog survey must be undertaken between 1 August and 28 February (inclusive) each year until a SQEP (kororā) identified in the KPMP confirms that kororā habitat is no longer present in the Project area.</p> <p><u>The penguin dog survey must be carried out with a DOC approved penguin detector dog.</u></p> <p><u>Written notice must be provided to the Manager WCC and Manager GWRC confirming kororā habitat is no longer present in the Project area. Written notice must include the advice provided by the SQEP (kororā).</u></p>	Condition amended per GWRC suggestion. WIAL consider the amendments align with the advice of the Project penguin biologist and will ensure clear communication with the Councils.
ECO.57 <u>ECO.58.</u>	Records of all kororā surveys and all relocation of kororā must be kept for the duration of the site establishment and construction works at the Stage 1 Kororā Colony, Moa Point Yard, and Southern Seawall in accordance with the KPMP.	
ECO.58 <u>ECO.59.</u>	<p>The Consent Holder must:</p> <ul style="list-style-type: none"> (a) Prepare annual summary reports of all kororā surveys and relocations; and (b) Provide annual summary reports to the Manager WCC, Manager GWRC and DOC upon request. 	
ECO.59 <u>ECO.60.</u>	<p>The Consent Holder must:</p> <ul style="list-style-type: none"> (a) Install and maintain cameras at the Stage 1 Kororā Colony underpass for the purpose of observing kororā behaviour under different light intensities; (b) Ensure camera footage is reviewed at least 4 times per year by a SQEP (kororā) for at least ten (10 years) from the date that written confirmation is provided under Condition ECO.365(b) to observe kororā behaviour and, if 	

Ref	Conditions	Reasons for changes
	<p>appropriate, adjust light intensity in order to attract penguins to the underpass; and</p> <p>(c) Provide an annual summary of kororā observations and any changes to lighting to the Manager WCC and Manager GWRC.</p>	
<u>Kororā – monitoring, maintenance and reporting</u>		
ECO.60 ; <u>ECO.61.</u>	<p>The <u>Consent Holder must undertake the</u> following monitoring, <u>maintenance,</u> and reporting <u>must occur</u> for a minimum of 20 years from the date that written confirmation is provided under Condition ECO.356(b) at the Stage 1 Kororā Colony:</p> <p>(a) The underpass must be monitored and cleared of debris that obstructs kororā movement annually;</p> <p>(b) Nest boxes must be checked at least four times per year once every 3 months;</p> <p>(b) Any nest boxes that are blocked by debris must be cleared and any nest boxes that are damaged or dilapidated must be repaired or replaced; and</p> <p>(c) Monitoring reports must be prepared <u>by the Project Penguin Biologist and submitted to the Manager WCC, Manager GWRC and the mana whenua advisory group annually. The reports must record, as a minimum, the number of breeding pairs that have successfully taken up habitat within the colony within the 12-month period covered by the report. The monitoring report shall cover the period from 1 June to 31 May; and</u></p> <p>(d) Annual monitoring reports must be provided to the Manager WCC and Manager GWRC.</p> <p><u>Advice note: in circumstances where a monitoring report is required under this condition and Condition ECO.62 within the same year, then the reports may be provided as a single report.</u></p>	<p>GWRC sought several amendments to ECO.61 and ECO.62 relating to the maintenance of nest boxes and reporting on their occupation by kororā.</p> <p>WIAL have largely adopted these suggestions, except those relating to actions that would be required following severe weather events. WIAL consider the definition of severe weather event requires further consideration and welcome the opportunity to discuss this matter further with GWRC.</p>

Ref	Conditions	Reasons for changes
ECO.61 ; ECO.62.	<p>The Consent Holder must undertake the following monitoring, maintenance, and reporting must occur for a minimum of 20 years from the date that written confirmation is provided under Condition ECO.365(b) at the Stage 2 Kororā Colony:</p> <p>(a) Nest boxes must be checked at least four times per year once every 3 months;</p> <p>(a) Any nest boxes that are blocked by debris must be cleared and any nest boxes that are damaged or dilapidated must be repaired or replaced;</p> <p>(b) Monitoring reports must be prepared by the Project Penguin Biologist and submitted to the Manager WCC, Manager GWRC, and the mana whenua advisory group annually. The reports must record, as a minimum, the number of unique breeding pairs that have successfully taken up habitat within the colony within the 12-month period covered by the report. The monitoring report shall cover the period from 1 June to 31 May.; and</p> <p>(c) Annual monitoring reports must be provided to the Manager WCC, Manager GWRC and DOC.</p> <p>Advice note: in circumstances where a monitoring report is required under this condition and Condition ECO.61 within the same year, then the reports may be provided as a single report.</p>	
Marine Ecology		GWRC have advised that these conditions remain subject to further review.
Marine Mammal Management Plan		
ECO.62 ; ECO.63.	All works undertaken within the CMA must be undertaken in accordance with the Marine Mammal Management Plan (MMMP) listed in Condition GC.4.	Deleted as per GWRC suggestion.

Ref	Conditions	Reasons for changes
	Any amendments to the MMMP must be undertaken in accordance with the requirements of Condition GG.9 and Condition 10.	
ECO.63 , ECO.64.	The objective of the MMMP is to set out the methods and procedures that will be implemented to avoid or minimise the adverse effects of underwater noise on marine mammals (in particular, threatened or at-risk indigenous marine mammals).	
ECO.64 , ECO.65.	To achieve the objective set out in Condition ECO.64 3 , the MMMP must include: <ul style="list-style-type: none"> (a) Identification of the SQEP (marine ecologist) who will be responsible for overseeing implementation of the MMMP; (b) A summary of the affected habitats and species covered by the MMMP; (c) Management actions and protocols to mitigate adverse construction noise effects on marine mammals; (d) Details of timing for when actions and protocols set out in the MMMP are to be implemented; and (e) Observation, survey and monitoring protocols. 	
ECO.65 , ECO.66.	Sightings of marine mammals and mitigation measures undertaken must be summarised and submitted to the Manager GWRC and DOC annually from the date that works commence in the CMA. This condition shall cease to apply after works within the CMA to construct the Southern Seawall have ceased.	Inserted per GWRC suggestion. WIAL consider this addition provides clarity.
Biota growth survey		
ECO.66 , ECO.67.	The Consent Holder must undertake an underwater survey of the Southern Seawall after two (2) years of the completion of construction works at the Southern Seawall. The survey must be undertaken by or under the direction of a SQEP (marine ecologist). The purpose of the survey is to:	Condition amended to provide clarity that surveying is to be undertaken at the direction of a SQEP marine ecologist per GWRC suggestion.

Ref	Conditions	Reasons for changes
	<p>(a) Assess the rate of recolonisation of biota to contribute to understanding of biota colonisation on artificial structures; and</p> <p>(b) Assess whether subsequent monitoring is required.</p>	
<u>ECO.68.</u>	<p><u>Within 20 working days of the survey being undertaken, the Consent Holder must provide a report prepared by the SQEP (marine ecologist) who undertook the survey to the Manager GWRC. The report must include the following details:</u></p> <p><u>(a) Surveying information that details the rate of recolonisation of biota;</u></p> <p><u>(b) How the rate of recolonisation of biota has informed understanding of biota colonisation on artificial structures; and</u></p> <p><u>(c) Recommendations on subsequent monitoring requirements.</u></p>	<p>Inserted per GWRC suggestion. The condition aligns with the recommendations of the Marine Ecological Impact Assessment (application document B.11).</p>

Managing Effects on Landscape, Visual and Natural Character

Ref	Conditions	Reasons for changes
MGC Yard		
LV.1.	<p>All landscaping and planting in the MGC Yard must be undertaken in general accordance with the MGC Yard Landscape Concept Plan attached as Attachment L.</p> <p>Any amendments to the MGC Yard Landscape Concept Plan must be undertaken in accordance with the requirements of Condition LV.2.</p>	
LV.2.	<p>Any review of the MGC Yard Landscape Concept Plan must be undertaken by a SQEP (landscape architecture) and ensure that the reviewed plan includes actions, methods</p>	

Ref	Conditions	Reasons for changes
	and monitoring programmes as appropriate to meet the objectives in Condition LV.4.	
LV.3.	<p>If the MGC Yard Landscape Concept Plan is reviewed under Condition LV.2, the reviewed plan must be certified by the Manager WCC to verify that the revised MGC Yard Landscape Concept Plan:</p> <ul style="list-style-type: none"> (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition LV.4; (b) Satisfies the requirements in Condition LV.2. 	
LV.4.	<p>The objectives of the MGC Yard Landscape Concept Plan are to:</p> <ul style="list-style-type: none"> (a) Ensure public safety from yard operations through the use of security fencing. (b) Require planting along the eastern boundary, which achieves a species mix that: <ul style="list-style-type: none"> (i) Is complementary to the species included within the adjoining Landscape Buffer Zone of the East Side Area Designation so as to achieve visual coherence; and (ii) Softens and integrates the visual appearance of the MGC Yard and its landscape elements if viewed from the adjoining residential areas to the east and southeast that may have views across the MGC Yard. (c) Require planting along the southwest and southern end of the MGC Yard, which achieves a grassy battered slope and clusters of trees that: <ul style="list-style-type: none"> (i) Form a backdrop of the yard from views to the northeast; and (ii) Assist in integrating the workshop and office associated the MGC Yard into the site. (d) Ensure plant species do not increase risk to airport operations (through bird strike or other considerations). 	

Ref	Conditions	Reasons for changes
LV.5.	A landscape planting plan must be prepared in general accordance with the MGC Yard Landscape Concept Plan by a SQEP (landscape architecture) and planting must be implemented as soon as practicable within the first available planting season following the creation of the MGC Yard.	
LV.6.	Topsoil and battered slope areas must be grassed progressively to ensure that exposed soil is covered as soon as possible with a local grass seed mix.	
LV.7.	Planting must be maintained for the duration of Project activities at the MGC Yard.	
LV.8.	Following completion of construction and stockpiling activities at the MGC Yard, the Yard must be left in a clean and tidy condition.	
Southern Seawall, Eastern Bank Remediation Area and Moa Point Yard Rehabilitation		
LV.9.	<p>All landscaping and planting at the Moa Point Yard must be undertaken in general accordance with the Moa Point Yard Landscape Concept Plans, attached as Attachment M and comprising:</p> <ul style="list-style-type: none"> (a) The Moa Point Yard Overall Landscape Concept Plan; (b) The Moa Point Yard Rehabilitation Area Landscape Concept Plan; and (c) The Moa Point Yard Stage 2 Kororā Colony Landscape Concept Plan. <p>Any amendments to the Moa Point Yard Landscape Concept Plans must be undertaken in accordance with the requirements of Condition LV.10.</p>	
LV.10.	Any review of Moa Point Yard Concept Plan must be undertaken by a SQEP (landscape architecture) and ensure that the reviewed plan:	

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (a) Include actions, methods and monitoring programmes as appropriate to meet the objectives in Condition LV.11; (b) Is prepared in consultation with relevant representatives from Wellington City Council, Greater Wellington Regional Council and iwi representatives, with their feedback considered (as appropriate) within the final Plan; and (c) Has regard to ecological outcomes sought by the LMP, AMP and Kororā Management Plan. 	
LV.11.	<p>The objectives of the Moa Point Yard Concept Plan are to:</p> <ul style="list-style-type: none"> (a) Maintain and enhance coastal character through species selection that contributes to sense of place, are robust and tolerant of the extreme weather conditions (b) Ensure planting and features do not obstruct the Obstacle Limitation Surface or increase risk to airport operations (through bird strike or other considerations). (c) Rehabilitate Moa Point Yard in a way that contributes to the coastal amenity and natural character of the wider landscape, including by providing for habitat enhancement for lizards, kororā and dotterel as described in the LMP, AMP and Kororā Management Plan. (d) Recognise the location of services and ensure plant species in these locations can be dug up and either replanted or replaced without overall loss of coastal amenity or character, should the services under the planting need to be accessed. (e) Enable visual access to the coast and physical access into the site in a safe manner in appropriate areas while demarcating areas that are not safe for general public use. (f) Enhance amenity through planting, seating and signage that reflect the coastal amenity to enable and encourage appropriate public use of the site. 	

Ref	Conditions	Reasons for changes
	(g) Provide for ongoing operational access to WIAL for seawall maintenance in accordance with the Moa Point Yard Concept Plan.	
LV.12.	A landscape planting plan must be prepared in general accordance with the Moa Point Yard Concept Plan by a SQEP (landscape architecture) and planting must be implemented as soon as practicable within the first available planting season after the completion of Project activities at the Moa Point Yard.	
<u>LV.13.</u>	<u>The Moa Point Yard Rehabilitation Area and the Moa Point Yard Stage 2 Kororā Colony shown in Attachment M must be rehabilitated with at least 300 mm of topsoil before planting commences.</u>	This condition inserted in response to GWRC comments on the need to rehabilitate areas of the Moa Point Yard where the DSI found contaminants exceeding indirect ecological criteria. See comments at Condition ECO.46.
<u>LV.13;LV.14.</u>	Planting undertaken at the Rehabilitation Area shown in Attachment M must be maintained for five (5) years following initial planting.	
<u>LV.14;LV.15.</u>	Planting undertaken at the Stage 2 Kororā Colony shown in Attachment M must be maintained for twenty (20) years in accordance with Condition ECO.46 7 .	
Stage 1 Kororā Colony		
<u>LV.15;LV.16.</u>	All landscaping and planting in the Stage 1 Kororā Colony area must be undertaken in general accordance with the Stage 1 Kororā Colony Concept Plan included in Attachment N . Any amendments to the Stage 1 Kororā Colony Concept Plan must be undertaken in accordance with the requirements of Condition LV.17 6 .	
<u>LV.16;LV.17.</u>	Any review of the Stage 1 Kororā Colony Concept Plan must be undertaken by a SQEP (landscape architecture and ecologist) and ensure that the reviewed plan:	

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (a) Include actions, methods and monitoring programmes as appropriate to meet the objectives in Condition LV.187; (b) Is prepared in consultation with relevant representatives from Wellington City Council, Greater Wellington Regional Council and iwi representatives, with their feedback considered (as appropriate) within the final Plan; and (c) Has regard to the ecological outcomes sought by the LMP and Kororā Management Plan. 	
LV.17 :LV.18.	<p>The objectives of the Stage 1 Kororā Colony Landscape Concept Plan are to:</p> <ul style="list-style-type: none"> (a) Implement the KPMP and LMP; (b) Maintain and enhance coastal character through species selection that contributes to sense of place, are robust and tolerant of the extreme weather conditions; (c) Contribute to the coastal amenity and natural character of the wider landscape, including by providing for habitat enhancement for lizards and kororā as described in the LMP and KPMP; and, (d) Maintain public walking access along the seaward side of Moa Point in a manner that protects kororā utilising the kororā access from disturbance by human activity. 	
LV.18 :LV.19.	<p>A SQEP (landscape architecture) must be involved in the selection and placement of rocks on the seaward side of Moa Point Road to ensure landscape and natural character values within the coastal environment are protected.</p>	
LV.19 :LV.20.	<p>A landscape planting plan must be prepared by a SQEP (landscape architecture) and planting must be implemented as soon as practicable within the first available planting season following consent being granted and maintained for 20 years thereafter.</p>	

Ref	Conditions	Reasons for changes
Lizard Enhancement Planting		
LV.20 -LV.21.	<p>Where more than 20 lizards or any Threatened or At-Risk lizard are relocated from the Moa Point Yard in accordance with Condition ECO.143, the Consent Holder must:</p> <ul style="list-style-type: none"> (a) Undertake planting at the location shown in Attachment O for the purposes of improving lizard habitat within the first available planting season following the release of lizards; and (b) Maintain any planting undertaken in accordance with (a) for at least five (5) years. 	<p>Note: Attachment O (location map) has been updated to reflect new lizard release site.</p>
LV.21 -LV.22.	<p>Planting undertaken in accordance with Condition LV.219 must:</p> <ul style="list-style-type: none"> (a) Maintain and enhance the coastal character of the area and contribute to a sense of place, including visual access to the coast and physical access through the site; (b) Consist of species that are eco sourced, robust, tolerant of the extreme weather conditions, and align with those species specified in the LMP; and (c) Be established in a manner that maintains and enhances the naturalness values and visual qualities of the area. 	
General - Planting and Maintenance		
LV.22 -LV.23.	<p>All planting required by these conditions must be implemented by a <u>Council approved</u> highly qualified contractor with proven restoration experience in accordance with the following best horticultural practices:</p> <ul style="list-style-type: none"> (a) Plants must be of a good quality, sourced locally and hardened at the nursery prior to planting, following best horticultural practice. (b) Plants must be planted in accordance with best horticultural practice that relates to both site context and species. 	<p>Amended as per WCC suggestion.</p>

Ref	Conditions	Reasons for changes
LV.23 ,LV.24.	Maintenance of plants, as required by Conditions LV.7, LV.11, and LV.21 0 , must include replacement of plants that die, become diseased or are not thriving with the same or similar species.	
General		
LV.24 ,LV.25.	The exterior treatment of all buildings required to facilitate construction activities within the Project Area must use recessive colours of greys, browns and greens, with RV value no higher than 20%.	

Geotechnical stability at the MGC Yard

Ref	Conditions	Reasons for changes
GEO.1	<p>The southwestern and southeastern cuts (at the locations shown in Attachment P) must not exceed:</p> <ul style="list-style-type: none"> (a) For cut slopes in rock up to and including 10m in height, a slope angle of 1 vertical: 1 horizontal; (b) For cut slopes in rock greater than 10m in height, a slope angle of 1 vertical: 1.5 horizontal; (c) For cut slopes in overlying fill or colluvium up to and including 3m in height, a slope angle of 1 vertical:1.5 horizontal; (d) For cut slopes in overlying fill or colluvium greater than 3m in height, the fill or colluvium shall be benched with a minimum bench width of 3m. 	
GEO.2	The cut between the southwestern and southeastern cuts (between the locations shown in Attachment P) must not exceed a slope angle of 1V:2H.	
GEO.3	An Engineering Geologist or Geotechnical Engineer must be on-site at all times during the excavations (cuts).	
GEO.4	Should actual ground conditions differ from those described in Appendix E of the Beca report titled "WIAL	

Ref	Conditions	Reasons for changes
	<p>Southern Seawall Renewal, Option Assessment and Design Summary Report” and dated 29 August 2025, works may be paused and the Engineering Geologist or Geotechnical Engineer:</p> <ul style="list-style-type: none"> (a) Must reassess the slope angles and benching; and (b) May advise cut requirements that replace those set out in Condition GEO.1. 	
GEO.5	Slopes must be hydroseeded as soon as practicable after each slope cut is completed.	
GEO.6	<p>Once complete, the MGC Yard cut slopes are to be inspected:</p> <ul style="list-style-type: none"> (a) Quarterly; (b) Following all rainfall events greater than 7mm/hr or 20mm over 24 hours as measured at the <i>Miramar at Miramar Bowling Club</i> Wellington Regional Council rainfall monitoring site; and (c) Following seismic events. 	

Erosion Management and Sediment **and Dust** Control

Ref	Conditions	Reasons for changes
ESC.1.	<p>Erosion, and sediment and dust control measures must be implemented throughout Construction Works within the Project Area.</p> <p>Except as provided for under conditions ESC.2, all erosion and sediment control. These measures must be constructed and maintained to operate and perform in accordance with <i>Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Wellington Region (GWRC, 2021)</i> or the <i>Erosion and sediment control guidelines for state highway infrastructure, (NZTA, 2014).</i></p>	References amended to include dust as per GWRC and WCC suggestion. This change is made throughout the conditions.

Ref	Conditions	Reasons for changes
<u>ESC.2.</u>	<u>The consent holder may design, construct and maintain sediment retention ponds in accordance with the Erosion and Sediment Control Guidelines for State Highway Infrastructure, (NZTA, 2014).</u>	ESC.1 split into two conditions per GWRC suggestion. WIAL consider this provides clarity that the NZTA standards are suitable for sediment retention ponds and that the GWRC guidelines should be applied to all other ESC measures.
<u>ESC.2:ESC.3.</u>	As-built drawings and/or checklists must be prepared for all erosion and sediment control measures undertaken within the Project Area to ensure that they have been installed as designed. Works within the catchment of an ESDC device will must not commence until the as-built document for the device (or devices) has been certified by a suitably experienced ESE practitioner SQEP (erosion, sediment and dust control) and submitted to the Manager GWRC and Manager WCC.	References to SQEP amended per GWRC suggestion. This change is made throughout the conditions.
Erosion and, Sediment and Dust Control Plans		
<u>ESC.3:ESC.4.</u>	At least 30 working days prior to the commencing commencement of earthworks in the MGC Yard or the Moa Point Yard, the Consent Holder must submit a Site Specific Erosion, and Sediment and Dust Control Plan (SSESDCP) for the relevant yard to the Manager GWRC and Manager WCC for certification under Condition GC.5.	
<u>ESC.4:ESC.5.</u>	Earthworks authorised by this consent must be undertaken in accordance with the certified SSESDCP listed in Condition GC.5.	
<u>ESC.5:ESC.6.</u>	Certification is required to verify that the SSESDCP: <ul style="list-style-type: none"> (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition ESC. 65; (b) Satisfies the requirements in Condition ESC. 76. 	GWRC suggest deleting this condition and consolidating within ESC.4. WIAL consider this an administrative/stylistic change and prefer the approach as drafted, noting this is consistent with other similar conditions throughout the document.

Ref	Conditions	Reasons for changes
ESC.6-ESC.7.	The objective of the SSESDCP is to avoid or minimise potential adverse effects on freshwater and marine environments within or beyond the Project Area that may arise from the discharge of sediment or flocculant during the construction of the Project.	
ESC.7-ESC.8.	<p>The SSESDCP must be prepared by a SQEP (erosion, sediment and dust control) (engineering) include, as a minimum:</p> <ul style="list-style-type: none"> (a) Identification of the person(s) who will be responsible for implementation of the SSESDCP and the oversight of maintenance monitoring and reporting requirements; (b) A description of the construction related project activities to be managed by the SSESDCP; (c) A plan drawing or drawings showing catchment boundaries and the location of all project activity areas and necessary erosion and sediment control ESC measures; (d) Details of erosion and sediment controls necessary within the Project Area including supporting information (e.g. calculations and design drawings); (e) Details of the stabilisation methods proposed; (f) Details of contingency measures in the event of heavy rainfall; (f)/(g) <u>Details of dust management measures;</u> (g)/(h) Details describing the regular auditing, inspection, and maintenance of erosion and sediment control measures; (i) Details of the methodology for undertaking any monitoring required by conditions of this consent, including water quality monitoring locations, and installing and maintaining monitoring equipment; 	<p>Consequential amendments where matters are only relevant to erosion and sediment control (not dust management).</p> <p>Requirement for SSEDcps to include dust management inserted per GWRC suggestion although WIAL have adopted simplified wording which aligns with the style of other listed matters.</p>

Ref	Conditions	Reasons for changes
	<p>(h)(j) <u>The specific locations of all points of discharge to the receiving environment, including to the stormwater network;</u></p> <p><u>(k) Where relevant, details of erosion and sediment controls necessary for managing contaminated land;</u></p> <p><u>(l) Confirmation of whether earthworks will be undertaken during the winter works period, and if so:</u></p> <p style="padding-left: 40px;"><u>i Staging of earthworks and methods of progressive stabilisation to minimise the area of land that is unstabilised during the winter works period;</u></p> <p style="padding-left: 40px;"><u>ii Any additional erosion and sediment control measures, and contingency measures, that may be necessary to achieve effective erosion and sediment control during the winter works period;</u></p> <p><u>(j) Confirmation that the erosion and sediment controls within the Project Area have been designed appropriately in accordance with the relevant guidance documents referred to in ESC.1 and ESC.2 the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Wellington Region (2021); and</u></p> <p><u>(k) Measures to be used to ensure that all relevant parties are aware of the requirements and obligations within the SSESDCP and are suitably trained to fulfil ESC requirements.</u></p>	<p>Requirement to specify locations of discharges inserted per GWRC suggestion.</p> <p>Requirement to specify winter works matters inserted per GWRC suggestion.</p>
Chemical Treatment Management Plan		
<u>ESC.8-ESC.9.</u>	At least 20 working days prior to the commencement of earthworks within the Moa Point Yard or the MGC Yard, the Consent Holder must submit a Chemical	

Ref	Conditions	Reasons for changes
	Treatment Management Plan to the Manager GWRC for certification under Condition GC.5.	
ESC.9-ESC.10.	<p>Certification is required to verify that the Chemical Treatment Management Plan:</p> <ul style="list-style-type: none"> (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition ESC.110; and (b) Satisfies the requirements in Condition ESC.124. 	GWRC suggest deleting this condition and consolidating within ESC.9. WIAL consider this an administrative/stylistic change and prefer the approach as drafted, noting this is consistent with other similar conditions throughout the document.
ESC.10-ESC.11.	The objective purpose of the Chemical Treatment Management Plan is to demonstrate how chemical treatment (including flocculant) will be used, monitored and managed appropriately.	Amended per GWRC suggestion.
ESC.11-ESC.12.	<p>The Chemical Treatment Management Plan must be prepared by a SQEP (erosion, sediment and dust control) in consultation with the contractor undertaking the works and party who will be responsible for the operation and maintenance of the system. The Chemical Treatment Management Plan must be in accordance with the relevant guidance documents referred to in ESC.1 and ESC.2 ESQ Guide for Land Disturbing Activities in the Wellington Region.</p> <p>The Chemical Treatment Management Plan must include as a minimum:</p> <ul style="list-style-type: none"> (a) Specific design details of the chemical treatment dosing system appropriate for the soil conditions, which may include a rainfall activated methodology or a flow activated methodology; based on a rainfall activated methodology for decanting earth bunds (DEBs) and sediment retention ponds (SRPs); (b) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet); (c) Details of optimum dosage, including assumptions; 	<p>Reference to guidance documents amended in part as per GWRC suggestion.</p> <p>Amended per GWRC suggestion. WIAL consider this alternative wording aligns with expert advice and allows flexibility for a change in approach to a flow activated methodology in future if so recommended by the SQEP (ESCP).</p>

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (d) Results of initial chemical treatment trials; (e) A spill contingency plan; and (f) Details of the person or bodies that are responsible for the operation and maintenance of the chemical treatment system and the organisational structure that will support this system. 	
Audits, Monitoring and Maintenance		
ESC.12 -ESC.13.	At least 20 working days prior to the commencement of earthworks within the Moa Point Yard or MGC Yard, the Consent Holder must submit to the Manager GWRC and the Manager WCC an Erosion Sediment and Dust Control Monitoring Plan (ESDCMP) for certification under Condition GC.5.	
ESC.13 -ESC.14.	Certification is required to verify that the ESDCMP: <ul style="list-style-type: none"> (a) Includes actions, methods and monitoring programmes as appropriate to meet the objectives in Condition ESC.154; and (b) Satisfies the requirements in Condition ESC.165. 	GWRC suggest deleting this condition and consolidating within ESC.13. WIAL consider this an administrative/stylistic change and prefer the approach as drafted, noting this is consistent with other similar conditions throughout the document.
ESC.14 -ESC.15.	The objectives of the ESCMP are to: <ul style="list-style-type: none"> (a) Detail how the Project proposes to manage and monitor ESDC measures during construction and of the MGC Yard and Moa Point Yard; (b) Ensure the performance of erosion and sediment control measures; and (c) Provide rapid and real time information and control to the Project management team. 	
ESC.15 -ESC.16.	The ESDCMP must be prepared by a SQEP (erosion, sediment and dust control) (engineering) include, as a minimum:	

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (a) Details of the site management structures, practices, and procedures; (b) The methods and frequency of weather monitoring, site inspections, and water quality monitoring; (c) Details of management responses; and (d) Details of reporting requirements. 	
<p>ESC.16-ESC.17.</p>	<p>For the duration of construction related works within the Project Area, ESDC measures must be audited by a SQEP (<u>erosion, sediment and dust control</u>):</p> <ul style="list-style-type: none"> (a) Weekly; and (b) Following all rainfall events greater than 7mm/hr or 20mm over 24 hours as measured at the <i>Miramar at Miramar Bowling Club</i> Wellington Regional Council rainfall monitoring site; <p>to ensure that all ESDC devices <u>measures</u> are installed and operating correctly in accordance with the ESDCMP and or <u>relevant SSESDCP</u>.</p> <p>Each audit must be recorded in writing and submitted to the Manager GWRC and Manager WCC on request.</p>	<p>Amended to reflect GWRC and WCC suggestions.</p>
<p>ESC.17-ESC.18.</p>	<p>In the event that the inspection required by Condition ESC.16 identifies deficiencies, remedial works to rectify the deficiencies must be identified and implemented as soon as reasonably possible.</p> <p>In the event that the audit required by Condition ESC.16 identifies that an erosion or sediment control measure is not installed or operating correctly or are not in accordance with the relevant SSESDCP and conditions of this consent, the Consent Holder must implement corrective action to remediate the erosion or sediment control measure as soon as practicable, but within 5 working days of becoming aware of the issue.</p>	<p>Amended per GWRC suggestions.</p>

Ref	Conditions	Reasons for changes				
	<p><u>Within 5 working days implementing the corrective action, the consent holder must provide written notice to the Manager (GWRC and WCC) that includes evidence to demonstrate corrective measures have been implemented and all erosion and sediment control measures are installed and operating correctly in accordance with the relevant SSESDCP.</u></p>					
<p>ESC.18-ESC.19.</p>	<p>The Consent Holder must sample and record the parameters set out in Table ESC.T1 as soon as practicable in the following instances as a minimum:</p> <ul style="list-style-type: none"> (a) following any rainfall events greater than 7mm/hr or 20mm over 24 hours as measured at the <i>Miramar at Miramar Bowling Club</i> Wellington Regional Council rainfall monitoring site; and (b) following the commencement of the discharge from any sediment retention pond (SRP) or decanting earth bund (DEB).² <p>The sampling and recording required by this condition must be undertaken in accordance with the methodology set out in the ESDCMP and relevant SSESDCP.</p> <p>The Consent Holder must submit all monitoring data and information collected under this condition to the Manager GWRC within five (5) working days of the date the sampling is undertaken.</p> <p>This condition will cease to apply to any sediment control measure where the catchment for that measure has been completely stabilised, and the sediment control measure has been decommissioned in accordance with Condition ESC.220.</p> <p>Table ESC.T1: sampling parameters for SRPs and DEBs</p> <table border="1" data-bbox="416 1865 1027 2004"> <thead> <tr> <th data-bbox="416 1865 719 1933">Parameter</th> <th data-bbox="719 1865 1027 1933">SRP or DEB outflow</th> </tr> </thead> <tbody> <tr> <td data-bbox="416 1933 719 2004">pH</td> <td data-bbox="719 1933 1027 2004">5.5-8.5</td> </tr> </tbody> </table>	Parameter	SRP or DEB outflow	pH	5.5-8.5	<p>Amendments per GWRC suggestions.</p>
Parameter	SRP or DEB outflow					
pH	5.5-8.5					

Ref	Conditions	Reasons for changes		
	<table border="1"> <tr> <td data-bbox="411 277 719 347">NTU</td> <td data-bbox="719 277 1027 347">170 NTU</td> </tr> </table>	NTU	170 NTU	
NTU	170 NTU			
<p>ESC.19-ESC.20.</p>	<p>When any of the following events occur:</p> <ul style="list-style-type: none"> (a) The monitoring required under Condition ESC.198 confirms that: <ul style="list-style-type: none"> (i) At the outflow of the device, the NTU value is 170 NTU or greater; or (ii) The pH at the outflow of the device is at or below 5.5 or above 8.5; or (b) There is a failure or malfunction of any erosion and sediment control measure, or any unauthorised discharge of contaminants, that has resulted in a discharge either directly or via land to a surface water body or the CMA; <p>the Consent Holder must undertake the following actions:</p> <ul style="list-style-type: none"> (c) The site manager must be contacted immediately and the Manager WCC and Manager GWRC must be notified within 24 hours; (d) The downstream receiving environment must be inspected immediately by a SQEP (ecologist) to determine if the failure may have had or is having an adverse effect on the receiving environment; (e) As soon as reasonably practicable any discharge will be stopped and, if possible, the contributing catchment area will be temporarily diverted to an appropriate ESDC device; (f) Action will be taken as soon as reasonably practicable to repair or replace the failed ESDC device; and (g) A written record report of the failure event and any remedial actions taken must be provided to the Manager WCC and Manager GWRC 	<p>Notification of GWRC and WCC managers inserted per GWRC suggestion however WIAL considers it appropriate to require this notification within 24 hours as the immediate focus should be on addressing the issue.</p> <p>GWRC suggest deleting clause (e) and requiring that the discharge cease until (f) has been achieved. WIAL consider that, particularly during a heavy rainfall event, it may not be practicable to cease the discharge immediately and a temporary diversion to an alternative ESC may be necessary to appropriately manage any discharge that cannot be ceased.</p>		

Ref	Conditions	Reasons for changes
	<p><u>within 10 working days,; including a record</u>The report must include a description of the event, a description of the remedial action undertaken, and a description of any modifications required to the ESCMP or SSESDCP to avoid the future failure of the device. If modifications are required to the ESCMP or SSESDCP, these must be submitted as amendments to the ESCMP or SSESDCP under Condition GC.10 <u>at the same time as the written report required by this condition is submitted to the Manager WCC and Manager GWRC.</u></p>	<p>Clause (g) amended per GWRC suggestions to provide greater clarity on timeframes and report content.</p>
<p><u>ESC.21.</u></p>	<p><u>Where any of the following events occur:</u></p> <ul style="list-style-type: none"> <u>a. The event described in ESC.20(a) occurs in two or more rounds of consecutive monitoring; or</u> <u>b. there are three or more events described in ESC.20(b) within a 6 month period of monitoring</u> <p><u>the consent holder must submit an amendment to the ESCMP, SSESDCP or Chemical Treatment Plan under condition GC.10 that addresses poor performance of the ESDC devices. Poor performance may be addressed by the following:</u></p> <ul style="list-style-type: none"> <u>i. Where devices are designed in accordance with the Erosion and Sediment Control Guidelines for State Highway Infrastructure (NZTA, 2014) as per ESC.2, amending the design of the device to be designed in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Wellington Region (GWRC, 2021);</u> <u>ii. Review of chemical treatment systems and methods;</u> <u>iii. Progressive stabilisation in sub-catchments;</u> <u>iv. Increased maintenance of controls;</u> <u>v. Amendments to earthworks methodologies, staging and sequencing.</u> 	<p>New condition inserted as per GWRC request. WIAL have adopted slightly different drafting to ensure the condition does not pre-empt the amendments required to address poor performance of erosion and sediment control devices.</p>

Ref	Conditions	Reasons for changes
ESC.20-ESC.22.	<p>The Consent Holder must not remove or decommission any erosion or sediment control measure until the contributing catchment for the erosion or sediment control measure is completely stabilised.</p> <p>Written notice must be provided to the Manager GWRC and Manager WCC prior to the removal or decommissioning of each erosion or sediment control measure. Written notice must include evidence of stabilisation and be signed off by SQEP (<u>erosion, sediment and dust control</u>) confirming that the contributing catchment for the erosion or sediment control measure is completely stabilised.</p>	
ESC.23.	<p><u>Earthworks may only be undertaken during the winter works period where the SSESDCP for those works includes the matters under Condition ESC.7(l).</u></p>	<p>New condition inserted per GWRC suggestion.</p>
<p>Temporary Stormwater management during operation of the MGC Yard</p>		
ESC.21-ESC.24.	<p>Once the entire MGC Yard is stabilised, the Consent Holder must manage stormwater at the MGC Yard as follows:</p> <ul style="list-style-type: none"> (a) Stormwater from the northeastern, eastern and southern slopes surrounding the yard must be diverted around the yard using the clean water cut-off drains provided under the SSESDCP for the MGC Yard; and (b) Stormwater from within the MGC Yard must drain either to the existing stormwater pond or to soakage within the yard. 	
ESC.22-ESC.25.	<p>Within 60 working days of the MGC Yard being stabilised, the Consent Holder must submit an updated site wide Stormwater Management Plan (as certificated under the requirements of WGN230119)</p>	<p>GWRC sought amendments to require certification of WIAL's site wide stormwater management plan through this consent. WIAL do not support that approach as the site wide SMP is broader than the scope of this project, and</p>

Ref	Conditions	Reasons for changes
	that includes the proposed MGC Yard to the Manager GWRC.	would essentially result in two SMPs and approval processes. It is not clear which SMP or approval process would prevail.
ESC.23 - ESC.26 .	The Consent Holder must ensure that ongoing stormwater management and monitoring of stormwater at the MGC Yard is undertaken in accordance with the updated Stormwater Management Plan submitted in accordance with Condition ESC.25 or any subsequent certified revisions of the Stormwater Management Plan.	
ESC.24 - ESC.27 .	<p>The Consent Holder must not remove or decommission any stormwater management measure at the MGC Yard until yard operation activities have ceased.</p> <p>Written notice must be provided to the Manager GWRC prior to the removal or decommissioning of each stormwater management measure.</p>	GWRC suggest deleting this condition in its entirety as they consider it unnecessary. In their view, the discharge will need to be managed in accordance with the amended SMP for the duration of the stormwater discharge permit. WIAL consider it appropriate to retain these provisions to demarcate between stormwater management and measures relevant to this project, and future stormwater management and measures relevant to future uses of the site.
Discharge quality		
ESC.25 - ESC.28 .	<p>The Consent Holder must ensure that any discharges to the CMA do not give rise to any of the following, more than 15 m from the point of discharge:</p> <ul style="list-style-type: none"> (c) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; (d) Any conspicuous change in the colour or visual clarity of the water in the CMA; (e) Any emission of objectionable odour; 	

Ref	Conditions	Reasons for changes
	(f) Any significant adverse effects on aquatic life.	

Managing Effects from Activities in the Coastal Environment

Ref	Conditions	Reasons for changes
Scope		
CA.1.	The temporary occupation of the common marine and coastal area during construction and maintenance is limited to the area identified in the design plan included in Part C of the documents listed in Condition GC.1 and titled “WIAL Sea Defence Structures Renewal, Existing and Proposed Seawall Toe and MHWS Locations, 3324338-Ca-SK105 Rev E”.	Deleted per GWRC suggestion. WIAL note that “temporary structure” means “A structure in the coastal marine area which is not in place for a period exceeding a total of 31 days or part days during a 12 month period, inclusive of the placement and removal.” WIAL agree that occupation of the CMA will exceed those timeframes.
CA.2.	The right to occupy occupation of the common marine and coastal area after construction has been completed is limited to the areas and structures identified in the design plan included in Part C of the documents listed in Condition GC.1 and titled “WIAL Sea Defence Structures Renewal, Existing and Proposed Seawall Toe and MHWS Locations, 3324338-Ca-SK105 Rev E”.	Amended per GWRC suggestion.
Detailed design		
CA.3.	At least 20 working days prior to the anticipated commencement of work in the CMA, the consent holder must provide detailed designs and drawings (including plans, cross sections, elevations, permanent and temporary structures) to the Manager GWRC.	
CA.4.	If the detailed designs and drawings provided to the Manager GWRC under Condition CA.3 change at any time, the Consent Holder must provide the	

Ref	Conditions	Reasons for changes
	changes to the Manager GWRC at least ten (10) working days prior to implementing the change.	
Notification		
CA.5.	<p>At least 5 working days prior to the placement of navigational aids in the CMA, the Consent Holder must provide written notice detailing the scale and location of the structure and the timing of construction to:</p> <ul style="list-style-type: none"> a) The Wellington Regional Council Harbourmaster; b) Maritime New Zealand; c) Land Information New Zealand. 	
CA.6.	<p>At least 20 working days prior to the start of construction or maintenance activity in the CMA, the Consent Holder must provide notice to the Manager GWRC and the Wellington Regional Council Harbourmaster of the following:</p> <ul style="list-style-type: none"> (a) Details of any construction or maintenance activities expected to occur below MHWS that do not involve construction from land; and (b) The proposed date of start of construction or maintenance activities in the CMA. 	
Construction - General		
CA.7.	Rock armour and armour units used in the Southern Seawall and Eastern Bank Remediation must be placed in a manner that ensures that gaps are present in the structure to provide suitable habitat for intertidal species.	
CA.8.	Underwater rock milling must not take place during the 1 hour before sunrise or during the 1 hour following sunset.	

Ref	Conditions	Reasons for changes
CA.9.	All rock and concrete armour units must be clean and free of mud or other debris when they are placed in the CMA, and a photographic record of cleanliness of rock and concrete armour unit stockpiles must be taken before placement in the CMA and made available to the Manager GWRC on request.	
CA.10.	Demolition materials must not be used for any purpose in the CMA.	
CA.11.	No refuelling or cleaning of equipment must take place on the foreshore or seabed in the CMA, and fuel storage or refuelling must not occur at a location where fuel can enter coastal water.	
CA.12.	The construction site must be maintained in good order and any damage and disturbance of the foreshore or seabed caused by plant and equipment during construction other than excavation of the seawall toe must be remedied as far as practicable.	
CA.13.	The Consent Holder must ensure that all machinery and equipment is cleaned of contaminants and vegetation away from the CMA, prior to use in the CMA.	
CA.14.	The Consent Holder must immediately notify the Manager GWRC in the event of spillage of fuel into the CMA.	
Monitoring		
CA.15.	During excavation of the below-water toe of the Southern Seawall the consent holder must undertake monitoring to confirm that TSS levels are within the limits set out in Condition CA.19.	

Ref	Conditions	Reasons for changes
	<p>The results of monitoring undertaken under these conditions must be provided to the Manager GWRC on request.</p>	
CA.16.	<p>The monitoring required by Condition CA.18 must include:</p> <ul style="list-style-type: none"> (a) A photographic record taken at least once every three <u>3 working days</u> <u>within 1 hour of sunrise</u> of the water around any active below-water excavation; and (b) Sampling and analysis of TSS at near-seabed and near-surface depths at control and <u>compliance monitoring locations</u>, and <u>mid flow in the</u> existing storm water discharge outlet locations s in accordance with Condition CA.18. 	<p>WIAL propose amendments to the condition as lodged to ensure clear and consistent implementation of the TS.</p> <p>It is noted that below-water works will be occurring overnight so an amendment is required to clarify that photographs will be taken once daylight is available and under-water works have ceased.</p> <p>See comment at CA.18(a).</p>
CA.17.	<p>The TSS sampling control and monitoring locations required by Condition CA. 18 must be:</p> <ul style="list-style-type: none"> (a) Established such that TSS monitoring is undertaken at depths of 1.5 m below-surface and 1 m above the seabed <u>for control and compliance monitoring and at half the stormwater outfall flow depth at the existing storm water discharge outlet location</u>; (b) For compliance monitoring site/s - located at the outer edge of the near-field zone of reasonable mixing, which must be 150m from each active below-water excavation; (c) For the control sites, - located at map reference NZTM 1750220E 5421400N. The control site location may be amended with the agreement of the Manager GWRC. within Lyall Bay north of a line between the narrow of Hue te Taka Peninsula and Waitaha Cove and be representative of existing ambient conditions and selected based on the following criteria: 	<p>WIAL propose amendments to the condition as lodged to clarify monitoring expectations.</p> <p>Clause (a) is amended to clarify that monitoring of the stormwater outfall is intended to occur mid flow as it is not practicable to monitor stormwater outfall at near-seabed and near-surface depths..</p> <p>Clauses (b) and (c) are considered to result in some confusion, as the compliance site appears to be located further (150m) from the below-water excavation site than the control site (20m). WIAL propose setting a specified control sampling site which can be changed, if the need arises, with the written agreement of GWRC.</p>

Ref	Conditions	Reasons for changes
	<p>(d) Water depth and wave heights are similar to the compliance site/s;</p> <p>(e) The site/s must be located minimum of 20m from the below water excavation site/s;</p> <p>(f) The site/s must be located away from existing storm water discharge outlets and other land based discharge points to minimise the near-field interference on ambient turbidity within Lyall Bay.</p> <p><u>(g)(c)</u> For the existing storm water discharge outlet at the eastern end of the Southern Seawall - located at the outlet.</p>	<p>The proposed location meets the requirements of clause (c), being on the western side of outer Lyall Bay, away from existing stormwater outlets, with similar wave heights to the Southern Seawall area and outside the downstream current from the Southern Seawall area, based on NIWA and DHI current and wave modelling.</p>
CA.18.	<p>Monitoring undertaken at the compliance site/s, the control site/s and the existing stormwater discharge outlet site must be undertaken such that:</p> <p>(a) Water samples must be taken at hourly intervals on one night every fortnight while the excavation activity is in progress.</p> <p>(b) Composite surface and at depth sampling <u>and mid flow sampling</u> for TSS must be undertaken in accordance with AS/NZS 5667.1:1998.</p> <p>(c) The composite surface and at depth samples <u>and mid flow samples</u> must be analysed for TSS in accordance with APHA 2540 D.</p>	<p>WIAL propose amendments to the condition as lodged to clarify monitoring expectations.</p> <p>As noted above, monitoring of the stormwater outfall is intended to occur mid flow.</p>
CA.19.	<p>The TSS trigger levels when undertaking below-water excavation must be:</p> <p>(a) When the suspended sediment concentration at the control site/s, averaged over the hourly samples for the sample period described in Condition CA.18(a), is less than 15 mg/L then the maximum suspended sediment</p>	

Ref	Conditions	Reasons for changes
	<p>concentration allowable at the compliance site/s must be 25 mg/L;</p> <p>(b) When the suspended sediment concentration at the control site/s, averaged over the hourly samples for the sample period, is equal or above 15 mg/L then the suspended sediment concentrations at the compliance site/s must not exceed the ambient concentrations by more than maximum of an additional 10 mg/L (ambient plus 10 mg/L) based on the average of the hourly samples for the sample period described in Condition CA.18(a).</p>	
CA.20.	<p>In the event that the monitoring undertaken in accordance with Condition 18 identifies that either of the TSS trigger levels in Condition CA.19 have been exceeded, then the Consent Holder must undertake the following:</p> <p>(a) Within 24 hours of the exceedance being established <u>by assessment of lab results in accordance with CA.19</u>, carry out and record in writing a full audit of the excavation works and assess the causes of the exceedance;</p> <p>(b) <u>Identify and, where practicable, Remediate</u> any causes <u>attributable to under-water excavation</u> that may have contributed to the exceedance, as soon as practicable and record what remedial measures were undertaken;</p> <p>(c) Assemble information and observations of wave, stormwater discharges, tide and weather (rainfall, wind) conditions over the previous <u>48-hours prior to the exceedance event</u> as a background to possible alternative or contributing causes of the exceedance;</p>	<p>WIAL propose amendments to clarify the implementation of CA.20.</p> <p>Amendment to clause (a) clarifies when and how exceedances are to be established.</p> <p>Amendment to (b) clarifies that WIAL can only remedy causes which are related to the activities provided for by this consent.</p> <p>Amendment to clause (c) clarifies that the information gathering will occur retrospectively to the 48 hours prior to the TSS sampling which established an exceedance event. It is considered that rainfall information provides sufficient information to infer the impact of stormwater discharges and it is not clear what other information or observations on stormwater</p>

Ref	Conditions	Reasons for changes
	<p>(d) Notify the Manager GWRC within one 1 working day of the exceedance <u>being established as set out in (a) above</u>, including providing details of the exceedance circumstances, and record what measures were undertaken;</p> <p>(e) If the monitored TSS levels remain above <u>exceed</u> the limits set by Condition CA.19 <u>and are attributed to the excavation activity, for more than 48 hours a further TSS sample must be taken during excavation within 48 hours of the exceedance being established or as soon as the further sample can be practicably taken. If the further TSS sample establishes that the limits set by Condition CA.19 are exceeded</u> and can be attributed to the construction works or discharges, then an investigation into the likely extent of any effects must be undertaken within three 3 working days;</p> <p>(f) Within 10 working days of the investigation being undertaken in accordance with Condition CA.20(e), a report must be provided to the Manager GWRC which has been prepared by a SQEP (aquatic ecologist/coastal expert) and which includes the following:</p> <ul style="list-style-type: none"> (i) An assessment of the extent of the plume produced which led to the exceedance. (ii) An assessment of the potential effects of the exceedance on soft-bottom and reef communities in the vicinity. <p>(g) <u>(iii)</u> Recommendations on actions/mitigation required to avoid future exceedances.</p>	<p>discharges can be made retrospectively.</p> <p>Amendment to clause (d) clarifies when and how exceedances are to be established.</p> <p>Amendment to clause (e) clarifies how and when to undertake further TSS sampling to ensure prolonged TSS exceedances caused by the excavation works are identified and are addressed.</p> <p>Correction to formatting error. Clause (g) should be clause (f)(iii).</p>

Ref	Conditions	Reasons for changes
CA.21.	The monitoring requirements of Condition CA.18 may be reviewed and reduced with the agreement of the Manager GWRC if the results of monitoring undertaken in the first two 2 weeks of below-water excavation show that recorded TSS levels are within the limits set out in Condition CA.19.	
Completion		
CA.22.	Within three 3 months following completion of construction in the CMA all machinery, equipment, unused construction materials and temporary staging must be removed from the CMA.	
CA.23.	<p>Within forty 40 working days following completion of construction in the CMA the consent holder must provide to the Manager GWRC:</p> <ul style="list-style-type: none"> (a) as-built drawings of all permanent structures located within the CMA; (b) a survey plan prepared by a licensed surveyor that shows and defines the areas of the renewed Southern Seawall and Eastern Bank, including the location of MHWS and the location of the outer edge of the seawall toe. 	
Maintenance and repair - General		
CA.24.	<p>The structures authorised to be placed in CMA by this consent must be maintained in good and sound condition, and any repairs and reinstatements that are necessary must be made, subject to obtaining any necessary resource consents or other approvals, if required, so that:</p> <ul style="list-style-type: none"> (a) Any material erosion, scour, or instability of land in the CMA that is attributable to the structures and works carried out as part of this consent is remedied by the Consent Holder; 	

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (b) The structural integrity of any structure remains sound in the opinion of a Chartered Professional Engineer; and (c) No materials are dumped or stored on any structure; (d) Public access to the CMA is not further impeded by the structure(s); (e) The structure(s) do not pose a hazard to navigation or public safety. 	
CA.25.	<p>Maintenance and repair activities may include, but not be limited to:</p> <ul style="list-style-type: none"> (a) Replacement and/or repair of the western crest gabions and reno mattresses; (b) Reprofiling and/or replacement of damaged, displaced, or eroded Cubipod units or rock; (c) Use of shore-based and marine equipment. 	<p>GWRC suggest deleting CA.25 and CA.26 as they do not place an obligation on the Consent Holder and note that these activities are permitted by NRP Rule R169.</p> <p>The intention of these conditions is to clearly set out repair and maintenance activities that are authorised by the resource consent and in accordance with CA.24.</p>
CA.26.	<p>The maintenance and repair of the Southern Seawall must not result in a change to the dimensions of the structure that extends:</p> <ul style="list-style-type: none"> (a) More than 5m in horizontal projection at the ends of the existing structure parallel to the shoreline; (b) More than 1m in vertical projection to the structure dimensions; or (c) Any further seaward. <p>Any change in dimension resulting from maintenance and repair must be assessed against the dimensions provided in accordance with Condition CA.3 or Condition CA.4.</p>	<p>WIAL welcome the opportunity to discuss these conditions further with GWRC.</p>
CA.27.	Visual inspection of the structure must occur:	

Ref	Conditions	Reasons for changes
	<ul style="list-style-type: none"> (a) Annually for the first two years and five-yearly thereafter; and (b) Within one 1 month of any significant storm event (being a 10% AEP event or greater) or significant earthquake event. 	
CA.28.	<p>Visual inspections required by Condition CA.18 must be undertaken by a SQEP (coastal/maritime engineer) and include:</p> <ul style="list-style-type: none"> (a) A baseline inspection at the completion of construction; (b) Use of a checklist to assess each element of the structure for defects; and (c) Reference photographs from set locations. 	
CA.29.	<p>A record of each inspection and any maintenance works undertaken must be maintained, including:</p> <ul style="list-style-type: none"> (a) Date of inspection and/or maintenance works; (b) Condition of the structure and surrounding area; (c) Description of maintenance works required and/or undertaken; (d) Photographic evidence of condition. 	
CA.30.	<p>The inspection and maintenance record must be provided to the Manager GWRC upon request.</p>	Amended per GWRC suggestion.

Attachment A

GEORGE BOLT STREET CONSTRUCTION YARD



KEY:
[Pink rectangle] George Bolt Street Construction Yard

Note: Plans prepared for co-ordination purposes only. Refer to technical documentation for scope and extent of works.



SITE PLAN
Scale: NTS

LOCATION PLAN

Attachment B

MIRAMAR GOLF COURSE CONSTRUCTION YARD



KEY:

 Miramar Golf Course Construction Yard

Note: Plans prepared for co-ordination purposes only. Refer to technical documentation for scope and extent of works.

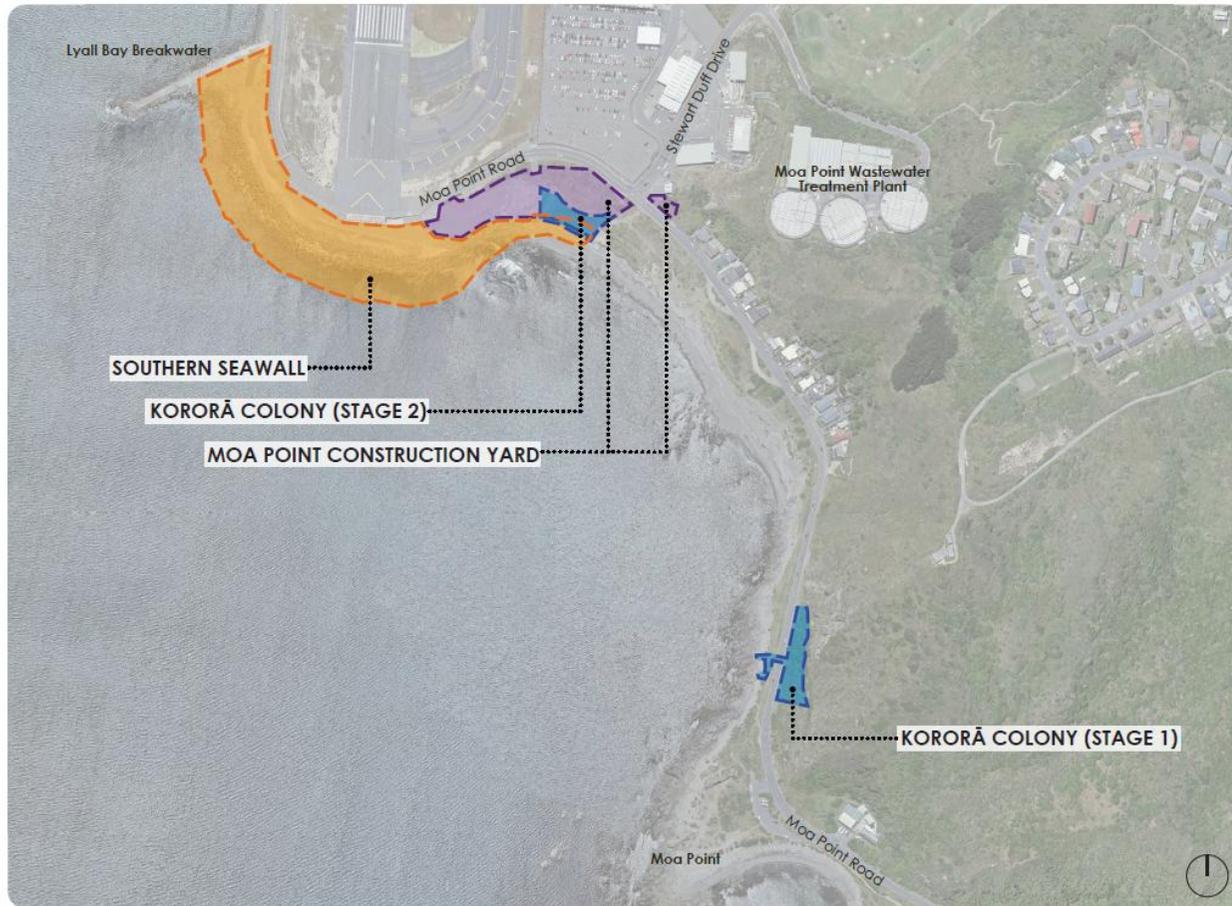


SITE PLAN
Scale: NTS

LOCATION PLAN

Attachment C

MOA POINT CONSTRUCTION YARD AND SOUTHERN SEAWALL



SITE PLAN
Scale: NTS

- KEY:**
- Southern Seawall
 - Moa Point Construction Yard
 - Kororā Colony (Stages 1+2)

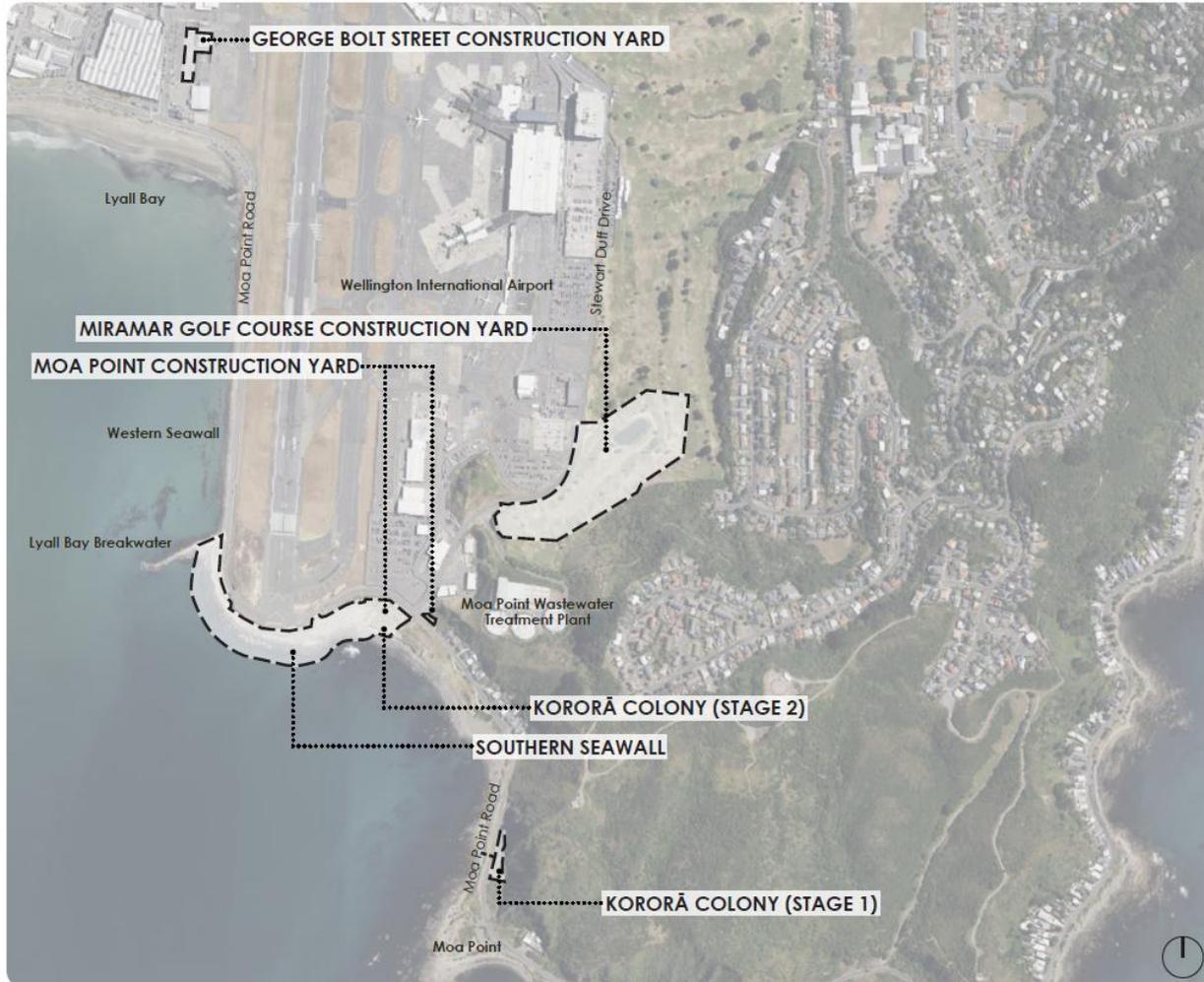
Note: Plans prepared for co-ordination purposes only. Refer to technical documentation for scope and extent of works.



LOCATION PLAN

Attachment D

WELLINGTON INTERNATIONAL AIRPORT SOUTHERN SEAWALL RENEWAL PROJECT AREA



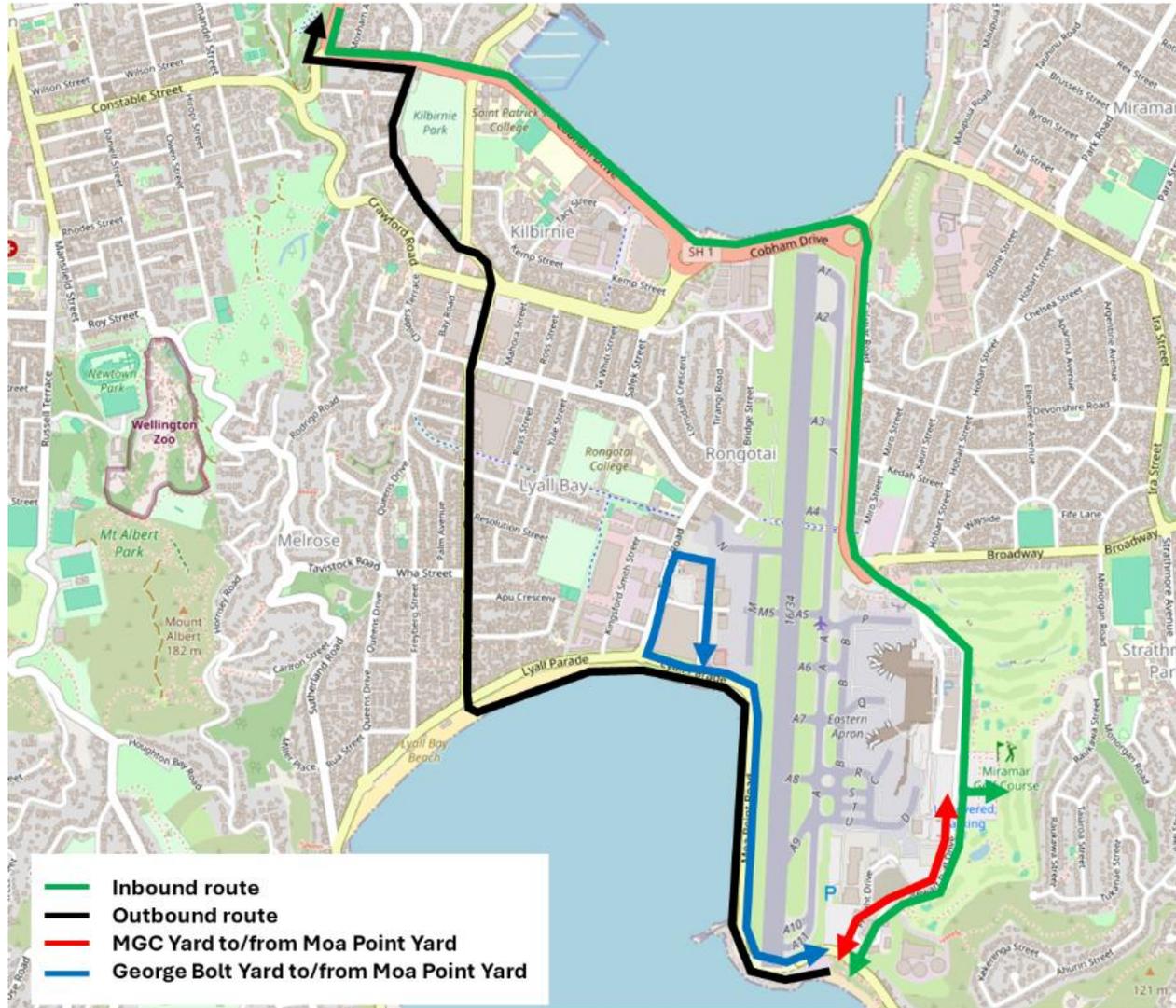
KEY:
 Project Area

Note: Plans prepared for co-ordination purposes only. Refer to technical documentation for scope and extent of works.

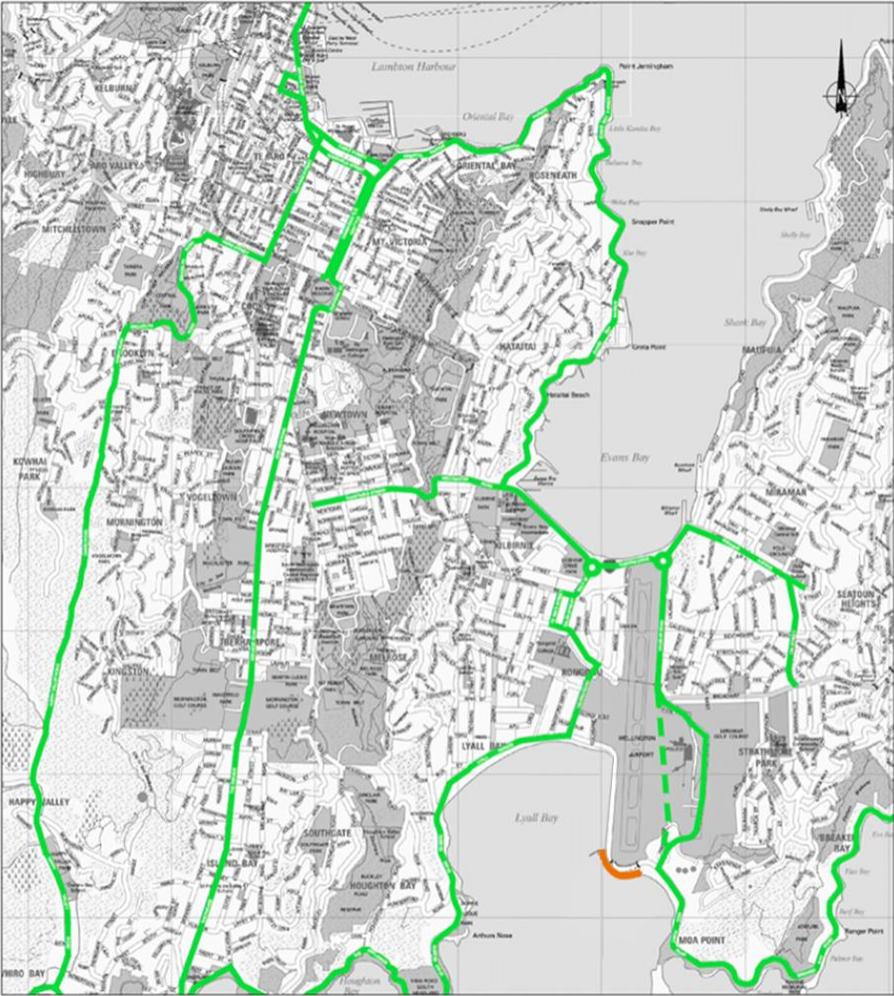


SITE PLAN
 Scale: NTS

Attachment E



Attachment F



- Overdimension Vehicle Routes
- Site Location
- - - Updated Overdimension Vehicle Route

Attachment G

COPYRIGHT ON THIS FIGURE IS RESERVED DO NOT SCALE FROM THIS FIGURE

C:\Users\ANKI\OneDrive - Tonkin + Taylor Group Ltd\Documents\MyProj\Work\WIAL Seawall\WIAL Seawall Renewal\WIAL Seawall Renewal\WIAL Seawall Renewal.aprx Layout: QuietHomeScheme 2025-Sep-03 9:04 am Drawn by ANKI



A4 SCALE 1:2,250
0 30 60 90 m



NOTES: Hybrid Reference Layer: Esri Community Maps Contributors, LINZ, Stats NZ, Esri, TomTom, Garmin, METI/NASA, USGS, NZ Navigation Map: Esri Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors, World Imagery: Maxar	REVISIONS	NO.	BY	PROJECT No. 1092629	CLIENT WIAL
	First version (22/08/25)	1	ANKI	DESIGNED ANKI SEP 25 DRAWN ANKI SEP 25 CHECKED MACH SEP 25	PROJECT WIAL SEAWALL REMEDIATION
TITLE MOA POINT ROAD FAIR PURCHASE OFFER PROGRAMME AND SOUTHERN SEAWALL MITIGATION PROGRAMME MECHANICAL VENTILATION					SCALE (A4) 1:2,250
APPROVED					FIG No. FIGURE 1.
DATE					REV 0

Attachment H

Moa Point Fair Valuation and Purchase Programme

WIAL and the property owner(s) agree that it is desirable to agree in advance the method for assessing value and compensation. WIAL and the property owner(s) also agree that the most appropriate way of achieving this is to agree to use the valuation and compensation intent of the Public Works Act, without invoking the formal procedures under that Act.

How is the value of the property to be determined?

WIAL and the property owner(s) will each employ a registered valuer acting on a common set of instructions which will include a LIM and current building inspection report.

WIAL and the property owner(s) agree that a reasonable difference between the valuers is 10% of the lower value:

- If the values arrived at are within 10%, the agreed value will be the average of the two valuations
- If values arrived at fall outside of the 10% range, then each party will obtain a further valuation. The agreed value will be the average of the second and third highest figures.

WIAL and the property owner(s) agree that the value will exclude the cost of any mechanical ventilation system installed by WIAL.

What other compensation will WIAL pay?

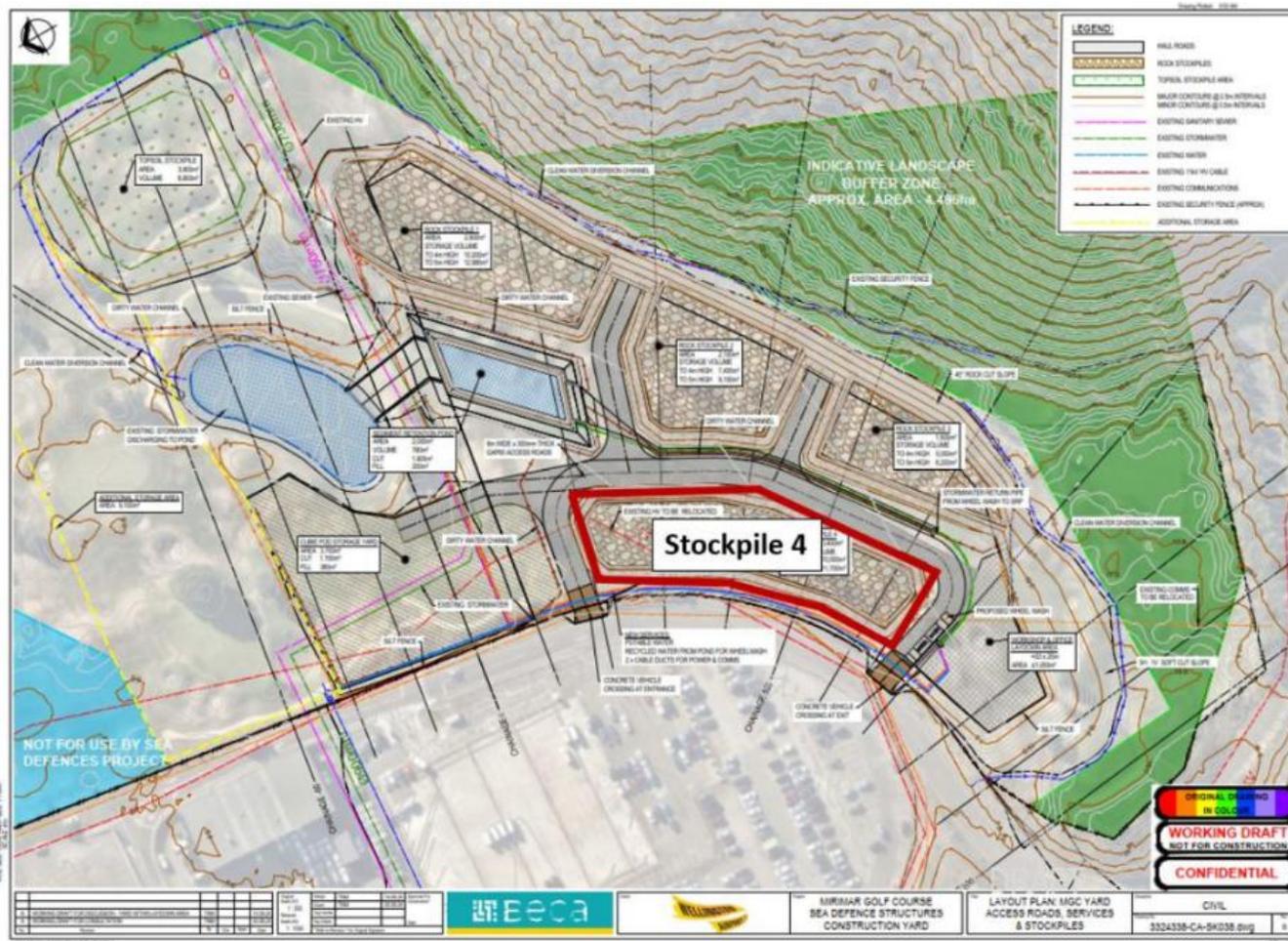
If the sale proceeds, WIAL will, consistent with the Public Works Act, meet the following costs:

- Solatium - being a one of payment of \$5,000
- Valuation expenses - being fees payable to registered valuers employed under this process
- Legal fees - being legal fees directly relation to the sale of the property up to a maximum of \$2,000
- Building inspection - report and LIM

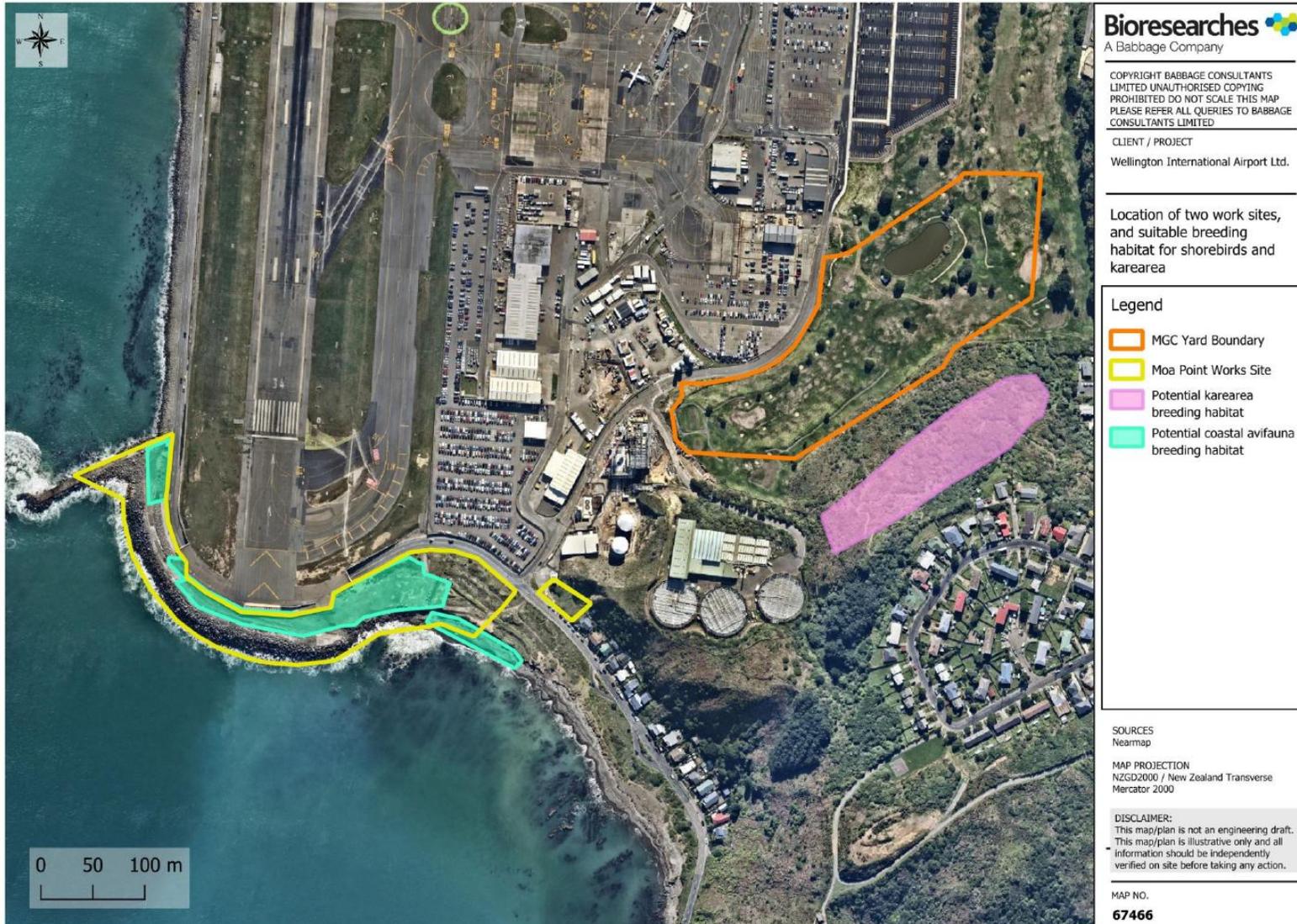
If the sale does not proceed, each party will meet its own costs and 50% of the building inspection and LIM.

Further compensation shall be negotiated by the parties in good faith where it is appropriate to acknowledge a legitimate activity that is not otherwise included in the valuation of the residential building on site.

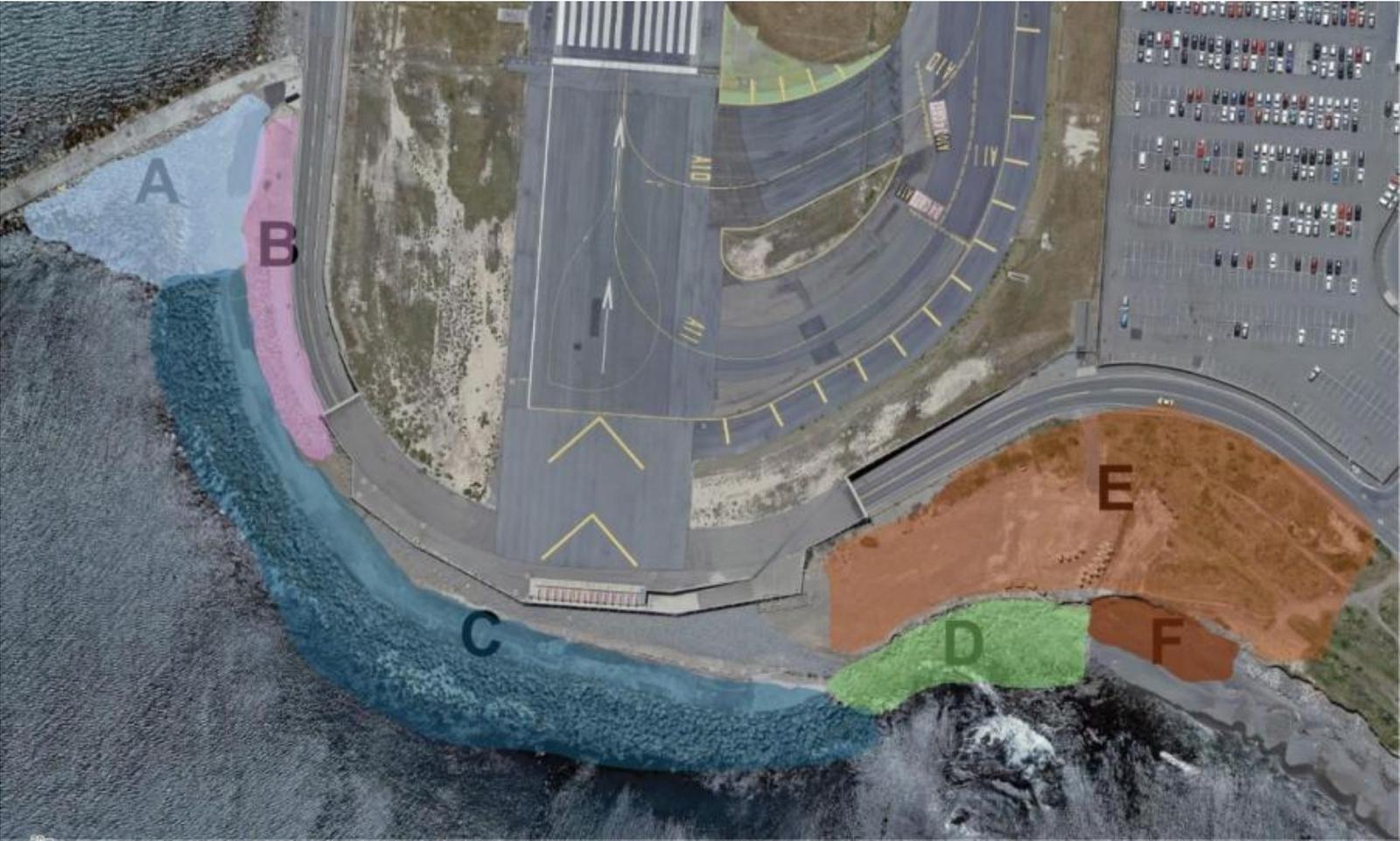
Attachment I



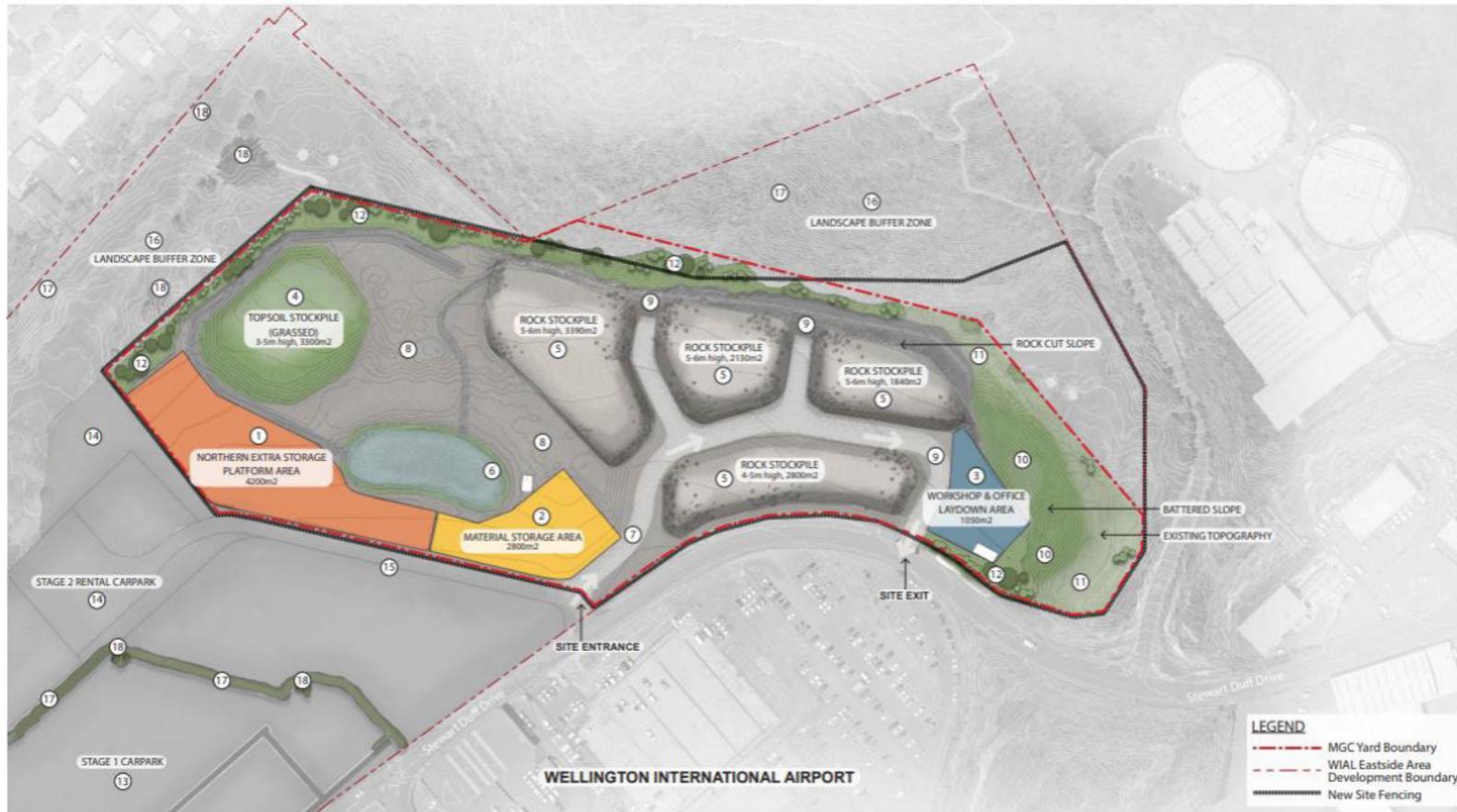
Attachment J



Attachment K



Attachment L



MGC YARD

- ① Northern extra storage platform area
- ② Material storage area
- ③ Workshop & office laydown area
- ④ Topsoil stockpile
- ⑤ Rock stockpile

- ⑥ Existing stormwater pond and shed/ablutions building
- ⑦ Access road (hardfill)
- ⑧ Site yard / laydown yard (metal)
- ⑨ Rock cut slope
- ⑩ Soft cut slope (grassed)

MGC YARD MITIGATION TREATMENT

- ⑪ Grass
- ⑫ Mass planted grasses/small shrubs & pockets of small trees

EASTSIDE AREA DEVELOPMENT

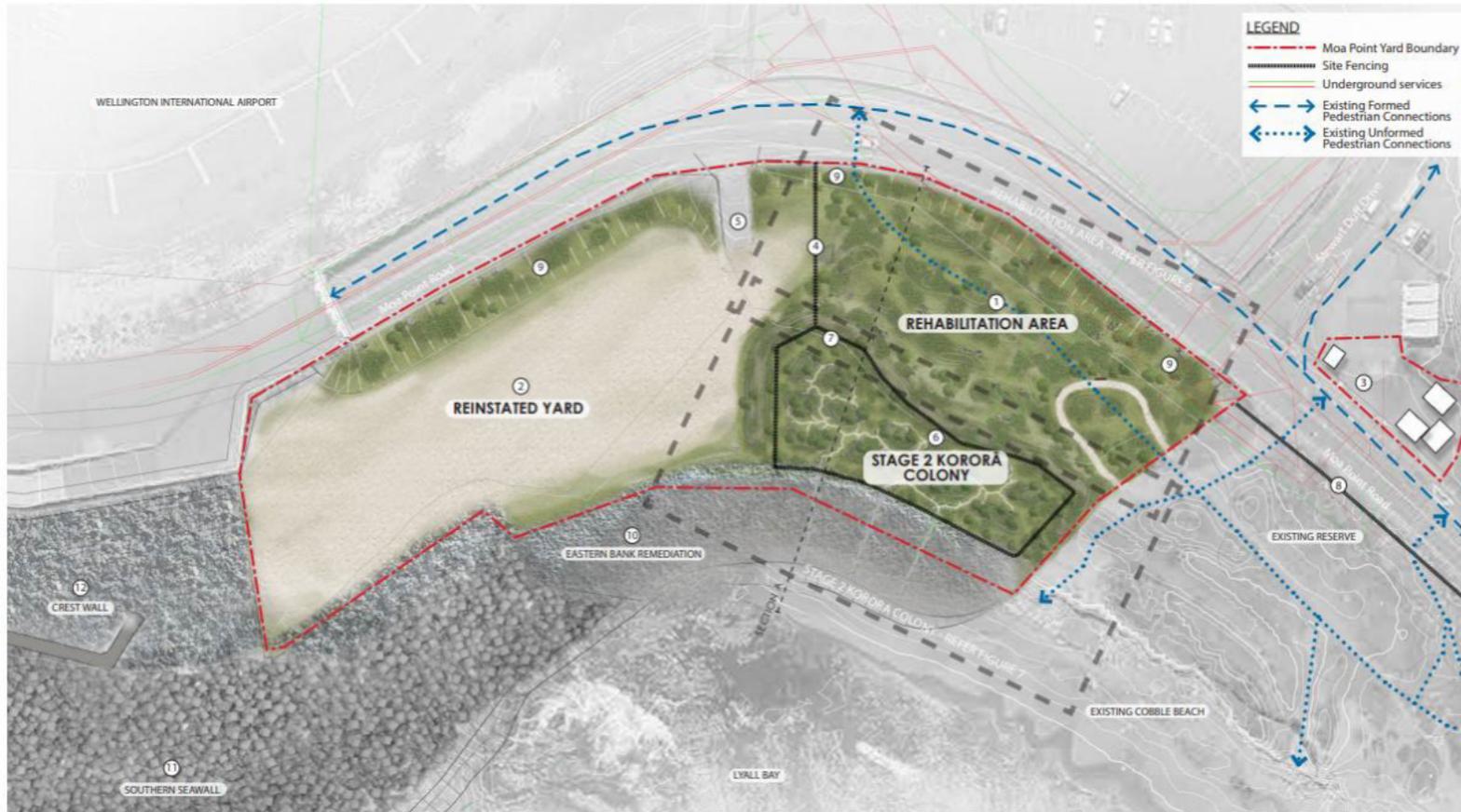
- ⑬ Stage 1 carpark
- ⑭ Stage 2 rental carpark
- ⑮ Stage 2 rental carpark area access road
- ⑯ Landscape buffer zone
- ⑰ Existing vegetation (low)
- ⑱ Existing trees

MGC Yard - Landscape Concept Plan
 Scale 1:1500@A3 | Date: 21 October 2025 | Revision: 00
 Plan prepared for Wellington International Airport Limited by Boffa Miskell Limited
 Project Manager: [Redacted] | Drawn: TGu | Checked: LGA

Figure 35

Attachment M

OVERALL LANDSCAPE CONCEPT PLAN



MOA POINT YARD

- ① Rehabilitation area - to be formed at completion of yard use
- ② Reinstated yard
- ③ Office buildings and site amenities with worker carparking
- ④ Reinstated Yard/Rehabilitation Area delineation fencing
- ⑤ Site access with new gate

- ⑥ Stage 2 kororá colony - colony to be formed at completion of yard use
- ⑦ Stage 2 kororá colony perimeter fence
- ⑧ Existing low timber post and rail fence
- ⑨ Planted sloped batter from road up to elevated level. Large rocks placed next to road edge to prevent cars parking with existing low timber post and rail fence removed

SOUTHERN SEAWALL

- ⑩ Eastern bank remediation rock armour
- ⑪ Southern seawall
- ⑫ Crest wall



Moa Point Yard - Overall Landscape Concept Plan

Scale 1:1500@A3 | Date: 21 October 2025 | Revision: 00
 Plan prepared for Wellington International Airport Limited by Boffa Miskell Limited
 Project Manager: [REDACTED] | Drawn: TGu | Checked: LGa

Figure 23

LANDSCAPE CONCEPT PLAN



REHABILITATION AREA

- ① Undulating mounds to recreate natural landform
- ② Planted sloped batter from road up to elevated level. Large rocks placed next to road edge to prevent cars parking with existing low timber post and rail fence removed
- ③ Rehabilitation Area Planting
- ④ Pedestrian entrance/exit via existing reserve pathway
- ⑤ Compacted gravel path loop trail to join on existing reserve pathway
- ⑥ Rock piles and driftwood logs to recreate natural landscape
- ⑦ Seating
- ⑧ Cultural interpretation panel
- ⑨ Wayfinding signage
- ⑩ Stage 2 kororā colony perimeter fence
- ⑪ Reinstated Yard/Rehabilitation Area delineation fencing

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www.boffamiskell.co.nz

Rehabilitation Area - Landscape Concept Plan

Scale 1:200@A3 | Date: 21 October 2025 | Revision: 00
Plan prepared for Wellington International Airport Limited by Boffa Miskell Limited
Project Manager: [REDACTED] Drawn: TGu | Checked: LGa

Figure 24

LANDSCAPE CONCEPT PLAN



Boffa Miskell
www.boffamiskell.co.nz

STAGE 2 KORORĀ COLONY

- ① Earth mounds 1 = 1-1.2m high, 4m wide (approx)
- ② Earth mounds 2 = 1.5m high, 5m wide
- ③ Earth mounds 3 = 1.8-2m high, 5m wide
- ④ Kororā colony plants
- ⑤ Kororā colony perimeter fence - 1.5m high
- ⑥ Pedestrian gate in fence - 1.5-2m wide
- ⑦ Indicative nestboxes - approx 60 in total
- ⑧ Kororā path - concrete channels through revetment wall with openings inbetween
- ⑨ Hand placed rocks besides gravel paths
- ⑩ Up to 300 mm wide gravel pathways to guide kororā to nestboxes
- ⑪ Eastern bank remediation rock armour
- ⑫ Existing cobble beach
- ⑬ Subsoil pipes to allow for stormwater flows through

Stage 2 Kororā Colony - Landscape Concept Plan

Scale 1:200@A3 | Date: 21 October 2025 | Revision: 00
Plan prepared for Wellington International Airport Limited by Boffa Miskell Limited
Project Manager: [REDACTED] Drawn: YGu | Checked: LCa

Figure 25

Attachment N



STAGE 1 KORORĀ COLONY

- ① Rocks from local area to be placed along shoreline at bottom of bank to enhance habitat
- ② Large rocks (1-2+m) from local area to limit access of people
- ③ Screen planting - Phormium Tenax
- ④ Shoreline fence - temporary fence until screen planting establishes itself
- ⑤ Underpass with small embedded rocks in the base and wingwalls - refer Beca plans for details
- ⑥ Roadside bollards - replace removed bollards to match existing
- ⑦ Kororā colony perimeter fence
- ⑧ Pedestrian gate in fence - 1.5-2m wide
- ⑨ Indicative nestboxes - 100 in total with a further 100 more could be accommodated in to the future
- ⑩ Hand placed rocks besides gravel paths
- ⑪ Stage 1 Kororā colony plants
- ⑫ Up to 300 mm wide gravel pathways to guide kororā to nestboxes
- ⑬ Regrassed area with informal footpath created naturally by pedestrians

Stage 1 Kororā Colony - Landscape Concept Plan

Scale 1:300@A3 | Date: 21 October 2025 | Revision: 00
 Plan prepared for: [Redacted] Limited by Boffa Miskell Limited
 Project Manager: [Redacted] | Drawn: TGu | Checked: LGa

Figure 31

Attachment O





Bioresearches 
 A Babbage Company

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CLIENT / PROJECT
 Wellington International Airport Ltd.

**Lizard Release Site at
 Wahine Memorial Park**

Legend

-  Wahine Memorial Park
-  Habitat restoration opportunities

SOURCES
 LINZ

MAP PROJECTION
 NZGD2000 / New Zealand Transverse
 Mercator 2000

DISCLAIMER:
 This map/plan is not an engineering draft.
 This map/plan is illustrative only and all
 information should be independently
 verified on site before taking any action.

MAP NO.
67466

Attachment P

