

Attachment 6 - Management Plans, Monitoring Measures and Mitigation Table

Management Plans & Monitoring Measures Table

Topic	Part of Proposal (Volume)	Management Plan/Report	Information Submitted with Application	Purpose of Management Plan/Report	Document Status	Rationale for Document Status
Geotechnical	Volume 1	Geotechnical Effects Management Plan	Draft plan provided Appendix 18	Manage settlement effects, including measures for monitoring and reporting during works.	Final to be prepared prior to commencement of works	Standard condition of consent to provide this at detailed design stage.
		Geotechnical Completion Report	Provided for as a condition of consent refer Attachment 10 Parts B & C.	Confirm site stability and foundation design parameters, describe future building and earthworks limitations, and confirm development has been undertaken in accordance with geotechnical recommendations.	To be prepared following completion of works	Can only be provided once relevant works are complete.
Earthworks	Volume 1	Construction Management Plan	Draft plan provided Appendix 4	Outline and manage effects on the surrounding environment resulting from construction. Would include other plans to cover complaints, dust staging, etc.	Final to be prepared prior to commencement of works	Standard condition to provide this prior to commencement of works.
		Construction Traffic Management Plan	Provided for as a condition of consent refer Attachment 10 Parts B & C.	Address and manage effects of construction traffic on the surrounding road network and road users.	Final to be prepared prior to commencement of works	Standard condition to provide this prior to commencement of works.
		Earthworks Management Plan	Draft plan provided Appendix 32.	Outline procedures for minimising environmental damage and ensuring safety during construction-related land disturbance activities.	Final to be prepared prior to commencement of works	Standard condition to provide this prior to commencement of works.

Archaeology	Volume 1	Archaeological Site Management Plan	Draft plan provided Appendix 26	To avoid or minimise effects on known archaeological sites and provide procedures for managing archaeological material encountered during earthworks, including monitoring, protection, accidental discovery, recording and reporting requirements.	Final to be prepared prior to commencement of works	Standard condition to provide this prior to commencement of works.
Ecology	Volume 1	Ecological Management Plan Includes: Lizard Management Plan Bat Management Plan Fish Management Plan	Draft plan(s) provided Appendix 23	Avoid, remedy or mitigate adverse effects on ecology, including relevant bird, bat, lizard and fish management measures.	Final to be prepared prior to commencement of works	Draft provided with lodgement to provide certainty of outcomes.
		Wetland Offset Management Plan	Provided for as a condition of consent refer Attachment 10 Parts B.	Set out the implementation, establishment, monitoring, maintenance and adaptive management requirements for wetland restoration, creation and offset works.	To be prepared following completion of works	Can only be provided once relevant works are complete.
Noise	Volume 1	Construction Noise and Vibration Management Plan	Draft plan provided Appendix 28.	Identify and enable the adoption of the best practicable option to minimise construction noise and vibration effects and ensure compliance with relevant conditions.	Final to be prepared prior to commencement of works	Standard condition of consent to provide this prior to commencement of earthworks activity.
Contamination	Volume 1	Remedial Action Plan & Contaminated Site Management Plan	Draft plan provided Appendix 22	Manage the remediation of soils within the site, where required. Would include a Site Validation Report and a Works Completion Report.	Final to be prepared prior to commencement of works	Standard condition to provide this prior to commencement of works.

		Acid Sulphate Soils Management Plan	Draft plan provided Appendix 19	Safely manage any discovery of acid sulphate soils during works.	Final to be prepared prior to commencement of works	Standard condition to provide this prior to commencement of works.
Landscaping	Volume 1	Buffer Planting and Maintenance Plan	Provided for as a condition of consent refer Attachment 10 Parts B & C.	Manage the establishment and ongoing maintenance of required buffer planting.	To be prepared in accordance with consent conditions	Provided as a condition of consent.
Stormwater Discharge	Volume 1	Stormwater Operation and Maintenance Plan	Draft plan provided Appendix 14	Ensure stormwater systems function as designed to protect water quality, prevent flooding and maintain infrastructure.	Final to be prepared prior to occupation	Standard condition of consent for large projects at detailed design stage.
		Stormwater Management Plan	Draft plan provided Appendix 14	Manage the quantity and quality of stormwater runoff to minimise adverse effects on the environment.	Final to be prepared prior to commencement of works	Standard condition of consent for stormwater discharges.
Hydrology & Dewatering	Volume 1	Dewatering Management Plan	Provided for as a condition of consent refer Attachment 10.	To set out procedures for managing construction dewatering, including the location and method of dewatering, treatment and discharge of water, monitoring requirements, and measures to minimise effects on groundwater, settlement, wetlands and the surrounding environment.	To be prepared in accordance with consent conditions	Provided as a condition of consent.
		Water Management Plan	Provided for as a condition of consent refer Attachment 10.	To set out measures for the management and efficient use of water during construction and operation, including water supply, storage, use, monitoring, conservation measures and any	To be prepared in accordance with consent conditions	Provided as a condition of consent.

				requirements relating to water takes or discharges.		
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Mitigations Table

Subject Matter	Summary of Mitigation and Condition Response
Construction staging and management	- Physical works will proceed progressively through Stage 1A and Stages 1-12, with four principal bulk-earthworks stages and further sub-staging to limit the extent of active disturbance and coordinate works with infrastructure and environmental controls. - Before works commence within a stage, the required construction access, work-area demarcation, protection fencing and erosion, sediment, dust and other environmental controls will be established. - Construction will be managed through certified or approved stage- or activity-specific plans, including a Construction Management Plan, Earthworks and Erosion and Sediment Control Plan, Construction Traffic Management Plan, Geotechnical Effects Management Plan, Acid Sulphate Soil Management Plan, contaminated-land plans, ecological management plans, Archaeological Site Management Plan and Construction Noise and Vibration Management Plan. - Management plans may be updated to reflect detailed design, construction methodology, sequencing and actual site conditions, subject to the certification and approval requirements in the proposed conditions. - Complaints, incidents, monitoring results, inspections, corrective actions and compliance reporting will be recorded and reported in accordance with the relevant management plan and consent conditions.
Earthworks, erosion and sediment	- Earthworks affecting approximately 70.1 ha will be divided into manageable stages and sub-catchments, with the extent of exposed soil limited as far as practicable and disturbed areas progressively stabilised and revegetated. - Erosion and sediment controls will be installed before earthworks commence and maintained until the affected area is stabilised. Controls will be designed and implemented in accordance with Waikato Regional Council guidance and the regional-consent conditions. - Detailed plans will identify clean- and dirty-water diversions, sediment-retention ponds, decanting earth bunds and other treatment devices, stabilised entrances, stockpile protection, discharge points, monitoring, maintenance and adverse-weather procedures. - Runoff and sediment associated with contaminated or potentially acid-generating soil will be isolated and managed in accordance with the Remedial Action Plan, Contaminated Site Management Plan and Acid Sulphate Soil Management Plan. - Works near retained wetlands, watercourses and drains will use appropriate setbacks, protection fencing, temporary diversions, erosion protection and reinstatement measures.

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

Dust and air quality	• Dust will be controlled through staged earthworks, limiting exposed surfaces, progressive stabilisation, water carts, dampening of haul roads and stockpiles, vehicle-speed controls, wheel washing and road cleaning. • Approved soil stabilisers or temporary covers may be used where additional control is required. No waste oil will be used, and suppressants will be applied so that ponding and contaminated runoff are avoided. • Weather and site conditions will be monitored so that controls can be intensified, or dust-generating works modified or temporarily suspended, where necessary to avoid objectionable or offensive dust beyond the Site boundary. • Dust incidents and complaints will be investigated and responded to under the Construction Management Plan.
Construction Traffic	• Ecological effects will be managed through a combination of avoidance, mitigation, and enhancement measures informed by the Ecological Impact Assessment. • A Lizard Management Plan (LMP) will be implemented, including salvage and relocation of lizards under Wildlife Act authority, and release into suitable protected and enhanced habitats. LMP to be certified by Council. • A Fish Management Plan (FMP) will be implemented to manage works within aquatic environments, including fish salvage and relocation where required. FMP to be certified by Council. • A Pest Animal Management Plan (PAMP) will be implemented, including predator and herbivore control, monitoring, and adaptive management to support ecological restoration and fauna outcomes. PAMP to be certified by Council. • A Revegetation / Restoration Plan will be implemented, providing for the establishment of approximately 103 hectares of indigenous vegetation, including shrubland, tussockland, and riparian planting. • Vegetation clearance will be managed to minimise ecological effects, including ecological supervision where required and restrictions on clearance during bird breeding season unless confirmed by a qualified ecologist.
Construction noise and vibration	• The Construction Noise and Vibration Management Plan will be implemented before and throughout relevant works and will provide for appropriate working hours, equipment selection and maintenance, location of stationary plant, temporary acoustic screening and minimum separation distances. • Construction noise will be measured and assessed in accordance with NZS 6803:1999. Ground vibration will be managed and monitored against the applicable criteria to avoid building damage and unreasonable effects on occupants. • Particularly noisy or vibration-generating activities near sensitive receivers will be specifically planned and managed, including advance communication with affected residents and monitoring where required. A complaints and response procedure will be maintained, with corrective action taken where monitoring or complaints identify an unreasonable effect.

Geotechnical and ground improvement	• Earthworks, preloading, surcharging, peat undercutting, engineered-fill placement, batters, retaining walls and foundations will be undertaken in accordance with the Geotechnical Investigation Report, Geotechnical Effects Management Plan and detailed design by suitably qualified and experienced geotechnical professionals. • Preload areas will use an observational approach with settlement instrumentation, monitoring, hold points and acceptance criteria. Development of an affected platform will not proceed until the required settlement performance has been confirmed. • Cut and fill slopes will generally adopt the assessed stable gradients unless engineered retaining or reinforcement is provided. Final retaining-wall foundations, drainage, barriers and structural systems will be confirmed at detailed design. • Groundwater levels, settlement, slope performance and effects on adjoining land and infrastructure will be monitored. Trigger levels and response actions will apply where performance differs from the design assumptions. Unexpected ground conditions will be reviewed by the geotechnical professional and the methodology or design adjusted before affected works continue.
Groundwater, peat and acid sulphate soils	• Construction dewatering will be staged, localised and limited to the period and rate necessary to complete the relevant below-ground works. Dewatering water will be treated and discharged through the approved system. • Groundwater, settlement and wetland water levels will be monitored in coordination with preloading, stormwater-wetland excavation, peat management and construction dewatering. • On-lot soakage, recharge pits, rainwater-tank overflows and other recharge measures will be incorporated where applicable to support groundwater recharge and reduce post-development peat shrinkage. • Ongoing groundwater interception associated with the stormwater wetlands, estimated at approximately 48 m³/day, will be monitored and managed through the approved stormwater and groundwater framework. Potential acid sulphate soils will be excavated, tested, treated, reused or disposed of in accordance with the Acid Sulphate Soil Management Plan. Unnecessary groundwater lowering, oxidation of peat and acidic runoff will be minimised.
Contaminated land and imported fill	• Disturbance and remediation of the former stockyard, cottage and other identified HAIL areas will be undertaken in accordance with the Detailed Site Investigation, Remedial Action Plan and Contaminated Site Management Plan under the supervision of a suitably qualified and experienced practitioner. • Contaminated and clean soils will be segregated. Handling, stockpiling, dust, runoff, worker protection, transport and disposal procedures will prevent unacceptable risks to people and the environment. • Soil requiring off-site disposal will be transported to an appropriately authorised facility, with waste classifications, disposal records and material tracking retained. • Unexpected contamination procedures will require works to stop in the affected area, assessment by the environmental practitioner, notification where required and implementation of appropriate controls before works resume.

	• Site Validation Reports and Works Completion Reports will verify that remediation targets have been achieved and the land is suitable for its intended use. • Imported engineered fill will be sourced, tested, tracked and placed in accordance with the consent conditions and approved material specifications.
Stormwater, flooding and water quality	• The stormwater system will use an integrated treatment train comprising source controls, rainwater tanks, on-lot retention and soakage, groundwater-recharge devices, piped conveyance, forebays, artificial wetlands, treatment devices, modified channels, culverts, outlets and defined overland-flow paths. • The primary network will generally convey the 10-year climate-change-adjusted event. Larger events, including the 1% AEP event, will be conveyed through designated overland-flow paths and stormwater-management areas. • Post-development peak discharges will be limited to no more than 80% of pre-development peak flows where applicable. Upstream inflows, principal drainage corridors, overland-flow paths and discharge locations will be retained or appropriately accommodated so downstream flooding is not worsened. • Stormwater wetlands, forebays and treatment devices will provide sediment and contaminant removal before discharge. Erosion protection and energy dissipation will be installed at outlets, culverts and other vulnerable locations. • Building platforms, pump stations and other critical infrastructure will achieve the required flood levels and freeboard. Localised modelled exceedances will be resolved through detailed-design refinement. • A Stormwater Operation and Maintenance Plan will specify inspection, sediment removal, vegetation management, maintenance, monitoring and responsibilities for public and privately retained devices.
Freshwater works and fish passage	• Works in or adjoining streams, modified watercourses and drains will be staged and isolated using approved temporary diversions, erosion and sediment controls and construction methodologies. • Fish recovery and relocation will be undertaken before works within flowing watercourses or drains in accordance with the Fish Management Plan and under the supervision of a suitably qualified ecologist. • New and altered culverts will be embedded, graded and detailed to maintain fish passage and channel continuity, with appropriate inlet and outlet treatments. Existing farm culverts will be removed where this improves connectivity. • The approximately 12 m single-span Road 1 bridge will avoid placing supports within the existing Council drain bed. Culvert and outlet works will include approximately 74 m of riprap and other erosion-protection measures where identified. • Approximately 133 m of modified ephemeral watercourse W2a will be replaced through creation of approximately 144 m of new ephemeral channel, together with restoration of retained modified watercourses and riparian margins. • Temporarily affected channel margins will be reinstated and freshwater mitigation areas will be monitored and maintained for the periods specified in the ecological plans and consent conditions.

Wetlands and ecological offsetting	• Wetlands and freshwater areas to be retained will be clearly demarcated and protected from construction access, spoil deposition and unauthorised disturbance. • The removal of Wetlands K, L, M and N (approximately 0.514 ha) will be addressed through the effects-management hierarchy and the approved wetland restoration, offsetting and compensation package. • Approximately 1.2 ha of retained natural inland wetlands will be restored and more than 0.75 ha of new wetland habitat created, supported by hydrological design, planting, pest and weed control, livestock exclusion, establishment monitoring and adaptive management. • The approved package is predicted to deliver an approximately 13.2% net-positive outcome for wetland habitat extent and value. Performance standards, monitoring, maintenance, replacement and remedial actions will be secured through the ecological plans and conditions. • Restoration and wetland-maintenance works exceeding the NES-F permitted area limit will be undertaken in accordance with the required Schedule 2 restoration plan and applicable consent.
Terrestrial ecology and fauna	• Approximately 1.52 ha of kanuka treeland will be retained, protected and enhanced, with construction fencing and controls preventing accidental encroachment. • Approximately 26.7 ha of ecological and stormwater-related restoration and planting will be established, including indigenous wetland, riparian, hillside, buffer and open-space planting. • Vegetation clearance will be confined to the approved footprint and preceded by the ecological inspections and fauna procedures required by the Bat, Lizard and Bird Management Plans. • Potential bat roost trees will be assessed before removal and managed through the approved bat protocols. Lighting near retained habitat and ecological corridors will be designed to minimise adverse effects on long-tailed bats. • Lizard salvage and relocation will be undertaken under the separate Wildlife Act authority and Lizard Management Plan. Nesting-bird checks and seasonal controls will apply where required. • Pest-plant and animal-pest control, livestock exclusion, planting maintenance, replacement and ecological monitoring will support long-term habitat establishment and connectivity.
Landscape and visual	• The Masterplan retains the kanuka treeland and integrates wetlands, stormwater reserves, ecological restoration areas, parks and landscaped corridors into a connected blue-green framework. • A landscape buffer at least 4 m wide will be established along identified boundaries adjoining Rural- and Rural Residential-zoned land, using layered predominantly indigenous trees, shrubs and groundcovers.

	• Particular landscape treatment will apply along State Highway 23, Whatawhata Road, Brymer Road, public parks, stormwater reserves and principal watercourse corridors. Street trees, rain gardens and reserve planting will soften built form and reinforce the movement and open-space networks. • Retaining walls visible from public areas or adjoining properties will be stepped, modulated, planted or otherwise treated where appropriate to reduce apparent scale and prominence. • The 6 ML reservoir will be partly embedded within the finished landform. Its external finish, fencing and planting will be confirmed through detailed landscape and engineering design. • Landscape, riparian, interface and street-tree planting will be implemented progressively and as early as practicable, with maintenance, replacement, monitoring, bonding and consent-notice mechanisms where applicable.
Subdivision design, architecture and amenity	• Development will be undertaken in accordance with the approved Masterplan, subdivision plans, Development Controls Plan and the detailed architectural and landscape plans for A1, A2, C1 and C2. • Future dwellings on the 795 residential lots will be subject to mandatory Development Controls, Residential Design Guidelines and a design-review and certification process before building consent is sought. • Higher-intensity housing is concentrated around the neighbourhood centre, public open spaces and principal movement routes. Lower-intensity housing, setbacks and planting provide transitions to established residential, rural and rural-residential interfaces. • Controls address height, coverage, setbacks, outdoor living, outlook, privacy, access, garaging, landscaping, fencing, retaining and relationships with streets, parks and neighbouring properties. • Rear lanes and consolidated crossings will be used in identified terrace and duplex areas to reduce garage and vehicle-crossing dominance. Buildings will generally address streets, parks and pedestrian routes to support passive surveillance and an active public realm. • The neighbourhood and pocket parks, pedestrian connections and wider blue-green network will be delivered progressively with the subdivision stages in which they are located.
Operational noise and reverse sensitivity	• Operational noise from completed residential and mixed-use activities will be managed through the approved acoustic limits and conditions. Existing properties outside the Project are anticipated to receive noise within the applicable permitted limits. • Parking, loading, refuse, servicing, mechanical plant and utility areas at A1, A2, C1 and C2 will be integrated within, below or behind buildings, screened where practicable and managed through the applicable servicing and operational plans. • Future mechanical plant and commercial tenancies will use suitable plant selection, location, enclosure, silencers, hours and management controls where required to achieve the approved limits. • Buildings containing noise-sensitive activities within the State Highway Corridor Noise Control Boundary will comply with the applicable acoustic-insulation and mechanical-ventilation requirements.

	Residential setbacks, landscape buffers, fencing and design controls at rural interfaces will help manage reverse-sensitivity effects on existing lawful rural activities.
Operational traffic and transport	- Transport infrastructure will be delivered progressively against defined development thresholds so that safe and appropriate access is available before the relevant titles are released or dwellings occupied. - Stage 1 will be limited to 118 dwellings accessed from Harrogate Place, and Stage 1A to eight rural-residential dwellings accessed from O'Brien Road. Neither area will provide a through-vehicle connection to the integrated network. - No more than approximately 200 dwellings within the integrated area will rely on Grandview Road as their principal external vehicle connection. The permanent State Highway 23 connection must be constructed and open before that threshold is exceeded. - Roads, intersections, vehicle crossings and active-mode facilities will be subject to detailed design, Safe System audits and approval by the relevant road-controlling authority. Traffic movements and network performance will be monitored where required by the conditions. - The network includes footpaths, a bi-directional cycleway along collector roads, shared paths, pedestrian access lots and links to parks, the neighbourhood centre, adjoining neighbourhoods and Te Kootii Park. - Collector roads will accommodate future bus operation, and engagement with the relevant public-transport authority will continue as development proceeds.
Parking, loading and servicing	- Parking and access at apartment and mixed-use sites will be provided generally in accordance with the approved architectural and transport plans, with internal manoeuvring enabling passenger vehicles to enter and leave in a forward direction. - A1 and A2 will implement Residential Travel Plans and provide secure cycle and micro-mobility storage, visitor cycle parking, car-share or ride-share spaces and EV-charging facilities to support their lower parking ratios. - C1 and C2 will be managed through Parking and Servicing Management Plans addressing customer and staff parking, deliveries, on-street loading, refuse collection, pedestrian routes and traffic calming. - The accessible-parking provision for C1 will be completed by marking at least one suitable basement space as accessible. - Where truck manoeuvring or on-site loading is not provided, servicing will occur through the approved on-street loading arrangements and be managed to maintain safety and minimise amenity effects.
Wastewater servicing	- Except for Stage 1A, the Project will connect progressively to the IAWAI wastewater network through pump stations, rising mains and gravity mains constructed and commissioned for the relevant stage. - The first 118 Stage 1 dwellings will use the approved interim rising-main arrangement to the existing Grandview Road catchment, with any required storage or local-network works confirmed with IAWAI. - Before Stage 2 proceeds, the ultimate connection to the Western Interceptor will be established. The interim Stage 1 main will then be abandoned or repurposed as agreed with IAWAI.

	- Wastewater pump stations and pipelines will incorporate emergency storage, telemetry, backup or contingency measures, odour controls and access for operation and maintenance as required by detailed design and network standards. - The eight Stage 1A rural-residential lots will use individual on-site wastewater-treatment and land-disposal systems designed for the site conditions and maintained under the approved arrangements. - No titles will be released or dwellings occupied until the wastewater infrastructure required for that stage is completed, tested, certified and operational.
Other infrastructure and long-term management	- Electricity, telecommunications and other reticulated services will generally be installed underground within roads and utility corridors. Existing power lines within the Applicant's land will be undergrounded. - Infrastructure required for each stage will be completed, tested, certified and operational before release of the relevant titles or occupation, as applicable. - Public roads and accepted three-waters and reserve assets will vest in the relevant authority. Jointly owned access lots and privately retained stormwater, landscape, ecological and utility assets will be maintained by the benefiting owners or an entity established for that purpose. - Asset-specific operation and maintenance plans, access rights, easements, funding arrangements and responsibilities will be secured before completion where assets remain privately owned. - The Applicant will remain responsible for defects correction and the establishment and maintenance of landscape and ecological works for the periods specified in the conditions.
Natural hazards and climate resilience	- Finished levels, flood storage, stormwater infrastructure and overland-flow paths will be designed using the 1% AEP event, climate-change allowances and sensitivity testing, including a conservative blocked-device scenario. - Buildings, pump stations and other critical infrastructure will achieve the applicable flood levels and freeboard, and the design will avoid worsening downstream flooding or transferring risk to adjoining properties. - Liquefaction, lateral spreading, expansive soils, compressible peat and slope hazards will be addressed through ground improvement, preloading, engineered fill, foundations, batters, retaining and ongoing geotechnical certification. - Water-sensitive design, groundwater-recharge measures, extensive planting and a connected walking and cycling network will improve resilience and support lower-emission travel choices. - Detailed design and monitoring will allow the stormwater, groundwater and geotechnical responses to be adapted where observed performance differs from the modelled assumptions.
Archaeology and historic heritage	Works affecting the identified pre-1900 drainage feature will not commence until the separately sought archaeological authority and Archaeological Site Management Plan are in place.

	• Archaeological monitoring will be undertaken in the areas and during the activities identified in the archaeological assessment, authority or conditions. • An Accidental Discovery Protocol will apply throughout earthworks. If archaeological material, taonga tuturu or koiwi tangata is discovered, work will stop in the affected area, the site will be secured and the required parties notified before works recommence. • Recovered material and archaeological information will be recorded and managed in accordance with the archaeological authority, statutory requirements and mana whenua protocols. • No scheduled historic-heritage item is identified within the principal development area; retained heritage or archaeological features will be demarcated and protected during construction where applicable.
Cultural values	• Ongoing engagement with Ngaati Maahanga and other relevant iwi authorities will inform detailed design, environmental management, naming, interpretation and implementation where provided for by the Cultural Impact Assessment and proposed conditions. • Cultural induction will be provided to relevant construction personnel, and cultural monitoring will be enabled for identified earthworks, freshwater works and other activities where requested or required. • Mana whenua will be involved in accidental-discovery responses concerning taonga tuturu or koiwi tangata and will receive the notifications required by the approved protocol. • Wetland and stream restoration, indigenous planting, water-quality management, fauna protection and adaptive monitoring will respond to cultural values associated with whenua, wai, mauri and taonga species. • Engagement outcomes will be reflected in the relevant management plans and may be refined through continued consultation before and during implementation.
Productive land	• The development footprint has been informed by a property-scale soil and Land Use Capability assessment, which identifies approximately 2.5 ha (about 3.2% of the Site) as high-class soil under the applicable district-plan definition. • The balance of the Site is affected by wetness, drainage, peat, topography, fragmentation and peri-urban reverse-sensitivity constraints that limit productive use. The Rural Productivity Assessment concludes that the Site is not economically viable for long-term intensive primary production. • The compact masterplan, range of housing densities and concentration of higher-intensity development near services and movement routes will use the developed land efficiently. • Topsoil and suitable site-won materials will be stripped, stockpiled, tracked and reused within landscape, restoration and development areas where practicable.

Monitoring, certification and adaptive management	• Pre-start meetings, inspections, monitoring, auditing, certification, record keeping and reporting will apply throughout construction, ecological establishment and operation as specified by the proposed conditions. • Monitoring will include, where relevant, erosion and sediment devices, construction noise and vibration, traffic, groundwater, wetland water levels, settlement, stormwater performance, remediation validation, fauna, fish passage and ecological establishment. • Trigger-action-response procedures will require investigation and corrective action where performance limits, monitoring results or complaints identify an unexpected or unacceptable effect. • Management plans may be updated through the approved certification process to respond to monitoring results, detailed design and construction experience while retaining the approved environmental outcomes. • If there is any inconsistency between this summary and the proposed consent conditions or approved plans, the conditions and approved plans will prevail.
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