

Green Steel Project - Proposed Draft Conditions

Common Conditions

General Conditions

- 1) The development ('Green Steel Project') must be undertaken in general accordance with the information and plans submitted by the Consent Holder in support of application number XX dated 1 July and officially received by the Fast Track Approvals Panel on the XX Day of XX 2025 National Green Steel – 61 Hampton Downs Road, Fast Track Approvals Act Substantive Application: To Construct and Operate a Structural Steel Manufacturing Plant and Accessory as prepared by Kinetic Environmental Consulting Limited including all relevant Technical Assessment information as attached to the substantive application.
- 2) In the case of inconsistency between the documents described in Condition 1 and the conditions of this consent, the conditions of consent must prevail.
- 3) Pursuant to Section 36 of the Resource Management Act 1991, the Consent Holder must pay the actual and reasonable costs incurred by the Waikato District Council and Waikato Regional Council when monitoring the conditions of this consent.

Cultural

- 4) The Consent Holder must invite Ngā Muka Development Trust ("Ngā Muka") to organise a powhiri prior to the commencement of operations of the steel plant.
- 5) The Consent Holder must invite Ngā Muka to organise a cultural induction programme, to form part of the site induction, for all contractors working at the site during the development and commissioning phase, including earthworks and construction of the steel plant and associated buildings
- 6) The Consent Holder must undertake measures to protect the adjacent Waipapa Stream from any sediment discharge or retention during the earthworks and construction phase

Cultural Management Plan

- 7) The Consent Holder must prepare a Cultural Management Plan in conjunction with Ngā Muka. The objectives of the Cultural Management Plan are to:
 - a) Provide cultural protection to the history and surrounds of the site.
 - b) Provide cultural authenticity to the landscape, design and surrounds of the site.
 - c) Provide cultural safety for those onsite during the construction and commissioning phase of the project.
 - d) Provide cultural awareness and understanding of the site and wider region.

As part of the Cultural Management Plan, the Consent Holder must agree the basis for ongoing monitoring and invite suitably qualified kaitiaki representatives from Ngā Muka to facilitate Mātauranga Māori monitoring of air and water associated with the site at least once per year using methodologies consistent with the Whangamarino Mātauranga Māori Dashboard.

A copy of the agreed Cultural Management Plan must be submitted to Waikato District Council and Waikato Regional Council for information prior to the commencement of the physical works.

- 8) The Consent Holder must engage Ngā Muka to provide a Cultural Monitor ('CM') during the design, construction and commissioning phase of the project. The Cultural Management Plan as outlined in condition 7, must be implemented by a CM designated by Ngā Muka to address cultural matters. The CM may facilitate cultural inductions and blessings; participate at toolbox meetings; complete cultural component of health and safety reports and sign-offs; provide cultural advice and input on design, landscaping, earthworks, construction, air and water testing/monitoring; execute and coordinate discovery of cultural artifacts, indigenous species or human remains. Weekly reports must be provided by the CM to the Consent Holder and Ngā Muka hapu.

Advice note

The CM will only apply during the design, construction and commissioning of the Green Steel project onsite. The CM is not a full-time role and is required only on cultural matters.

Accidental Discovery protocols

- 9) In the event that Koiwi (human remains) or other Taonga or archaeological evidence is uncovered in the course of bulk earthworks, The consent holder must adopt archaeological discovery protocols and procedures validated and endorsed by Ngā Muka. The works in the immediate vicinity of the remains or artefacts must cease immediately, and Ngā Muka, the Police, and/or Heritage New Zealand Pouhere Taonga and the Waikato District Council must be notified by the Consent Holder as soon as practicable. Works may recommence with the written approval of Waikato District Council. Such approval must be given after the Waikato District Council has considered:
- a) Tangata whenua interests and values;
 - b) The Consent Holder's interests;
 - c) Any archaeological or scientific evidence;
 - d) Any requirements of the Police; and
 - e) Whether any necessary statutory authorisations have been obtained from Heritage New Zealand Pouhere Taonga.

Pre Construction

- 10) Prior to the commencement of any construction works authorised by this resource consent the Consent Holder must appoint a appropriately qualified and competent Construction Representative (s) who must supervise the construction and will be the principal contact person for matters relating to these resource consents. The Consent Holder must inform the Waikato Regional Council and Waikato District Council of the representative's name and contact details prior to the commencement of any works. If the principal contact person changes, the Consent Holder must inform the Waikato Regional Council and Waikato District Council of a new representative as soon as practicable.
- 11) The Consent Holder must be responsible for all contracted operations related to the exercise of this resource consent and must ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions.
- 12) A copy of this consent must be kept onsite at all times that physical works authorised by this consent are being undertaken and must be produced without unreasonable delay upon request from a servant or agent of the Waikato Regional Council or Waikato District Council.
- 13) The design and construction of the works associated with this resource consent must be carried out under the supervision of a person who has experience and qualifications

appropriate to supervise the design and construction of such works.

- 14) At least 15 working days before the commencement of activities associated with this consent, the Consent Holder must notify the Waikato District Council Monitoring Department and the Waikato Regional Council Team Leader Monitoring

Advice note:

Notification can be via email to monitoring@waidc.govt.nz and ConsentMonitoringQueries@waikatoregion.govt.nz with the consent number, address of the property and the date for when the works will commence.

- 15) The Consent Holder must arrange and conduct a pre-construction site meeting and invite with a minimum of 10 working days' notice, the Waikato Regional Council representatives, Waikato District Council representatives, the site representative nominated under condition 10 of this consent, the contractor, any other party representing the Consent Holder and the Cultural Monitor prior to any works authorised by this consent commencing on the site.

Advice Note:

In the case that any of the invited parties, other than the site representative, do not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirements are met.

Construction Management Plan

- 16) The Consent Holder must provide the Waikato Regional Council and Waikato District Council with a Construction Management Plan (CMP), at least 10 working days prior to the proposed commencement of activities authorised by this consent. The objective of the CMP is to document the measures by which the Consent Holder intends manage the site and operations during the construction phase and how these will be managed to ensure that any actual or potential adverse effects are avoided, remedied or mitigated and to comply with all conditions of resource consent during construction and must include as a minimum:
- a) Communications Plan including the details of the contractor and site; representatives during the construction phase;
 - b) Responsibility for supervising and reporting compliance with the Construction Management Plan;
 - c) A construction methodology including construction and design details;
 - d) Site plans, including location of access routes, parking areas and laydown areas;
 - e) Details of any construction noise management and the ability of the works to achieve compliance with construction noise standards New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise;
 - f) Anticipated hours of work concerning the construction activities by phase of the project;
 - g) An overview of the machinery to be used on site;
 - h) Health and Safety Plan and details of site security including methods to be adopted to ensure the safety of public, staff and contractors at all times during the works;
 - i) Location of proposed works and structures;
 - j) A schedule of construction activities;
 - k) Timing of works and contingency plan;
 - l) Erosion and sediment control methodology with appropriate reference to the Erosion and Sediment Control Plan and Dust Management Plan for the site;
 - m) Proposed spill prevention and response measures;
 - n) Dewatering and bypass pumping methods;
 - o) Rainfall response and contingency measures, including procedures to minimise adverse effects in the event of any rainfall event greater than 20 millimetres in the preceding 24 hours, other extreme rainfall or weather events and/or the failure of

- p) any key erosion and sediment control structures;
- p) Any need for temporary road closures or other restrictions surrounding the roading network;
- q) Public awareness measures, including signage to inform other road users and adjacent landowners and occupiers of adjoining and adjacent sites with an overview and programme of the physical works anticipated and contact details for the nominated site representative(s);
- r) Works and activities required to stabilise the site to an erosion-resistant site as soon as practicable after construction ceases, including re-grassing and/or replanting site remediation, rehabilitation and stabilisation.

The CMP must be certified in writing by the Waikato District Council and the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing. The Council's certification will be based on its assessment as to whether the CMP addresses the matters required by parts a) to r) above and achieves its objective. The Consent Holder must undertake all activities authorised by this consent in accordance with the certified CMP. In the case of inconsistency between the CMP and the conditions of this consent, the conditions of consent prevail.

- 17) Any changes proposed to the CMP must be confirmed in writing by the Consent Holder and the Waikato District Council and Waikato Regional Council, acting in a technical certification capacity, that the changes continue to meet the objectives of condition 16, prior to the implementation of any proposed modifications.
- 18) The Consent Holder must ensure that a copy of the certified CMP, including any certified amendments, is kept onsite and this copy is updated within 10 working days of any amendments being certified, or prior to construction activities related to the amendment being carried out, whichever is the sooner.

Erosion and Sediment Controls

- 19) The Consent Holder must provide the Waikato Regional Council with a draft "Erosion and Sediment Control Plan" (E&SCP), at least 10 working days prior to the commencement of activities authorised by this consent. The objective of the E&SCP must be to minimise sediment discharge from the site to the extent practicable.

The E&SCP must as a minimum be based upon and incorporate those specific principles and practices which are appropriate for the activity authorised by this consent and contained within the Waikato Regional Council document titled "Erosion and Sediment Control – Guidelines for Soil Disturbing Activities" (Technical Report No. 2009/02 – dated January 2009), and must include at least the following;

- i. Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site, including flocculation if required;
- ii. The design criteria and dimensions of all key erosion and sediment control structures;
- iii. A site plan of a suitable scale to identify;
 - a. The locations of waterways;
 - b. The extent of soil disturbance and vegetation removal;
 - c. Any "no go" and/or buffer areas to be maintained undisturbed adjacent to watercourses;
 - d. Areas of cut and fill;
 - e. Locations of topsoil stockpiles;
 - f. All key erosion and sediment control structures;
 - g. The boundaries and area of catchments contributing to all stormwater impoundment structures;

- h. The locations of all specific points of discharge to the environment; and
- i. Any other relevant site information.
- iv. Construction timetable for the erosion and sediment control works and the bulk earthworks proposed;
- v. Timetable and nature of progressive site rehabilitation and re-vegetation proposed;
- vi. Maintenance, monitoring and reporting procedures;
- vii. Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures;
- viii. Procedures and timing for review and/or amendment to the E&SCP; and
- ix. Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.

The E&SCP must be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing and the Consent Holder must undertake all earthworks authorised by this consent in accordance with the certified E&SCP. Once the E&SCP is certified a copy must be provided to Waikato District Council's Team Leader- Monitoring for their records.

- 20) Any changes proposed to the E&SCP must be confirmed in writing by the Consent Holder and the Waikato Regional Council, acting in a technical certification capacity, prior to the implementation of any changes proposed. A copy of the revised plans must also be provided to Waikato District Council's Team Leader Monitoring.
- 21) Prior to bulk earthworks commencing on any area, the Consent Holder must submit to the Waikato Regional Council 'As Built Certification Statements', signed by an appropriately qualified and experienced person to certify that erosion and sediment controls have been implemented and appropriately constructed to minimise any sediment leaving the site and entering any stormwater drains or watercourses. Erosion and sediment controls must be in accordance with the certified Erosion and Sediment Control Plan. Certified controls must include sediment retention ponds, decanting earth bunds, silt fences and diversion channels/bunds. The 'As Built Certification Statement' must include all information as specified in the 'As Built Certification Sheets' located on the Waikato Regional Council website (www.ew.govt.nz/earthworks) and supplied to the Waikato Regional Council within 5 working days of the completion of the construction of those controls.
- 22) The Consent Holder must ensure that all sediment-laden run-off from the site is treated by sediment retention structures. These structures are to be fully operational before bulk earthworks commence and must be maintained to perform at least 80% of their operational capacity.
- 23) The Consent Holder must ensure that all erosion and sediment control structures are inspected on a weekly basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the controls.
- 24) During earthworks the Consent Holder must actively consider the on site management of all the overburden materials, including disposal, storage, backfilling and management of topsoil's within the area impounded by site perimeter controls, in a way that does not result in loss of sediments or dust beyond the boundaries of the site. Open Areas and long-term stockpiles for a period exceeding 3 months must be appropriately stabilised, revegetated or planted in grass for erosion control and visual mitigation purposes.
- 25) The Consent Holder must ensure that the suspended solids concentrations of water as measured at the points of discharge from the final sediment retention structures must not exceed a maximum of 100 grams per cubic metre, unless otherwise agreed in writing between the Consent Holder and the Waikato Regional Council.
- 26) If requested in writing by the Waikato Regional Council, the Consent Holder must undertake

water sampling at the points of discharge of the final sediment retention structures and have the water samples analysed for suspended solids and turbidity. The sampling results must be made available to the Waikato Regional Council within 5 days of the results becoming available.

- 27) The Consent Holder must ensure those areas of the site where earthworks have been completed are stabilised against erosion as soon as practically possible and within a period not exceeding 14 days after completion of any works authorised by this consent. Stabilisation must be undertaken by providing adequate measures (vegetative and/or structural) that will minimise sediment runoff and erosion to the satisfaction of the Waikato Regional Council acting in a technical certification capacity. The Consent Holder must monitor and maintain the site until vegetation is established to such an extent that it prevents erosion and prevents sediment from entering any water body.
- 28) The Consent Holder must maintain erosion and sediment controls in place until suitable site stabilisation has been achieved, including a minimum grass coverage (80%) is achieved within the exposed areas subjected to earthworks. Re-vegetation and/or stabilisation of all disturbed areas is to be completed in accordance with the measures detailed in the document titled "Erosion and Sediment Control – Guidelines for Soil Disturbing Activities" (Technical Report No. 2009/02 – dated January 2009).
- 29) Details and evidence of all stabilisation and site close-out aspects must be provided to both Waikato Regional Council Monitoring Team Leader and Waikato District Council's Team Leader Monitoring for certification after each stage of works. The removal of any erosion and sediment control measure from any area where soil has been disturbed as a result of the exercise of this consent must only occur after consultation and written approval has been obtained from the Waikato Regional Council acting in a technical certification capacity. In this respect, the main issues that will be considered by the Waikato Regional Council include:
 - a) The quality of the soil stabilisation and/or covering vegetation;
 - b) The quality of the water discharged from the rehabilitated land; and
 - c) The quality of the receiving water.
- 30) The Consent Holder is to remove as soon as practical, and within a maximum of 24 hours after the occurrence, or as otherwise directed by the Waikato District Council's Roadway Operations Engineer, any debris that is tracked or spilled onto any public road as a result of the exercise of this consent. The cost associated with the clean-up of the roadway and any drainage facilities, including all temporary traffic control, is the responsibility of the Consent Holder.
- 31) The Consent Holder, upon becoming aware of the need to clean up the roadway, must advise Waikato District Council's Roadway Operations Engineer of the need for the road to be cleaned up, and what actions are being taken to do so.
- 32) The Consent Holder must provide the Waikato Regional Council with a Dust Management Plan (DMP) at least 10 working days prior to the commencement of activities authorised by this consent. The DMP must outline the measures to be adopted by Consent Holder to ensure that all construction activities and earthworks on the site are carried out in such a manner as to minimise dust emissions and that there is no discharge of airborne particulate matter that is objectionable to the extent that it causes an adverse effect at or beyond the boundary of the subject property. The DMP must be prepared by a suitably qualified person and developed in general accordance with MfE GPG Dust and incorporate the mitigation measures and recommendations set out in the Air Quality NZ Air Quality Assessment dated 21 May 2025. The DMP must be certified by Waikato Regional Council acting in a technical capacity before the start of construction.
- 33) Should a dust emission occur which is alleged to be objectionable or offensive by the Waikato District Council's Team Leader Monitoring or by Waikato Regional Council Monitoring Officers, the Consent Holder must provide a written report to the Councils within five days of

being notified of the incident. The report must specify:

- a) The cause or likely cause of the event and any factors that influenced its severity;
- b) The nature and timing of any measures implemented by the Consent Holder to avoid, remedy or mitigate any adverse effects; and
- c) The steps to be taken in future to prevent the recurrence of similar events.

Advice Note:

For the purposes of the above condition, an effect that is objectionable or offensive shall be considered to have occurred if any appropriately experienced officer determines so after having regard to:

- The frequency, intensity, duration, location and effect of dust emissions(s); and/or
- Receipt of complaints from neighbours or the public; and/or
- Relevant written advice from an experienced officer of the Waikato Regional Council, Waikato District Council, or the Waikato District Health Board.

Review

- 34) The Council may, during the six-month period commencing 1 November following initial operation of the site and every fifth year thereafter, serve notice on the Consent Holder under section 128(1) of the Resource Management Act 1991, of its intention to review the conditions of this resource consent for the following purposes:
- a) To review the effectiveness of the conditions of this resource consent in avoiding or mitigating any adverse effects on the environment, and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions; or
 - b) If necessary and appropriate, to require the Consent Holder to adopt the best practicable option to remove or reduce adverse effects on the surrounding environment; or
 - c) To review the adequacy of and the necessity for monitoring undertaken by the Consent Holder.

Waikato District Council Specific Conditions

Geotechnical

- 35) The Consent Holder must at least 15 working days prior to undertaking bulk earthworks including significant cuts and fills, ensure a detailed Geotechnical design is prepared by a suitably qualified and experienced professional and submitted to Waikato District Council's Team Leader - Monitoring for certification acting in a technical capacity, which is in accordance with the recommendations in the Geotechnical Assessment Report prepared by Earthtech Preliminary Geotechnical Report, dated 28 May 2025. Where relevant any additional information from testing must also be used to inform the Erosion and Sediment Control Plan.

Engineering Design

- 36) Prior to any physical works associated with construction activities (excluding site establishment and bulk earthworks) being undertaken the Consent Holder must submit detailed engineering plans and all supporting design reports, including calculations prepared by a suitably qualified person/engineer, to Waikato District Council Team Leader Monitoring for certification acting in a technical capacity (Approved Engineering Plan(s)) for:
- a) Water supply;
 - b) Onsite Wastewater;
 - c) Stormwater management system including treatment devices, reticulation and retention as well as access to stormwater treatment devices for ongoing maintenance; and
 - d) Access Road Formation including details of formation, carriageway widths and

stormwater drainage.

Designs must be in accordance with the Waikato District Plan and the Regional Infrastructure Technical Specifications (RITS), taking into consideration hold points for inspection and quality assurance tests. The engineering plans must be developed in general accordance with the civil engineering assessments, including the Earthtech Preliminary Geotechnical Assessment Report and Airey Stormwater and Roading Management Plan as submitted with the application.

All works must be undertaken in accordance with the Approved Engineering Plan(s). In circumstances where there is a conflict between the details shown on the Approved Engineering Plan and the RITS, the Approved Engineering Plan prevails.

Contaminated Soils

- 37) If soil disturbance activities are to occur in the area of the 'Woolshed' identified by the Williamson Land and Water Advisory Preliminary and Detailed Site Investigation dated 26 February 2025 (PSI/DSI) as being subject to contamination associated with asbestos-containing materials (ACM). The Consent Holder must ensure that the activities are undertaken in accordance with the Site Management Plan (SMP) appended to the PSI/DSI and that the remediation is undertaken prior to any other earthwork occurring in the identified area(s). The Consent Holder must engage a suitably qualified and experienced person to oversee the works, complete any post-remediation testing and maintain suitable records. Upon completion of the site remediation, a site remediation report, including the results from any soil testing, must be provided to the Waikato District Council team Leader Monitoring within 3 months of the activity occurring.

Transport

- 38) Prior to the commencement of any works on the site, the Consent Holder must upgrade and maintain the Western site entrance to a heavy commercial crossing standard in accordance with the Regional Infrastructure and Technical Specifications (RITS). The design of the entrance must be provided to Waikato District Council's Roading Manager for approval acting in technical certification capacity prior to its construction.

Advice Note:

A corridor access request (CAR), is required to be made to, and approved by, Council's Roading Team before any activity is undertaken within the road corridor.

- 39) Any security gates installed at the entrances to the site must be located a minimum of 25m from the road boundary to allow a truck and/or trailer unit to sit clear of the Hampton Downs Road carriageway before entering the property.
- 40) Prior to the commencement of any building works on the site, the Consent Holder must upgrade and maintain the eastern site entrance to a light commercial crossing standard in accordance with the Regional Infrastructure and Technical Specifications (RITS). The design of the entrance must be provided to Waikato District Council's Roading Manager for approval acting in technical certification capacity prior to its construction.

Advice Note:

A corridor access request (CAR), is required to be made to, and approved by, Council's Roading Team before any activity is undertaken within the road corridor.

- 41) Prior to any building works on the site, the Consent Holder must upgrade the section of existing Right of Way (to form the Eastern internal access road). The accessway must be upgraded to a minimum 6m formed width and 10m ROW width between the site access and Harness Road to facilitate two-way vehicle flow. For areas associated with land outside of the direct control of the Consent Holder, written agreement(s) to undertake the physical works on third-party land must first be obtained prior to any physical works being undertaken, with suitable evidence provided to the Waikato District Council team Leader Monitoring.

- 42) The Consent Holder must provide a dedicated staff and visitor parking area within the eastern portion of the site. These areas are to be signposted and be located clear of any internal circulation, loading or manoeuvring areas associated with HCV use of the site. The Consent Holder must ensure that all vehicle parking, loading and manoeuvring is undertaken within the boundaries of the site and is designed to avoid internal vehicle conflict that may impact on the functioning of the local roads. All carparking dimensions must be consistent with the carparking standards of the Operative in Part Waikato District Plan.
- 43) Control measures must be put in place to minimise, as far as practicable, the deposition of soil, recycled material or other debris on public roads from any truck entering or leaving the site and any debris deposited on the road must be removed as soon as practicable, to the satisfaction of Waikato District Council roading team.

Stormwater

- 44) The Consent Holder must ensure that suitable facilities are provided onsite to collect and treat stormwater all stormwater runoff produced by the impervious areas within the site in general accordance with the Stormwater and Rooding Management Report prepared by Airery Consults Limited dated 23 May 2025 including a stormwater pond sized to provide peak flow attenuation in the case of a 1% AEP storm event.
- 45) Stormwater swales and detention structures as outlined in Approved Engineering Plans must be constructed before the operation of the site.
- 46) Stormwater systems must be designed, constructed and maintained in a manner that minimises erosion.

Noise

- 47) Construction works must comply with the limits and be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise.

Advice Note:

‘Construction works’ must be deemed to be any earthworks and construction, including upgrading of internal access roads

- 48) The Consent Holder must ensure that the operation of the site (excluding construction noise controlled by condition 47) is conducted to ensure that the following noise limits are not exceeded at any point within the notional boundary of any dwelling existing as at the date of this consent on another site:

- a) 50 dB L_{Aeq} , 7am to 7pm Monday to Sunday
- b) 45 dB L_{Aeq} , 7pm to 10pm every day; and
- c) 40 dB L_{Aeq} , and 65dB L_{Amax} , 10pm to 7am.

Advice Note:

Notional boundary means a line 20 metres from any side of a dwelling, or the legal boundary where this is closer to the dwelling.

- 49) The Consent Holder must not allow tonal reversing alarms (beepers) be used on any equipment or trucks. All equipment used on site for the operation of the monofill must be well maintained and always fitted with effective mufflers.
- 50) The Consent Holder must prior to commissioning and operation of the site, provide a Noise

Management Plan for the site detailing procedures and practices and any acoustic mitigation adopted for the site to achieve Condition 48. The Noise Management Plan must be developed by a suitably qualified Acoustical Engineer, who must also provide oversight to the design and implementation of acoustic mitigation during construction. In addition, the Noise Management Plan will detail how noise emissions will be monitored and reported to Council. Results of all monitoring are to be made available to the Waikato District Council upon request.

- 51) The Consent Holder may, with the approval of Waikato District Council's Team Leader Monitoring, amend the Noise Management Plan as required in Condition 50 from time to time so as to utilise best practicable options that may be available in the future.
- 52) All noise monitoring is to be undertaken at the Consent Holder's expense by a suitably qualified and experienced person or consultancy firm in accordance with good acoustic practice and to the satisfaction of the Waikato District Council. Noise must be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics - Environmental Noise.
- 53) Noise monitoring must be undertaken when directed in writing by the Waikato District Council, in response to a genuine and verified noise complaint and must include the following:
 - a) Measurements must be taken at positions representative of the identified residential receivers unless otherwise directed by the Waikato District Council Team Leader – Monitoring; and
 - b) Monitoring results must be provided to the Waikato District Council within three weeks of the measurement being taken.
- 54) In the event of noise complaints or a problem with excessive noise (which is to be in the opinion of a Noise Officer appointed by the Waikato District Council), the Consent Holder must undertake a noise survey conducted by a qualified acoustic engineer to show that the noise requirements are being met. Should any non-compliance be established, the Consent Holder must undertake remedial action, with further noise surveys undertaken to show compliance. Results of all surveys are to be made available to the Waikato District Council upon request.

Hours of Operation

- 55) Subject to conditions 56 to 60, the hours of operation for activities on the site including the Steel Melt Shop & Rolling Mill are 24 hours per day, 7 days per week.
- 56) The hours of operation of the Open Scrap Yard (excluding shredders) are as follows:
 - a) Monday to Saturday (including public holidays) 7am – 12am; and
 - b) No operation on Sunday.
- 57) The hours of operation of the Shredder and Pre-shredder, external use of forklifts and loaders are as follows:
 - a) Monday to Saturday (including public holidays) 7am – 7pm; and
 - b) No operation on Sunday.
- 58) The hours of operation of the Monofill sites are as follows:

- a) Monday to Saturday (including public holidays) 7am – 7pm; and
- b) No operation on Sunday.

- 59) Truck movements to and from the site entrance for all activities must be limited to Monday to Saturday (excluding public holidays), between the hours of 7:00 am and 10:00 pm (excluding trucks associated with maintenance activities).
- 60) Low noise generating activities such as staff arrivals and departures, administration, and maintenance are allowed outside of these hours if they are generally inaudible at any notional boundary.

Landscaping

- 61) Notwithstanding any vegetative methods to be employed to ensure slope stability and erosion control, the Consent Holder must implement the landscape and planting identified in the Landscape Strategy and Landscape Plan prepared for the site by PBM dated 21 May 2025 (as submitted with the application). The landscape planting as indicated by the Landscape strategy and Landscape Plan must be undertaken in the next planting season (Autumn / Spring) following the practical completion of site development (which for the purposes of this condition includes bulk earthworks and building construction ahead of site operations) and, must be completed within twelve (12) months of the site development.
- 62) The plantings required by Condition 61 must be maintained (including weed management), adequately watered, and replaced with similar specimens if damaged or dead, to ensure a continued high level of visual amenity.

Motorsport Events

- 63) When given notice of an Extreme Event or Super Cars Event at Hampton Downs Motorsport Park by Hampton Downs (NZ) Limited (or its successors), the Consent Holder will advise its staff and contractors of the event and the possibility that their travel to and from the Consent Holder's site will be affected.
- 64) When given notice of a meeting of the Implementation Monitoring Committee associated with the Hampton Downs Motorsport Park, the Consent Holder must apply best endeavours to ensure that a representative attends that meeting.

Waikato Regional Council Specific Conditions

Winter Works

- 65) Earthworks must not be conducted during the period 1 May to 30 September inclusive during any year that this consent is current, apart from necessary maintenance works, unless agreed to in writing by the Waikato Regional Council.
- 66) Requests to undertake earthworks during the period 1 May to 30 September inclusive, for any year that this consent is current, must be submitted in writing to the Waikato Regional Council at least five working days prior to the proposed commencement of activities authorised by this consent and by 1 April every year thereafter. The request must be in the form of amendments to the certified E&SCP in accordance with condition 19 of this consent.

Advice Note: In considering a request for the continuation of winter earthworks, the Waikato Regional Council will consider a number of factors; including:

- The nature of the site and the winter soil disturbance works proposed;
- The quality of the existing/proposed erosion and sediment controls;

- The compliance history of the site/operator;
- Seasonal/local soil and weather conditions;
- Sensitivity of the receiving environment; and
- Any other relevant factor.

Cleanfill

- 67) The nature of the cleanfill material deposited on site must be limited to clean topsoil, clay and rock and must also comply with the definition of “cleanfill” as stated within the Waikato Regional Plan as follows:

“Material that when discharged to the environment will have no adverse effect on people or the environment. This includes natural materials such as clay, soil and rock, and other inert materials such as concrete and brick, or mixtures of any of the above. Cleanfill excludes for example:

- 1 material that has combustible, putrescible or degradable components*
- 2 materials likely to create leachate by means of biological or chemical breakdown*
- 3 any products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices*
- 4 materials such as medical and veterinary waste, asbestos, or radioactive substances that may present a risk to human health hazardous substances*
- 5 soils or other materials contaminated with hazardous substances or pathogens*
- 6 hazardous substances*

- 68) The Consent Holder must measure the quantity, source and identify and log incoming cleanfill and provide this information upon request from the Waikato Regional Council. For the avoidance of doubt, all cleanfill material deposited at the site must be restricted to material sourced from an agreed local source.
- 69) If required by the Waikato Regional Council in writing, the Consent Holder must undertake soil testing to define the concentrations of contaminants in the cleanfill and overburden imported to the site and, as a consequence, may be required to remove material from the site to an authorised landfill.

Advice Note:

For the point of clarity any material imported onto site must comply with the following parameters:

Table 1: Acceptance Criteria for Heavy Metals

Parameter	Concentration (mg/kg)
As	20
Cd	1
Cr	56
Cu	120
Hg	1
Ni	33
Pb	78
Zn	175

Table 2: Acceptance Criteria for Volatile Organic Compounds (VOCs)

VOCs	Concentration (mg/kg)
Benzene	1.1
Toluene	68
Ethylbenzene	53
Xylenes	48

Table 3: Acceptance Criteria for Semi-Volatile Organic Compounds (SVOCs)

SVOCs	Concentration (mg/kg)
Naphthalene	7.2
Acenaphthylene	50
Acenaphthene	90
Fluorene	80
Hexachlorobenzene	0.02
Phenanthrene	90
Anthracene	800
Fluoranthene	320
Pyrene	160
Benzo[a]pyrene	0.2
Gamma BHC (Lindane)	0.02
Heptachlor	0.02
Aldrin	0.02
Dieldrin	0.02
Sum of DDT, DDD and DDE	0.5
Sum of PAHs	80

Construction

- 70) All earthmoving machinery, pumps, generators and ancillary equipment must be operated in a manner which ensures spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body, ephemeral water body, or overland flow path, such that any spillage can be contained so that it does not enter surface water.
- 71) The Consent Holder must ensure that all machinery used in the exercise of this consent is cleaned prior to being transported to the site to ensure that all seed and/or plant matter has being removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from <http://www.npca.org.nz/index.html>.

Discharges

- 72) Should monitoring show that suspended sediment levels during construction at the monitoring points, are exceeding the consent limits in condition 25, the Consent Holder must consult the Waikato Regional Council with a view to establishing a flocculation system.
- 73) Prior to the commissioning of the flocculation system, the Consent Holder must provide the Waikato Regional Council with a Flocculation Management Plan, to address the suspended solids at the point of discharge for certification by the Waikato Regional Council acting in a technical capacity. The Flocculation Management Plan must include as a minimum:
- a) Specific design details of flocculation system;
 - b) Monitoring, maintenance (including post-storm) and contingency programme (including a Record Sheet);
 - c) Details of optimum dosage (including assumptions);
 - d) Details of any initial flocculation trials to be carried out and the results of these trials;
 - e) A spill contingency plan.
- 74) Any subsequent amendments to the Flocculation Management Plan must be provided to and certified by the Waikato Regional Council acting in a technical capacity in writing, prior to implementation.
- 75) The Consent Holder must ensure that the flocculation treatment system is designed and installed by a person/s appropriately qualified and experienced in erosion and sediment management and managed in accordance with the Flocculation Management Plan which has been certified by the Waikato Regional Council, and Auckland Regional Council's Technical Publication 90 'Flocculation Guidelines, June, 2004'. Page 12 Doc # 30251053

Stabilisation

- 76) All disturbed streambanks that result from the installation of any stormwater outlets must be stabilised immediately by the Consent Holder on completion of the works and suitable erosion protection placed at the outlet to prevent erosion.

Fish Management Protocols

- 77) The Consent Holder must provide the Waikato Regional Council with a Fish Management Plan (FMP) at least 5 working days prior to the proposed commencement of activities authorised by this consent. The objective of the FMP is to outline all fish management procedures to be implemented throughout the works and must include, as a minimum, the following detail:
- a) Protocols and methods for the capture and transfer of indigenous fish prior to works commencing, including the timing, extent of fishing effort, and release points;
 - b) Protocols and methods to address discoveries of fish during the works, including recovery techniques to relocate fish to designated release points;
 - c) Protocols and methods for recording and reporting to the Waikato Regional Council, the numbers, diversity and size range of all fish removed (recovered or accidentally injured or killed);
 - d) Requirements for permits and certificates to handle native fish from the relevant authorities;
 - e) Defined roles and responsibilities for all those involved (Consent Holder, contractor, ecologist) and the details of who will be responsible for overseeing the FMP;
 - f) Notification and reporting procedures relevant to the Waikato Regional Council;
 - g) The FMP must be certified in writing by the Waikato Regional Council acting in a technical certification capacity prior to any works authorised by this consent commencing. The Council's certification will be based on its assessment as to

whether the FMP addresses the matters in a) to f) in sufficient detail to achieve the objective. The Consent Holder must undertake all activities authorised by this consent in accordance with the certified FMP; and

- h) The capture and transfer of indigenous fish must be undertaken in accordance with the FMP, with a suitably qualified ecologist present to ensure any remaining fish potentially left stranded by the dewatering activities are captured and relocated.

Fish Recovery and Protection

- 78) Any pumps used during construction activities, including dewatering, must be screened with a mesh aperture size not exceeding 3 millimetres in diameter. If requested by the Waikato Regional Council in writing, the Consent Holder must provide evidence on this aperture size.
- 79) The Consent Holder must ensure that the velocity of water through any intake screen used for dewatering or bypass pumping does not exceed 0.3 metres per second. If requested by the Waikato Regional Council in writing, the Consent Holder must provide information on how this velocity requirement is achieved.

Use of Machinery

- 80) The Consent Holder must ensure that machinery is operated in a manner that minimises vegetation disturbance of existing vegetation cover outside of the immediate work area and the disturbance of sediment in the waterway or loss of sediment to the waterway.
- 81) All machinery must be operated, as far as practicable, in a manner which ensures that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities must be carried out away from any water body such that any spillage can be contained
- 82) The Consent Holder must ensure that all machinery used in the exercising of this consent is cleaned prior to being transported to/from the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from "Keep it clean - machinery cleaning guidelines and handbook | Waikato Regional Council".

Stormwater

- 83) The Consent Holder must retain an appropriately qualified and experienced person to complete and finalise the detailed stormwater design. The Consent Holder must submit a stormwater design report that confirms the provision of the following stormwater management functions for the various components of the stormwater management system in accordance with Waikato Stormwater Guideline (WRC Technical Report 2020/07): The Consent Holder must not undertake any changes to the stormwater system which would increase the scale or intensity of the actual and potential adverse effects of the stormwater discharge activities authorised by this consent on the environment.
- 84) The Consent Holder must be responsible for the design, structural integrity and maintenance of the stormwater system, and must operate and maintain the stormwater system to avoid, remedy or mitigate any actual or potential adverse effects of the stormwater discharge activities authorised by this resource consent to water.
- 85) The Consent Holder must submit final "as built" details and drawings of the planted stormwater swale and stormwater pond associated with the stormwater network authorised by this resource consent. The "as built" details and drawings must be submitted to the Waikato Regional Council within 1 month of final completion of construction works associated with the stormwater management system. The as built plans must be certified by an appropriately qualified engineer as a true record of the completed stormwater management

system and that the completed stormwater management system is in accordance with the detailed design plans approved in accordance with condition 83 above

- 86) The stormwater design report must outline any design changes that have occurred since the design was consented and include rationale for the changes and must demonstrate that the consented design criteria are still being achieved. The report and plans must be to a standard acceptable to the Waikato Regional Council and must be submitted to the Waikato Regional Council for written approval in a technical certification capacity, prior to construction of the planted swale. Any significant design changes will need to be considered whether they meet this consent or require a change of consent.

Stormwater Operation and Maintenance Plan

- 87) The Consent Holder must manage the stormwater network to avoid the discharge of any substance that is likely to cause the production of conspicuous oil, or grease films, scums or foams, or floatable suspended materials in stormwater receiving water bodies after reasonable mixing. All stormwater catchpits which connect to the stormwater network must, as a minimum, be designed to capture and retain the majority of gross pollutants and floatable contaminants such as oil and grease, unless any discharges of floatable contaminants to the receiving environment would have no more than minor adverse effects.
- 88) The Consent Holder must manage the stormwater network to avoid the discharge of suspended solids and any other substances that are likely to cause the following effects in stormwater receiving water bodies after reasonable mixing:
- a) Conspicuous changes in colour or visual clarity;
 - b) Increases in suspended solids concentrations by more than 10 percent;
 - c) 100 grams per cubic metre suspended solids concentrations or greater.
- 89) The Consent Holder must provide the Waikato Regional Council with a finalised Stormwater Operation and Maintenance Plan for the stormwater management system. The Stormwater Operation and Maintenance Plan' must be developed in general accordance with Waikato Regional Council's Stormwater Management Guideline (WRC Technical Report 2020/07) in relation to water quality. The Stormwater Operation and Maintenance Plan must provide for all operational, maintenance, planting and monitoring measures associated with the stormwater discharge activity authorised by this resource consent and the Consent Holder must manage the stormwater network to avoid the following stormwater quantity effects:
- a) Adverse scour, erosion and sediment deposition on land, property and the beds of stormwater receiving water bodies.
 - b) Adverse flooding of land, property and stormwater receiving water bodies;
 - c) Adverse effects on aquatic ecosystems.

The Stormwater Operation and Maintenance Plan must include as a minimum:

- a) An outline of the stormwater management system that is in place at the site, and appropriate drawings showing key components of the system and locations;
- b) A programme for regular monitoring and inspection of the stormwater management system, in particular the stormwater management devices and any potential scour and erosion effects downstream of the stormwater outlet structures, including details of monitoring and inspection frequency;
- c) A programme for the regular collection and disposal of debris and sediment collected by the stormwater management devices to ensure that attenuation volumes are not compromised and that appropriate contaminant removal procedures are established;
- d) Procedures for troubleshooting and corrective maintenance;
- e) Inspection checklists for all aspects of the stormwater management system;
- f) Details of who will be responsible for the operation and maintenance works;
- g) Details of recording and reporting of operation and maintenance activities

The Stormwater Operation and Maintenance Plan must be certified by Waikato Regional Council acting in technical certification capacity prior to the completion of the stormwater infrastructure and it becoming operational. The Consent Holder must implement the operations, monitoring, and maintenance activities adopted by the Stormwater Operation and Maintenance Plan.

- 90) The Stormwater Operation and Maintenance Plan is reviewable at any time by the Waikato Regional Council, or at the written request of the Consent Holder, or at any time a significant adverse effect has arisen. Any proposed changes to the 'Stormwater Operation and Maintenance Plan' must be certified by Waikato Regional Council acting in a technical certification capacity.
- 91) The Consent Holder must submit to the Waikato Regional Council in conjunction with the annual report identified by condition 161 each year, provide summary records of monitoring, inspection and maintenance undertaken in accordance with the Stormwater Operation and Maintenance Plan during the previous 12month period.
- 92) As soon as practicable after becoming aware of any of the adverse effects of the nature specified in condition 88 that are more than minor, the Consent Holder must submit a report to the Waikato Regional Council in relation to the adverse effects. As a minimum, the report must include:
 - a) A description of the adverse effects;
 - b) A description of the cause of the adverse effects;
 - c) An explanation of any measures taken to remedy or mitigate the adverse effects, the outcome of those measures, and whether further measures are necessary and reasonably practicable;
 - d) If no measures have been taken in accordance with (c), a description of any reasonably practicable measures that could be taken to remedy or mitigate the adverse effects and a recommendation as to whether those measures are necessary.
 - e) Any additional monitoring of the instream environment required as a result of the adverse effects, including the frequency and duration of any monitoring requirements
- 93) The Consent Holder must liaise with the Waikato Regional Council with a view to determining any reasonably practicable measures which should be taken to remedy or mitigate the adverse effects.

Advice Note:

Separate resource consents may be required to undertake remedial or mitigation works. The Consent Holder is advised to obtain all such consents at its sole expense, prior to any works being undertaken.

- 94) All stormwater treatment devices which form part of the stormwater network and are designed to attenuate and/or treat contaminated stormwater must be operated and maintained by the Consent Holder to provide best practicable stormwater treatment efficiency at all times.
- 95) The Consent Holder must manage the stormwater network to avoid the discharge of hazardous substances in concentrations that are likely to adversely affect aquatic life, or the suitability of water for human consumption after treatment. Where a question arises as to whether the concentration of any particular hazardous substance is causing these effects, it must be determined through the application of the United States Environmental Protection Agency National Recommended Water Quality Criteria (USEPA, 2009) – Criteria Maximum Concentration, or any other technical publication approved in advance by the Waikato Regional Council in a technical certification capacity.
- 96) Prior to the commencement of the operation of the activities authorised by this consent, the Consent Holder must engage a suitably qualified and experienced person(s) to undertake a baseline survey of the water quality and aquatic biota of the Waipapa Stream. The objective

of the sampling is to identify the current quality of the stream ahead of the Consent Holder's operations. The survey must be undertaken including the following:

- a) There must be at least 2 survey sites including one upstream at the southern boundary of the site, and one site downstream to the north of the site. At each of the 2 survey sites, monitoring of the water quality and biota must be undertaken using appropriate and accepted methods and record observations during the sampling period including the presence of any aquatic vegetation and observations of riparian margins and shading;
- b) The survey must be carried out after a period of stable non-bed moving flows;
- d) Macroinvertebrate sampling must be undertaken following acceptable methodologies for sampling;
- c) All sample analyses must be undertaken in accordance with "Standard Methods for Water quality sampling must include the following and any other aspects potentially relevant to the monitoring of the ongoing operations for the site."
 - pH
 - Sample temperature
 - Suspended solids
 - Turbidity
 - Dissolved Total Organic Carbon
 - Dissolved Boron
 - Carbonaceous Biochemical Oxygen Demand cBOD₅
 - Chemical Oxygen Demand
 - Electrical Conductivity
 - Total Hardness
 - Total Alkalinity
 - Total Aluminium
 - Total Calcium
 - Total Iron
 - Total Magnesium
 - Total Manganese
 - Total Potassium
 - Nitrate N
 - Total Nitrogen
 - Total Sodium
 - Heavy metals, totals, trace As, Cd, Cr, Cu, Ni, Pb, Zn
 - Heavy metals, dissolved, trace As, Cd, Cr, Cu, Ni, Pb, Zn

- 97) Following completion of the survey, the Consent Holder must arrange for the preparation of a report characterising the water quality and ecological values of the Waipapa stream at the two sample points and provide a copy of the report to the Waikato Regional Council. This report must form the basis of any subsequent additional instream monitoring should this be deemed necessary by Waikato Regional Council following non-compliance identified through onsite testing and monitoring of surface water.

Air Discharge

- 98) The location, design, implementation and operation of the activity in relation to air discharges must be in general accordance with the substantive application and the Air Quality Assessment prepared by Air Quality Consulting NZ Limited dated May 2025.
- 99) There must be no discharge of odour that is objectionable to the extent that it causes an adverse effect at or beyond the boundary of the subject property.

Advice Note:

For the purposes of this consent, whether an odour is objectionable is determined by having regard to the frequency, intensity, duration, offensiveness and location of the odour and any previous validated odour complaints relating to the same site.

- 100) There must be no discharge of particulate matter or aerosols that cause an objectionable effect at or beyond the boundary of the subject property.

Advice Note:

For the purposes of this consent, whether a discharge of particulate matter is objectionable is determined having regard to the frequency, intensity, duration, nature and location of the particulate matter discharge and any previous validated particulate matter complaints relating to the same site.

- 101) All processes on site must be operated, maintained, supervised, monitored and controlled to ensure that emissions authorised by this consent are maintained at the minimum practicable level.
- 102) At least 15 working day prior to the operation of the site the Consent Holder must provide to the Waikato Regional Council for certification acting in a technical capacity , an Air Quality Management Plan (AQMP) prepared by a suitably experienced person(s) which considers the emissions from the site in relation to Air Quality. The AQMP must contain, as a minimum:
- a) The procedures for the management and maintenance of the emissions control equipment, to ensure that all conditions of this consent are complied with and discharges of contaminants to air are minimised;
 - b) The procedures for the management of the air discharges and any emission control equipment to ensure compliance with conditions of this consent including regular inspections;
 - c) The procedures for emergency response and contingency;
 - d) The monitoring, testing and reporting requirements;
 - e) Procedures for responding to any complaints received relating to discharges to air from the site;
 - f) Staff training on the process requirements, use of emissions control equipment, and emergency response; and
 - g) Any other operation and maintenance procedures to be adopted to ensure that all conditions of this consent are complied with at all times.

The Consent Holder must at all times, operate in accordance with the AQMP.

- 103) The Consent Holder must review (and update if necessary) the AQMP at a frequency to reflect actual site management practices but at least once every five years.
- 104) The Consent Holder must provide a copy of any subsequent revisions of or amendments to the AQMP to Waikato Regional Council for certification acting in a technical capacity. Subject to any other condition of this consent the AQMP must be implemented, and all activities must be undertaken in accordance with the latest version of the AQMP submitted to the Council.
- 105) Air from the Steel Melt Shop must be collected and directed through a baghouse filtration unit before being discharged via a 55 metre high stack.
- 106) Air from the Rolling Mill must be collected and discharged via a 56 metre high stack.

- 107) Air from the shredding plant must be collected and discharged via a 10 metre high stack.
- 108) The discharge of PM₁₀ from the Steel Melt Shop discharge stack must not exceed a concentration of 20 milligrams per cubic metre (mg/m³), corrected to zero degrees Celsius and one atmosphere pressure on a dry gas basis.
- 109) The mass discharge of PM₁₀ from the Steel Melt Shop discharge stack must not exceed 14.7 kilograms per hour (kg/hr).
- 110) The mass discharge of PM₁₀ from the Reheating Furnace discharge stack must not exceed 0.34 kilograms per hour (kg/hr).
- 111) The baghouse filtration unit for the Steel Melt Shop must be fitted with a broken bag detector and differential pressure monitoring. Monitoring of the system during operation must establish the appropriate range for the pressure drop, and alarm set points for abnormal operating conditions, and the response to alarms must be included in the Air Quality Management Plan.
- 112) Emission control and monitoring equipment must be maintained in good working order at least once every year, or as per manufacturer's recommendations, by a person competent in the maintenance of such systems. Evidence of maintenance documentation must be provided to the Council upon request.
- 113) The Consent Holder must ensure that all Combustion Plant is operated and maintained in good operational condition in order to ensure compliance with the conditions of this consent. This must include maintenance at least annually in order to prevent poor burner combustion. Records of maintenance and servicing must be made available to the Council upon request.
- 114) To demonstrate compliance with Conditions the Consent Holder must ensure suitable testing for PM₁₀ is undertaken by a suitably qualified person(s) as outlined in conditions 115 and 117. The concentration within the stacks must be measured within 6 months of commissioning of each plant and at least annually thereafter;
- 115) The plant operating conditions during the test period must be recorded and reported. The method of sampling and analysis must be in accordance with USEPA Method 201A or an equivalent method approved by Council; The organisation performing the testing must either be currently accredited under ISO 17025 (IANZ accredited) to undertake the method used to perform the testing, or be approved by the Waikato Regional Council Monitoring Team Leader or other authorised officer.
- 116) Each sampling occasion must comprise a minimum of three tests where practicable. In circumstances where an extended testing period is required to collect a sufficient quantity of sample to meet the requirements of the approved testing method then the three tests can be substituted with one test as long as the duration is sufficient to meet the requirements of the testing method.
- 117) Any averaged test result that fails to comply with the consent limits must be repeated as soon as practicable and at least within 2 months of the report having been received by the Consent Holder;

Advice Note:

If further emission retesting cannot be undertaken within the 2 month period for practical reasons (such as shut down of boiler for winter maintenance), the consent holder must notify the Council with a proposed alternative retest date for written approval by the Waikato Regional Council Monitoring Team Leader or other authorised officer.

- 118) The Consent Holder must ensure that the results of emissions testing required by conditions including a copy of the emissions testing report, are forwarded to the Waikato Regional Council within one month of the results being received and no later than two months after the testing has been completed, and must be in accordance with the reporting time frames specified by condition 117 when, for example, limits are exceeded.
- 119) The Consent Holder must notify the Waikato Regional Council as soon as practicable, and as a minimum requirement within 48 hours, of the Consent Holder becoming aware of the limits and performance standards specified in this resource consent being exceeded and/or of any accidental discharge, plant breakdown, or other circumstances which are likely to result in the limits and performance standards of this resource consent being exceeded. The Consent Holder must, within 7 days of the incident occurring, provide a written report to the Council, identifying the exceedance, possible causes, steps undertaken to remedy the effects of the incident and measures that will be undertaken to ensure future compliance.

Air Discharge Complaints Monitoring

- 120) The Consent Holder must maintain a log of all complaints (including those received via third parties including the Council) regarding dust, odour or other contaminants. The Consent Holder must notify the Council of each complaint as soon as practicable. The Consent Holder must record the following details in a complaint log:
- a) time and type of complaint including details of the incident, e.g. duration, location and any effects noted;
 - b) name, address and contact phone number of the complainant (if provided);
 - c) where practicable, the weather conditions including wind direction at the time of incident;
 - d) the likely cause of the complaint and the response made by the Consent Holder including
 - e) any corrective action undertaken, if applicable;
 - f) future actions proposed as a result of the complaint, if applicable; and the response from the Consent Holder to the complainant.

The complaint log must be made available to the Council at all reasonable times and a summary of complaints received must be included in the annual report required by condition 161.

Ground Water Abstraction

- 121) Groundwater taken pursuant to this consent must only be used in conjunction with the operation of the activities on the site.
- 122) Prior to the operation of the activities associated with this consent, the Consent Holder must provide a Groundwater Abstraction Management Plan to Waikato Regional Council for certification acting in a technical capacity which considers the Earthtech Water Take and Supply Plan dated 23 May 2025 and the Hydrogeological Assessment prepared by Stantec dated 6 June 2025 and considers the sustainability of the ground water abstraction and includes but not limited to the following information:
- a) The suitability of test bores BH42 and BH54 to become production bores and the Combined yield of ~32m³/hr and 768m³/d as estimated from initial tests can be achieved from two 150mmØ production bores can be achieved as estimated at these locations and whether this is sustainable;

- b) The final location of the two additional production bores which may be present on the project site. The feasibility of these two bore locations needs to be determined with further geophysics and targeted test bore drilling which considers the Waitematā Sandstone Aquifer and the extensiveness of the fracture network associated with the Aquifer;
 - c) Any necessary additional step test followed by a constant rate pumping test at the maximum sustainable pumping rate for three days (or greater) to determine the instantaneous take rates and recharge conditions for each of the production bores proposed;
 - d) Confirmation, including bore log records, of all production bores installed at the site.
- 123) Subject to the suitability of the abstraction being confirmed via condition 120, Groundwater may be taken at any time of the year via the site production bores identified provided that the effects of such take will not result in an adverse level of effect in relation to drawdown of the aquifer. The net take volumes for the combined yield must not exceed 1,000 cubic metres per day.
- 124) The annual net take volume for the year ending 1 November must not exceed 365,0000 cubic metres.
- 125) A water measuring system must quantify the volume of water taken via each bore on a continuous basis. The system must have a reliable calibration and must be maintained to an accuracy of +/- 5 percent. Prior to exercising this consent, evidence from a suitably qualified person showing that the water measuring system is verified as accurate to +/- 5 percent must be provided to the Waikato Regional Council.
- 126) The Consent Holder must engage a suitably qualified person to undertake additional verification of the water measuring system accuracy:
- a) At the written request of Waikato Regional Council;
 - b) At a frequency of no less than five yearly from the date of the first verification required by condition 5;
 - c) Evidence documenting each additional verification must be forwarded to Waikato Regional Council within one month of the verification being completed.
- 127) The Consent Holder must provide to Waikato Regional Council an as built plan of the water measuring system prior to the exercise of this consent.

Advice Note:

This can be a drawn diagram or photograph of the system set-up, and must include information on water meters, all pipe diameters, the length of straight pipe before and after any water meter, any filters, outlets or chemical injection points.

- 128) The Consent Holder must telemeter – via a telemetry system that is compatible with Waikato Regional Council's telemetry system standards and data protocols – continuous 15 minute values of net take volume. These data (in units of cubic metres) must be reported once daily to Waikato Regional Council via the telemetry system and there must be 96 values per daily report. When no groundwater is being taken the data must specify the net take volume as zero.
- 129) Access to the bore to perform pumping tests, and for the measurement of static water levels and water quality sampling, must be provided to the staff and agents of the Waikato Regional Council at all times.

Wastewater

- 130) An onsite wastewater disposal system must be provided for the site by the Consent Holder in accordance with the Ormiston Domestic On-Site Wastewater Treatment & Land Disposal Assessment dated May 2025 and achieve compliance with the conditions as set out below.
- 131) The maximum volume of treated wastewater discharged on-site must not exceed 10,000 litres per day (10.0 cubic metres per day) as measured over any 24-hour period.
- 132) The key components of the wastewater treatment and land disposal system must be consistent with those described in the application and must comprise at least the following minimum, or additional, components, dimensions and standards:

Innoflow Technologies AX200 +AX40 two-stage recirculating textile packed bed reactor (rtPBR) system. The proposed wastewater treatment system comprises the following components.

Grease Trap

- 1 x 6,000 litre triple chamber grease trap is proposed to be installed at the staff kitchen.

Primary Treatment

- Septic Tank 1 x 25,000 litres (25m³)

Main Treatment System

- Pre-Anoxic Tank 1 x 25,000 litres (25m³)
- Recirculation Tank 1 x 10,000 litres (10m³)
- Advantex Textile Filters 2 x AX100 Pods (20m³)
- Recirculation Tank 1 x 10,000 litres (10m³)
- Advantex Textile Filters 2 x AX20 Pods (2.0m³)
- Treated Effluent Tank 1 x 10,000 litres (10m³)
- System Monitoring: Discharge Water Meter with Remote Monitoring Panel & Data Logger
- Treated effluent quality is to meet the following standards:
 - BOD₅ = <20 mg/L
 - Total Suspended Solids = < 30 mg/L

- 133) The Consent Holder must ensure that the quality of the treated effluent discharged to the ground complies with the following limits:
- a) The concentration of five-day Biochemical Oxygen Demand must not exceed 20 milligrams per litre (20mg/l BOD₅),
 - b) The concentration of Total Suspended Solids must not exceed 30 milligrams per litre (30mg/l TSS).

Advice Note :

All quality analyses must be undertaken by an IANZ-accredited or equivalent laboratory. All methods used must be appropriate for the analyses undertaken.

- 134) Treated effluent must be discharged into the ground via subsurface pressure compensating dripper irrigation at an area loading rate that does not exceed 3 millimetres per day (i.e. 3.0 litres per square metre) or the absorptive capacity of the soils, whichever is the lesser. The discharges must be uniformly distributed over the disposal system.
- 135) The Consent Holder must ensure that a reserve wastewater disposal area of not less than one hundred percent (100%) of the duty disposal area is available at all times. To this end, the Consent Holder must ensure that no permanent hard surface (for example, concrete) is placed over the reserve disposal area for the duration of this consent

- 136) The Consent Holder must ensure that there is a minimum vertical separation distance of at least 600 millimetres of unsaturated soil between the base of any disposal system and the groundwater table at all reasonable times. The term “at all reasonable times” implies that the specified vertical distance is maintained during the wettest months of the year immediately following a typical short-duration rainfall event (e.g. a 6-month return period event).
- 137) There must be no breakout (uncontrolled discharge) of wastewater onto the ground surface from any part of the wastewater treatment system or the disposal area that results in visible ponding of the wastewater on the ground surface and/or an overland discharge of wastewater.
- 138) Surface stormwater and stormwater runoff must be directed away from the wastewater treatment system and disposal area, as extensively as practicable. The treatment system must be maintained in as watertight a condition as practicable to prevent the ingress of stormwater or groundwater into the system.
- 139) The Consent Holder must ensure that there is no activity undertaken on top of the disposal area that may cause damage to the disposal system (e.g. stock grazing, deep-rooting trees or car parking, etc.).
- 140) The Consent Holder must ensure that the wastewater disposal area is fenced. The Consent Holder must maintain signs at the disposal area which include the words ‘warning-health risk’, along with ‘sewage treatment area’.
- 141) The Consent Holder must maintain a sign at the entrance to the Wastewater Treatment Plant which provides the appropriate contact telephone numbers in the event of an emergency, complaint or enquiry. The sign must also include the words ‘warning-health risk’, along with ‘sewage treatment area’.
- 142) Within one month of the completion of the installation of the new wastewater treatment system and the new disposal system, the Consent Holder must submit to the Waikato Regional Council the following:
- a) An ‘as-built’ plan of the treatment and disposal system; and
 - b) Verification from the installer of the system that it has been installed in accordance with the information submitted in support of the application and best practice.
- 143) Within one month of commissioning of the new wastewater treatment system, the Consent Holder must provide to Waikato Regional Council evidence that a maintenance contract or maintenance programme for the system exists, and which is to be applied for the duration of the consent.
- 144) Within 12 months of the commencement of operations on the site, the Consent Holder must provide a Wastewater Management Plan for the site to manage any discharges from the wastewater system and confirm its operational aspects, which has been prepared by a suitably qualified person(s) to Waikato Regional Council for certification acting in a technical capacity. The wastewater Management Plan must address the following matters as a minimum:
- a) An inspection programme designed to verify the correct functioning of all components of the wastewater treatment system; and
 - b) A schedule or checklist of maintenance requirements for all reticulation, pump chambers and the wastewater treatment and disposal system. The maintenance requirements must also specify that the systems must be maintained on a minimum six-monthly frequency; and
 - c) A copy of the names of the appropriate contact people in the event of system

malfunction, including contact telephone numbers; and,

d) Monitoring and reporting requirements, and

e) A contingency plan for action to be taken in the event of wastewater breakout from the treatment system and/or disposal areas.

Any notification of any changes made to it must be provided to the Waikato Regional Council for certification acting in a technical capacity.

- 145) The wastewater scheme must be operated, maintained and managed by appropriately experienced personnel in accordance with the Management Plan pursuant to condition 144 of this consent.
- 146) The discharge must not result in any objectionable effects from odour beyond the boundary of the subject property.
- 147) If an emission of odour occurs that has an objectionable or offensive effect, the Consent Holder must provide a written report to the Waikato Regional Council within five days of being notified of such by the Waikato Regional Council. The report must specify:
- a) the cause or likely cause of the event and any factors that influenced its severity;
 - b) the nature and timing of any measures implemented by the Consent Holder to avoid, remedy or mitigate any adverse effects; and
 - c) the steps to be taken in future to prevent the recurrence of similar events.

Advice Note:

For the purpose of this resource consent, the Waikato Regional Council will consider an odour effect that is objectionable or offensive to have occurred if any appropriately experienced officer of the Waikato Regional Council deems it so after having regard to:

- a) the frequency, intensity, duration, offensiveness and location of the odour; and/or
 - b) receipt of complaints from neighbours or the public;
 - c) or relevant written advice or a report from an Environmental Health Officer of a territorial authority or health authority.
- 148) The Consent Holder must ensure that a flow meter is available to record the quantity of wastewater discharged from the wastewater treatment system on a cumulative daily basis. The meter must have a reliable calibration to flow, which must be maintained to an accuracy of +/- 5%. The total flow discharged every day must be recorded. Access to the meter must be available to Waikato Regional Council staff at all reasonable times.
- 149) The Consent Holder must sample the treated effluent every six months within the months of November and May. This sample must be analysed for the following parameters:
- a) Biochemical Oxygen Demand (BOD5); and
 - b) Total Suspended Solids (TSS)

Monofill

- 150) The Consent Holder must ensure that leachate capture for the monofill sites is maintained on an ongoing basis and that any leachate is temporarily stored in tanks and then transported off-site by tanker truck for treatment.

Advice Note

Further treatment of the leachate onsite may require further consents to be obtained.

- 151) In order to reduce the volume of leachate produced, the Consent Holder must provide suitable written confirmation of design aspects as identified by the Earthtech Monofill monitoring Plan and Evaluation of Surface and Groundwater Effects dated 30 May 2025 has been appropriately implemented to limit rainfall or stormwater ingress into the two monofill sites for certification by Waikato Regional Council acting in a technical capacity.

- 152) The Consent Holder must ensure that monofill sites are appropriately managed to avoid the discharge of airborne particulate matter that is objectionable to the extent that it causes an adverse effect at or beyond the boundary of the site. Dust suppression of access roads to the disposal area, typically by water tanker, is also to be carried out regularly.
- 153) The Consent Holder must arrange for surface water sampling to be undertaken following significant rainfall events during the first year of operation by a suitably qualified person to demonstrate compliance against the following trigger values in the Table below, and be undertaken in accordance with the notes below.

Location	Frequency	Parameters	Laboratory Detection Limit	Trigger Value ¹
			(mg/l)	(mg/l)
Lowest sediment retention pond (SRP)	Following significant rainfall events	Ph		-
		Total Hardness		-
		Dissolved Total Organic Carbon ²		-
		EC		-
		COD		-
		Suspended Solids		-
		Dissolved boron		2.5
		Dissolved chromium		0.04
		Dissolved copper		0.0025 ²
		Dissolved nickel		0.017
		Dissolved zinc		0.031

¹ The trigger values are based on the ANZECC (2000) and ANZECC (2018) Default Guideline Values for 80% protection of freshwater species.

² Copper DGVs to be modified for DOC.

Notes

- All Sampling must be undertaken as grab samples at the locations specified as monitoring points in the application
- Samples must be held in laboratory-supplied containers
- Chain-of-custody documentation must be completed for all samples.
- Samples must be kept in cooler boxes (on ice) and dispatched to the laboratory within one day of collection.
- All sample analyses must be undertaken in accordance with "Standard Methods for the Examination of Water and Wastewater, APHA 2012" or the current acceptable equivalent method.

- 154) Should water flow from the subsoil drainage beneath the monofill sites become regular, then monitoring of water quality in these areas must be conducted in accordance with condition 151.

Advice note

The subsoil drains ensure that the liner subgrade is fully drained, and they also act as an early warning leak-detection system. The drains discharge by gravity to a monitoring manhole located near the low point of the monofill floor.

- 155) The Consent Holder must arrange for the annual sampling and analytical testing by suitably qualified person(s) of the leachate to be conducted for a full suite of parameters provided in the table below.

Leachate Quality Parameter	Units	Predicted Monofill Leachate Quality
pH	-	7.0 to 7.1
PFAS	µg/l	<0.1 to 0.700
Boron	mg/l	0.6 to 1.9
Chromium (Cr)	mg/l	<0.1 to 1.00
Copper (Cu)	mg/l	<0.1 to 0.3
Iron	mg/l	<0.1 to 0.5
Lead (Pb)	mg/l	<0.1 to 0.3
Manganese (Mn)	mg/l	0.1 to 2.0
Nickel (Ni)	mg/l	<0.1 to 0.4
Zinc (Zn)	mg/l	<0.1 to 2.8
Ethylene glycol	mg/l	<20
Chemical Oxygen Demand (COD)	mg/l	<1000

- 156) The Consent Holder must engage an independent groundwater specialist to undertake sampling and testing of biennial groundwater samples (from proposed groundwater monitoring bores which are to be established and used for groundwater monitoring). Groundwater sampling must demonstrate compliance with the following in the Table and must be undertaken in accordance with the notes below:

Location	Frequency	Parameters	Laboratory Detection Limit	Trigger Value ¹
			(mg/l)	(mg/l)
Bores MBA, MBB and MBC	Half-yearly (August and March month)	pH	-	-
		Total Hardness	mg/l (as CaCO ₃)	-
		Dissolved Total Organic Carbon	mg/l	-
		EC (Electrical Conductivity)	mS/m	-
		Dissolved boron	mg/l	2.5
		Dissolved chromium	mg/l	0.04
		Dissolved copper	mg/l	0.0025
		Dissolved nickel	mg/l	0.017
		Dissolved lead	mg/l	0.0094
		Dissolved zinc	mg/l	0.031
Bores MBA, MBB and MBC	Biennially	COD	mg/l	-
		Alk (Alkalinity)	mg/l (as CaCO ₃)	-
		Ammoniacal-Nitrogen	mg/l	2.18
		Sodium	mg/l	-
		Sulphate	mg/l	-
		Chloride	mg/l	-
		Reactive silica	mg/l	-
		Dissolved arsenic	mg/l	0.36
		Dissolved boron	mg/l	2.5
		Dissolved cadmium	mg/l	0.0008
		Dissolved chromium	mg/l	0.040
		Dissolved copper	mg/l	0.0025
		Dissolved lead	mg/l	0.0094
		Dissolved mercury	mg/l	0.001
		Dissolved zinc	mg/l	0.031
		PFAS	µg/l	tdb

¹ The trigger values are based on the ANZECC (2000) and ANZECC (2018) Default Guideline Values for 80% protection of freshwater species.

- The water level (static water level) will be measured from the top of the casing before each sampling occasion.
 - Samples will be collected with disposable groundwater bailers and placed in laboratory-supplied containers.
 - Before sampling, a minimum of three casing volumes of water will be removed from the borehole. Alternatively, temperature, conductivity (EC) and pH measurements will be monitored, and sampling undertaken once these parameters have stabilised.
 - Samples to be analysed for dissolved constituents will be field-filtered whenever practicable.
 - Chain-of-custody documentation must be completed for all samples.
 - Samples must be kept on ice (cooler bins) and dispatched to the laboratory within one day of collection.
 - All sample analyses will be undertaken in accordance with "Standard Methods for the Examination of Water and Wastewater, APHA 2012.
 - Sampling and testing of half-yearly groundwater samples is to be conducted by Green Steel staff on-site or own laboratory.
- 157) In the case of biennial groundwater monitoring data obtained via condition 154 differing by more than two standard deviations (2SD), then monitoring of the parameter in the particular bore must be changed to a sampling frequency as agreed with Waikato Regional Council.
- 158) If sampling results show the standards have been exceeded, the Consent Holder must, within one month, provide a brief report outlining relevant details to Waikato Regional Council and take all practicable measures to remedy the exceedance. The Consent Holder must repeat sampling as required by conditions to determine whether any trends can be determined from the sampling. All Sampling Results must be provided to the Waikato Regional Council upon request.
- 159) The Consent Holder must liaise with the Waikato Regional Council with a view to determining any reasonably practicable measures which should be taken to remedy or mitigate the adverse effects.
- 160) Reporting identified by condition 161 must provide a summary of the sampling associated with the monofill monitoring and any corrective actions taken to achieve compliance.

Reporting

- 161) The Consent Holder must compile an Annual Report for the activities authorised by this consent, and forward that report to the Waikato Regional Council by 1 November of each year, or such other date agreed to in writing by the Waikato Regional Council. As a minimum the report must:
- a) Analyse and summarise the results of monitoring undertaken, and records kept, in accordance with the conditions of this consent;
 - b) Provide a log of water use for the site including that abstracted from groundwater within the previous 12 months which also considers the effectiveness of the rainwater harvesting
 - c) Comment on compliance with all conditions of this consent;
 - d) Make recommendations in relation to monitoring programme changes, operational changes or other matters as appropriate, which are required to ensure compliance with the conditions of this consent;
 - e) Summarise and analyse any non-compliance or difficulties in achieving compliance with the conditions of this consent;
 - f) Comment on the performance and adequacy of the wastewater disposal system, including matters of compliance with conditions of this consent
 - g) Comment on any complaints received in relation to the discharges to air from the site;
 - h) Any works that have been undertaken to improve environmental performance or that

are proposed to be undertaken in the up-coming year to improve environmental performance in relation to the activities authorised by this consent.