

Your Comment on the Green Steel draft conditions and decision (if applicable)

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Ara Poutama Aotearoa, The Department of Corrections		
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Please provide your comments below, include additional pages as needed.

Date: 4 March 2026

To: The Expert Consenting Panel
From: Ara Poutama Aotearoa | Department of Corrections

Regarding project: Green Steel, to construct and operate a structural steel manufacturing plant
Fast-track reference: FTAA-2506-1074

Ara Poutama Aotearoa, the Department of Corrections (**Ara Poutama**) thanks the Expert Consenting Panel for its invitation issued on 26 February 2026 to provide comment on the draft resource consent conditions relating to the proposal by National Green Steel Limited (the **Applicant**) to construct and operate a structural steel manufacturing plant (the **Project**).

Ara Poutama acknowledges that various changes to the draft conditions requested in its comments on the substantive application were accepted by the Applicant and have been incorporated into the draft condition set that the Panel has now issued for comment.

Ara Poutama's comments on the Panel's draft conditions, included as Attachment A, identify some additional refinements that will better give effect to the Expert Consenting Panel's draft decision and/or improve the overall clarity of the draft conditions.

Yours faithfully



Sam Gifford
Manager, Resource Management and Land Management (Acting)

Attachment A:
Ara Poutama Comments on Green Steel draft conditions in response to Minute 18

Condition	Requested Change (Deletions shown crossed out , additions shown <u>underlined</u> .)	Reasons for Change
<p>Resource Consent for Activities under the Waikato District Plan – new conditions requested.</p>	<p>Add the following two conditions:</p> <p>X) <u>The 6m high noise mitigation bund located generally parallel to the Site’s western boundary, as shown on the Site Plan Fig PD3 (Earthtech Consulting Ltd), referenced in Healey Acoustic Consultants letter report, must be constructed prior to the commencement of operations of the Steel Plant.</u></p> <p>X) <u>The scrap processing area and shredder plant must be located as shown on the Site Plan Fig PD3 (Earthtech Consulting Ltd).</u></p>	<p>The Expert Panel’s draft decision at paragraph 472 states:</p> <p><i>The Panel considers that noise effects can be adequately managed, monitored and controlled by way of conditions. However, the Panel accepts the request by Corrections for the mitigation measures that were offered in response to their original noise concerns, to be clearly identified in conditions. These measures include the construction of a 6m bund adjacent to the Site’s western boundary and the relocation of the proposed shredder building within the Site. While the 6m bund is shown on the Site Plan (Fig PD3), it is not evident on the Landscape Strategy Plan (PBM, 21 May 2025). In order to ensure certainty and to avoid inconsistency, the Panel has included these conditions.</i></p> <p>The draft decision indicates the intention for these mitigation measures to be specified in the consent conditions as requested in the Department’s comments, however no such conditions have been included.</p> <p>While draft condition 68 requires the 6m high noise bund to be incorporated on the Landscape Plan, there is no condition requiring construction of the bund prior to operations commencing. There is also no condition specifically requiring the scrap processing area and shredder plant to be positioned at the location shown on Site Plan Fig PD3, as sought in the Department’s comments.</p> <p>The Department therefore requests the inclusion of these conditions or similar to provide certainty regarding the timing and implementation of these key mitigation measures.</p>

Condition	Requested Change (Deletions shown crossed out , additions shown <u>underlined</u> .)	Reasons for Change
<p>Resource Consent for Activities under the Waikato District Plan – condition 54.</p>	<p>54) <i>The Consent Holder must ensure that the operation of the site (excluding construction noise controlled by condition 53) is conducted to ensure that the following noise limits are not exceeded at any point within the notional boundary of any noise sensitive activity on another site:</i></p> <p>a) <i>50 dB LAeq, 7am to 7pm Monday to Sunday</i></p> <p>b) <i>45 dB LAeq, 7pm to 10pm every day; and</i></p> <p>c) <i>40 dB LAeq, and 65dB LAmax, 10pm to 7am.</i></p> <p><i>Advice Note:</i></p> <p><i>Notional boundary means a line 20 metres from any side of a building used for a noise sensitive activity, or the legal boundary where this is closer to the <u>dwelling building</u>.</i></p> <p><i>A noise sensitive activity means buildings used for residential activities, including boarding establishments, rest homes, retirement villages, papakainga housing development, inhouse aged care facilities, travellers' accommodation, and other buildings used for residential accommodation but excluding camping grounds, marae and marae complex, hospital, teaching areas and sleeping rooms in an education facility.</i></p> <p><i>With respect to the Spring Hill Corrections Facility only, a noise sensitive activity shall also include buildings used for <u>prisoner accommodation</u>, prisoner rehabilitation, prison visitors, and staff administration.</i></p> <p><i>Noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 Acoustics – Environmental noise.</i></p>	<p>The noise limits in draft condition 54 apply at the notional boundary of any noise sensitive activity on another site.</p> <p>Consistent with the definition of <i>notional boundary</i> in the Waikato District Plan – Operative in Part, the definition of <i>notional boundary</i> in the condition advice note should apply to any <i>building</i> used for a noise sensitive activity and not just a <i>dwelling</i>.</p> <p>The Department therefore requests amendment of the definition of <i>notional boundary</i> to avoid unintended consequences.</p> <p>The definition of <i>noise sensitive activity</i> in the condition advice note as it relates to Spring Hill Corrections Facility includes buildings used for <i>prisoner rehabilitation, prison visitors, and staff administration</i>, but does not include building used for <i>prisoner accommodation</i>. Prisoner accommodation is where prisoners spend a large proportion of their time including for sleeping. As such it is the most noise sensitive activity occurring on Spring Hill Corrections Facility site.</p> <p>The Department therefore requests that <i>prisoner accommodation</i> is included in the definition of <i>noise sensitive activity</i> to provide certainty.</p>
<p>Resource Consent for Activities under the Waikato District Plan – conditions 58 – 60.</p>	<p>58) <i>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 WDC. 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.</i></p> <p>59) <i>Noise monitoring must be undertaken:</i></p> <p>a) <i>as soon as the plant becomes operational; and</i></p>	<p>The Department supports the requirement in draft condition 59(a) for noise monitoring to be undertaken as soon as the plant becomes operational and in response to a verified noise complaint, and the requirement in draft condition 60 for remedial action to be undertaken where monitoring establishes the noise limits in condition 54 are not being met.</p>

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	<p><i>b) when directed in writing by the WDC, in response to a genuine and verified noise complaint and must include the following:</i></p> <p><i>Measurements must be taken at positions representative of the surrounding noise sensitive receivers unless otherwise directed by the WDC Team Leader - Monitoring. Monitoring results must be provided to the WDC within three weeks of the measurement being taken.</i></p> <p>60) In the event of noise complaints or a reported concern with excessive noise (as accepted in the opinion of a Noise Officer appointed by the WDC), 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, including wWhere noise monitoring undertaken in accordance with condition 58 and 59 establishes that the limits in condition 54 are not being met, the Consent Holder must undertake remedial action(s) to achieve compliance with the limits specified in condition 54, with further noise surveys monitoring undertaken to show that compliance has been achieved. Results of all surveys are to <u>monitoring must</u> be made available to the WDC upon request.</p>	<p>The Department however considers the first part of draft condition 60 unnecessarily duplicates the requirements of conditions 58 and 59 and therefore should be deleted. In addition, the Department considers other minor changes are needed to ensure clarity and consistency of language.</p>
<p>Authorisation for Monofill Activities – condition 13.</p>	<p>13) <i>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. Such measures must incorporate <u>include</u>:</i></p> <p>a) <u>a)</u> <i>Waste floc transported from the processing plant will be delivered to the monofill in a damp state to minimise dust emissions;</i></p> <p>b) <u>b)</u> <i>Material placed in the monofil will be compacted immediately, reducing the potential for airborne dispersion;</i></p> <p>c) <u>c)</u> <i>If necessary, additional water will be applied to the material within the monofil to prevent it from drying out;</i></p> <p><i>d) Additional mitigation measures, such as misting cannons and temporary screens, will be implemented as required to further control dust emissions;</i></p> <p><i>e) At the end of each day and when filling operations are not occurring, waste floc will be covered with at least 100 mm a <u>of</u> non-combustible soil and/or alternative cover as approved by WRC;</i></p> <p><i>f) If the surface of the monofill is not disturbed for more than three months it must be covered with at least 300 mm a <u>of</u> non-combustible soil;</i></p>	<p>The Department of Corrections supports inclusion of the monofill dust mitigation measures in condition 13. Minor amendments are needed to correct numbering and wording.</p>

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	<p>g) <i>If intermediate cover remains undisturbed for more than three months, or once final cover is placed, it will be vegetated or covered with hydroseed or mulch as soon as practicable (and subject to the setbacks distance detailed in the FMP).</i></p> <p>h) <i>Dust suppression of access roads to the disposal area, typically by water tanker, is to be carried out regularly.</i></p>	
<p>Authorisation for Earthworks and Overburden Placement – condition 7</p>	<p>7) <i>The Consent Holder must provide the WRC 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 to 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. The CMP must include at least the following:</i></p> <p>a) <i>Communications Plan including the details of the contractor and site representatives during the construction phase</i></p> <p>b) <i>Responsibility for supervising and reporting compliance with the Construction Management Plan</i></p> <p>c) <i>A construction methodology including construction and design details (including for the monofils and their construction quality assurance plan)</i></p> <p>d) <i>Site plans, including location of access routes, parking areas and laydown areas</i></p> <p>e) <i>Anticipated hours of work concerning the construction activities by phase of the project</i></p> <p>f) <i>Details of 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</i></p> <p>g) <i>An overview of the machinery to be used on site</i></p> <p>h) <i>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></p> <p>i) <i>Location of proposed works and structures</i></p>	<p>Condition 7(s) requires the Construction Management Plan to include a procedure for liaising with Enviro NZ to ensure the operation of Green Steel does not inhibit Enviro NZ's access along Hampton Downs Road to its landfill.</p> <p>Hampton Downs Road also provides access to Spring Hill Corrections Facility via Harness Road. Continued access to the prison is operationally critical to ensure the safe and effective operation of the prison.</p> <p>The Department therefore requests that condition 7(s) be amended to also require liaison with the Department to ensure the construction of Green Steel does not inhibit access to the prison.</p>

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	<p>j) A schedule of construction activities</p> <p>k) Timing of works and contingency plan</p> <p>l) Erosion and sediment control methodology with appropriate reference to the Earthworks Management and Erosion and Sediment Control Plan and Dust Management Plan for the site</p> <p>m) Proposed spill prevention and response measures</p> <p>n) Dewatering and bypass pumping methods</p> <p>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 any key erosion and sediment control structures</p> <p>p) Any need for temporary road closures or other restrictions surrounding the roading network</p> <p>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)</p> <p>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</p> <p>s) A procedure for liaising with Enviro NZ <u>and the Department of Corrections</u> to ensure the operation <u>construction</u> of Green Steel does not inhibit Enviro NZ's access along Hampton Downs Road to its <u>Enviro NZ's landfill and the Spring Hill Corrections Facility</u>; and</p> <p>t) Address the management of any discharges associated with the disturbance of acid sulphate soils in the event that they are encountered during earthworks. A plan mapping the extent of acid sulphate soils (if confirmed onsite) and an outline of the management approach to be undertaken, including any procedures to be adopted during construction, taking into account any relevant WRC Guidance Documents.</p> <p>The CMP must be certified in writing by the WRC, acting in a technical certification capacity, prior to any works authorised by this consent commencing. Council's 9 certification will be based on its assessment as to whether the CMP addresses the matters required by parts a) to t) above and</p>	

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	<p><i>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.</i></p>	
<p>Resource Consent for Activities under the Waikato District Plan – condition 18.</p>	<p>18) <i>The Consent Holder must provide the WDC Team Leader Monitoring 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 to 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. The CMP must include at least the following:</i></p> <ul style="list-style-type: none"> <i>a) Communications Plan including the details of the contractor and site representatives during the construction phase;</i> <i>b) Responsibility for supervising and reporting compliance with the CMP;</i> <i>c) A construction methodology including construction and design details:</i> <i>d) Site plans, including location of access routes, parking areas and laydown areas;</i> <i>e) Details of 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;</i> <i>f) Anticipated hours of work concerning the construction activities by phase of the project;</i> <i>g) An overview of the machinery to be used on site;</i> <i>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> <i>i) Location of proposed works and structures; 50</i> <i>j) A schedule of construction activities;</i> <i>k) Timing of works and contingency plan;</i> 	<p>Condition 18(r) requires the Construction Management Plan to include a procedure for liaising with Enviro NZ to ensure the operation of Green Steel does not inhibit Enviro NZ's access along Hampton Downs Road to its landfill.</p> <p>As above, the Department therefore requests that condition 18(r) also require liaison with the Department to ensure the construction of Green Steel does not inhibit access to Spring Hill Corrections Facility.</p>

Condition	Requested Change (Deletions shown crossed out , additions shown <u>underlined</u> .)	Reasons for Change
	<p>l) <i>Erosion and sediment control methodology with appropriate reference to the Earthworks Management and Erosion and Sediment Control Plan and Dust Management Plan for the site;</i></p> <p>m) <i>Proposed spill prevention and response measures;</i></p> <p>n) <i>Dewatering and bypass pumping methods;</i></p> <p>o) <i>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 any key erosion and sediment control structures;</i></p> <p>p) <i>Any need for temporary road closures or other restrictions surrounding the roading network;</i></p> <p>q) <i>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);</i></p> <p>r) <i>A procedure for liaising with Enviro NZ <u>and the Department of Corrections</u> to ensure the operation of Green Steel does not inhibit Enviro NZ's <u>access along Hampton Downs Road to its Enviro NZ's landfill and the Spring Hill Corrections Facility;</u> and</i></p> <p>s) <i>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.</i></p> <p><i>The CMP must be certified in writing by the WDC, acting in a technical certification capacity, prior to any works authorised by this consent commencing. The certification will be based on whether the CMP addresses the matters required by parts a) to s) 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.</i></p>	