

Mt Welcome Proposal – FTAA-2603-1181 – Review of specific controls in Management Plans against volunteered conditions

The Panel has undertaken a cross-check on the extent to which the standards / specifications in Management Plans (MPs) are contained within the draft conditions volunteered by the applicant.

The Table below provides a commentary against the standards / specifications made in each MP and how these are addressed (or not) within the draft conditions. *The contents of the first and second columns are a description drawn from the relevant MP.* Where there appears to be a gap or omission between the standards / specifications and the conditions (Version: Applicant’s response to Minute 5 – Clean Version – dated 31 July 2026), these are identified in the third and fourth columns.

NB: This analysis addresses the MP content relating to lizard management (**LMP**), archaeological management (**AMP**), contaminated site management (**CSMP**), earthworks and construction management (**ECMP**), stormwater management (**SWMP**), and fish management (**FMP**).

Specifications/standards included in volunteered conditions

REFERENCE	DESCRIPTION OF THE SPECIFCATION / STANDARD(S)	REVIEWER COMMENTS	
		SPECIFICATION / STANDARD(S) ADDRESSED IN CONDITION(S)	COMMENTS
LMP - Lizard Management Plan (Blueprint Ecology – Version: Final – Dated: 18 November 2025)			
Section 1.3 Key Principles Table 1	5. Lizard salvage, transfer and release must use the best available methodology <i>Summarise the salvage, transfer and release methodologies for terrestrial lizards and arboreal lizards which are more clearly set out in Sections 2.2 to 2.6 of the LMP</i>	Condition 1: Attachment 1: Plans & Management Plans Consent: District (Land Use) – Conditions 41 to 47, 49 and 50 41. Prior to commencement of works for each stage on Site, the Consent Holder must hold a pre-commencement meeting that: a. Is located on the Site; b. Is scheduled not less than 5 Working Days before the anticipated commencement of any works for that stage; c. Includes representation from the contractors who will undertake the work; d. Includes the Council Compliance and Monitoring officer(s); e. Includes the project ornithologist (if relevant for the stage); f. Includes the project herpetologist (if relevant for the stage); g. Includes the project archaeologist; and h. Includes the project geotechnical engineer. 42. The purpose of this meeting is to review and record condition of existing local assets and discuss the erosion and sediment control measures, earthworks methodologies, Archaeological Authority conditions, stormwater management, relevant management plans, timeframes for the work, and to ensure all parties are aware of and familiar with the necessary Conditions of this consent. 43. The following information must be made available by the Consent Holder at the pre-start meeting(s): a. Timeframes for key stages of the works authorised under this consent; b. Name and telephone number of the project manager and the Site owner for monitoring and communication purposes; c. Resource consent conditions; ... l. A copy of the Wildlife Approvals (Ref: xx) and associated LMP (if relevant to stage); m. A copy of the Wildlife Approval (Ref: xx) [sic]; and n. A copy of HNZPT Authority (no: 20xx/xxx) and associated AMP. An invite must be sent to all parties at least 10 working days in advance of the anticipated commencement of works. All information listed in this condition must be provided two (2) working days prior to the meeting. In the case that any of the	Consent: All District & Regional (In Accordance) – Condition 1 reference to Attachment 1for MP and includes LMP Key principle 5 – Table 1 Appropriately addressed through Condition 1 and Conditions 44 to 47, 49, and 50 Key principle 7 – Table 1 Add the requirement as noted below for three years of post-release monitoring should >20 lizards of any species be salvaged as a condition of consent within this series of conditions having a reference back to the LMP Key principle 8 – Table 1 There is a link between the commentary within principles 7 and 8 for potential additional time of post-release monitoring – refer above (principle 7) In addition, principle 8 states the reports will be provided to DOC, yet Condition 49 only refers to Council and Te Rūnanga o Toa Rangatira – DOC should be included as a reference in Condition 49
	7. Monitoring is required to evaluate the salvage operation <i>If >20 lizards of any species are salvaged post-release monitoring will be undertaken for three years</i>		
	8. Reporting is required to communicate outcomes of salvage operations and facilitate process improvements <i>Reporting of the outcomes of the lizard salvage will be provided to DOC. In addition, reporting of post-release monitoring will be provided annually for three years, if required</i>		
Section 3.2.2 Post Release Monitoring	<i>A post-release monitoring programme will only be required if >20 individual animals of any species are salvaged.</i> <i>Sets out the process by which the post-release monitoring programme will occur and the data that will be recorded</i>		This section of the LMP contains the detail pertaining to the commentary within principles 7 and 8 for potential additional time of post-release monitoring – refer above (principle 7) Suggestion for condition: <i>If more than 20 individual lizards of any species are salvaged a post-release monitoring and recording programme shall be undertaken for annually for three years following the date of post-release in accordance with the LMP.</i>

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		invited parties listed in this condition, other than the representative of the Consent Holder, does not attend this meeting, the Consent Holder will be deemed to have complied with this condition, provided the invitation requirement is met. 44. Lizard relocation should be undertaken in accordance with Wildlife Approval (Ref: xx). 45. Prior to vegetation clearance and earthworks commencing within the site, lizard salvage and relocation must be undertaken by the project herpetologist in accordance with the LMP prepared by Blueprint Ecology dated xx. 46. Prior to vegetation clearance and earthworks commencing, the project herpetologist must have a toolbox meeting with contractors to describe the process outlined in the LMP if any lizards are accidentally encountered during construction. 47. If any lizards are accidentally encountered during vegetation clearance and earthworks, works must cease immediately in that immediate area, and the project herpetologist must undertake the necessary lizard salvage and relocation in accordance with the LMP. 49. Within 20 working days of lizard relocation being completed, a completion report prepared by a SQEP with expertise in lizard relocation must be provided to Council and Te Rūnanga o Toa Rangatira to confirm that the lizard relocation was undertaken in accordance with the Wildlife Approval (Ref: xx). 50. The Consent Holder must provide confirmation to the Manager Resource Consents and Monitoring that the vegetation clearance works referred to in Conditions 47 to 50 [sic] have been overseen by a SQEP with expertise in arboriculture within 20 working days of vegetation clearance works being completed. Consent: District (Subdivision) – Condition 74 74. Prior to Approval under section 223 of the RMA, the Land Transfer Plan must show the following: The easements on the approved Subdivision Scheme Plan listed below must be created or reserved by the Consent Holder for the purpose specified and endorsed in a memorandum on the Land Transfer Plan(s): ... e. The following areas as shown on the Scheme Plan, must be protected by way of Conservation Covenants under s.77 of the Reserves Act 1977: ... v Lizard relocation area.	<i>a) A SQEP shall prepare a report on the data collected and provide it to DOC, Council, and Te Rūnanga o Toa Rangatira.</i>
AMP - Archaeological Management Plan (Heritage & Archaeology Services Ltd – Version: Final (Updated Version) – Dated: July 2026)			
Executive Summary & 1 Introduction 1.1 Purpose of Report	<i>This AMP will be updated, with the necessary approval, throughout the course of Mt Welcome Station Subdivision Development construction works in order to reflect changes associated with modification of changes to construction techniques, the natural environment as well as any archaeological issues which may arise. Any changes to this AMP will be discussed with the Pukerua Property Group LP, Iwi representatives and other stakeholders, and HNZPT</i>	Condition 1: Attachment 1: Plans & Management Plans Consent: District (Land Use) – Conditions 41 to 43 and 54 41. Refer to LMP above for condition 42. Refer to LMP above for condition 43. Refer to LMP above for condition 54. The Consent Holder must, at a minimum of 20 working days prior to commencement of bulk earthworks and on an ongoing basis for that activity, invite an iwi monitoring representative of Te Rūnanga o Toa Rangatira to undertake cultural Iwi and Kaitiaki Taonga Tuku iho monitoring of:	<i>It is noted that the revised conditions remove the prior references to the AMP in association with the HNZPT Authority and no longer make any reference to the AMP within the Regional: (Stream Works) conditions.</i> Consent: All District & Regional (In Accordance) – Condition 1 reference to Attachment 1 for MPs does not refer to the AMP (referring to the Archaeological Assessment), where condition 43(n) of the district consent refers to the AMP - AMP should be included as a reference in Condition 1

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		a. earthworks in areas where there is the potential to affect pre-1900 archaeological features. The details of such monitoring may be agreed as between the Consent Holder and Te Rūnanga o Toa Rangatira; and ...	Consent: District (Land Use) - There is a disconnect between MPs approved under Condition 1 (Attachment 1) and ‘certified MPs’ needing amendment / updating. The conditions need refinement so as all parties are advised on any changes to the AMP. Condition 12 facilitates amendment of ‘certified’ MPs only and as the AMP does not require initial certification and is not a MP listed in Condition 8 there is no scope for changes to the AMP. There needs to be provision for amendment to listed MPs in the attachment to Condition 1 as the MPs state amendment may be required and engagement with key stakeholders, including Iwi and HNZPT, is required when doing so, unless there is satisfaction that the HNZPT Authority appropriately addresses this
3 Roles & Responsibilities 3.1 Project Archaeologist	- To manage archaeological works carried out on site throughout the Construction Works project works in accordance with the Archaeological Management Plan (AMP) and the Archaeological Authority issued by HNZPT. - The Project Archaeologist (or their nominated assistant, if applicable) will provide pre-start induction briefings to contractors outlining the archaeological risks and their responsibilities under the Archaeological Authority. The onsite construction team will be briefed prior to the commencement of new earthworks on the nature and significance of archaeological sites in the area, and the archaeological investigation process. - To carry out a Level II building record of the cottage prior to and during demolition of this building (recorded archaeological site R26/885) and carry out archaeological monitoring of the foundation removal and site clearance work of the cottage grounds. - Archaeological monitoring of the subfloor and foundation removal / site clearance earthworks of the 1930s woolshed would also be carried out to find evidence of earlier building foundations, to confirm whether a previous (potential pre-1900) woolshed building was formerly located within this building’s extant footprint. - In the event of Māori archaeological material/remains being uncovered, the Project Archaeologist will notify the iwi representative(s) and any onsite Kaitiaki. the Authority Holder, HNZPT and the onsite Site Managers. The best course of action will be determined with these parties in accordance with the authority conditions and tikanga Māori protocols. The archaeologist is responsible for informing tāngata whenua, the NZ Police and HNZPT should human remains be discovered. - Within 20 working days of the completion of the onsite archaeological work for construction works, the Project Archaeologist will submit an interim report to HNZPT and update the NZAA ArchSite database, as typically required as a condition of the Archaeological Authority. - Within 12 months of the completion of the onsite archaeological work for Construction works, the Project Archaeologist will submit a final report to HNZPT. Should archaeological evidence be excavated, as a minimum standard this report shall contain: site plans; section drawings; an inventory of material recovered, including a catalogue of artefacts; location of where the material is currently held;		Consent: District (Land Use) - There is no specific condition addressing a requirement for compliance with the AMP except that Consent: All District & Regional (In Accordance) – Condition 1 references Attachment 1 but that does not refer to the AMP, only the assessment. Consider as above Condition 1 to reference the AMP or alternatively a specific condition within the main land use condition suite On-site briefings are appropriately addressed through Consent: District (Land Use) Conditions 41 to 43 Consent: District (Land Use) - The AMP under sub-sections 3.3 and 3.4, Section 4 - column two, and Sections 5 to 11 all set out and state specific responsibilities and undertakings required such that these could fall / be included as conditions of the land use consent (district). As opposed to listing the specific standards / mechanics / matters given the extent of these, the Consent: District (Land Use) could be amended to give clearer direction as to the conditions referenced in the AMP (i.e. Sections of the AMP), unless as noted above there is satisfaction that the HNZPT Authority appropriately addresses this Consent: District (Land Use) - The AMP under sub-sections 3.3 and 3.4, Section 4 -

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3.3 Authority Holder	and, analysis of recovered material in accordance with accepted archaeological practice as necessary		column two, and Sections 5 to 11. These all set out and state specific responsibilities and undertakings required such that these could fall / be included as conditions of the land use consent (district). As opposed to listing the specific standards / mechanics / matters given the extent of these, the Consent: District (Land Use) could be amended to give clearer direction as to the conditions referenced in the AMP (i.e. Sections of the AMP), unless as noted above there is satisfaction that the HNZPT Authority appropriately addresses this
	• Provide the Project Archaeologist with adequate notice (at least ten working days) of proposed earthworks on the project site and inform HNZPT of the intention to start work.		
	3.4 Project Managers, Consultants & Contractors		
4 Archaeological Risk Management	Table Two – column three (refer to AMP for specifics)		
5 to 11	Implementation Artefact & Find Management Timeframes & Archaeological Work Iwi Involvement Stand-down Periods Reporting Dispute Resolution Entire Sections (refer to AMP for specifics)		
CSMP - Contaminated Site Management Plan (PDP – Version: Rev 0 Final – Dated: 14 November 2025)			
2 Site Description & Background	To confirm the presence/absence of HAIL activities at the site and identified any associated contaminants within soils at the site, a DSI is to be undertaken. CSMP prepared in advance of the completion of DSI. Should the DSI identify contaminants in soil at concentrations not covered by CSMP (i.e. asbestos requiring Class B controls), the CSMP should be amended prior to onset of earthworks activities in the identified contaminated area.	Condition 1: Attachment 1: Plans & Management Plans Consent: District (Land Use) – Conditions 18, 40, 66, and 69 18. The SSECMP must include site specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from demolition and construction, and management of all works associated with this development (where they are not already managed by other management plans) as follows: Contact details of the appointed contractor or project manager (phone number, email, posted address); a. General outline of the construction programme for each stage; b. Applicable conditions relating to the management of construction matters; c. Programme of works and hours of operation; d. Relevant details for the management of dust on Site (as per the guidance of Appendix 4 of the Ministry for the Environment’s Good Practice Guide for Assessment and Managing Dust, 2016); and e. Details of the approach to be undertaken for the unloading and stockpiling of materials on Site (including any necessary reference to the CTMP). 40. At least 40 working days prior to the commencement of construction works on stages where potential HAIL sites are located in the Preliminary Site Investigation (PSI) in Condition 1, the Consent Holder must provide a Sampling and Analysis Quality Plan detailing the requirements of the Detailed Site Investigation (DSI) Report and asbestos surveys of the buildings in Lot 1 DP 534864. At least 20 working	Consent: All District & Regional (In Accordance) – Condition 1 refers to the CSMP and suggest that Condition 40 builds on the current (possible draft given the condition refers to the final) CSMP as the conditions only refer to the PSI. Consent: District (Land Use) – Condition 40 and Consent: Regional (Stormwater) – Condition 48 refer to a DSI prior to commencement of ‘construction works,’ whereas the CSMP refers to commencement of soil removal or earthworks. Note there is no definition of either term in Consent: All District & Regional (In Accordance) Condition 2. Suggestion for Conditions: Either include definition to address this or including something along the lines of, ‘At least 20 working days prior to the commencement of earthwork activities on stages... Consent: District (Land Use) – Conditions 40 and 69 and Consent: Regional (Stormwater) – Condition 48 do not refer to the requirement for site remediation such that
3 Future Reporting Requirements 3.1 DSI	A DSI is to be completed to investigate the potential sheep dip and halo soils around buildings at the site (limited to buildings constructed prior to 2000). The DSI is to be completed prior to the onset of soil removal works in these areas. Should the DSI identify contaminants in soil which pose a risk to human health or environmental receptors, remediation of the identified contaminated soils may be required. A preliminary proposed sampling plan has been appended.		

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3.2 Remediation, Validation Sampling & CSMP Updates		days prior to the commencement of construction works, the Consent Holder must submit the DSI Report and a final Contaminated Site Management Plan (CSMP) to the Manager, Resource Consents and Monitoring for certification by the Council in accordance with Condition 8. The CSMP must be prepared by a SQEP with expertise in contaminated site management. The DSI must detail the findings of onsite investigation works (including soil sampling and asbestos surveys) undertaken following the demolition of any existing buildings. The CSMP must outline procedures that must be followed for the disturbance, handling and disposal of soil. The DSI and CSMP must address the matters outlined in the Ministry for the Environment's Contaminated Land Management Guidelines (Revised 2021).	a RAP would be required, yet this is potentially signalled in Section 3.1 – consider whether a reference to a RAP required in Consent: District (Land Use) – Condition 40 and Consent: Regional (Stormwater) – Condition 48 or standalone condition , noting it would be as less of a requirement for the regional consent.
	Following the completion of the DSI, the following sections of the CSMP may require updating prior to finalisation; • Soil handling requirements including PPE and RPE. • Soil disposal requirements. • Soil re-use requirements. In addition, a site plan identifying the extent of the contaminated area will need to be attached to this CSMP. The Greater Wellington Regional Council shall be notified of any changes to the CSMP and provided with a copy of the revised CSMP prior to the onset of earthworks in identified contaminated areas as per timeframes stipulated in the consent. Validation sampling may be required following remedial works (if required) to demonstrate that all identified contaminated soils have been removed from the site. The requirement for validation sampling, including the location and frequency of validations samples, and production of a subsequent Site Validation Report (SVR) will be addressed in the DSI	66. The Consent Holder must maintain a complaints register that is to be made available to Council on request. The complaints register must record any complaints and require the following steps to be taken as soon as practicable... ... A complaints register maintained in accordance with this condition may be used to demonstrate compliance with the complaints-related requirements of the SSECMP and CNVMP conditions. 69. Within 20 working days of the completion of any remedial works required within each stage, a Site Validation Report (SVR) must be provided by the Consent Holder to Council. The SVR must be prepared by a Suitably Qualified and Experienced contaminated land professional in accordance with the Ministry for the Environment's Contaminated Land Management Guidelines (revised 2021). The SVR must include:	Consent: District (Land Use) – Condition 40 appropriately addresses the requirement to undertake a DSI & revise the CSMP. Consent: Regional (Stormwater) – Condition 48 appropriately addresses provision of a copy of CSMP to GWRC. Consent: District (Land Use) – Condition 69 appropriately addresses the requirement for an SVR in respect of any remedial works
5 Management Procedures	<i>This plan relates solely to potential soil contamination from HAIL activities associated with small scale farming and accidental discovery of contaminants within the Lower Terrace. Should impacts from other contaminants be discovered during works, a SQEP should assess the requirement for any additional investigation and/or management controls.</i>	a. A summary of the works undertaken, including the locations and dimensions of excavations and the volume of soil excavated; b. Conditions of the final Site contamination profile, including details and results of any validation testing undertaken (with a map of sampling locations and tabulated sampling results) and interpretation of the results in the context of the NES:CS; c. Details and results of any other contamination testing undertaken during the works (including any sampling undertaken on materials re-used on Site or imported to Site); d. Records/evidence of the appropriate disposal for any material removed from the Site; e. Records of any unexpected contamination encountered during the works and response actions, if applicable; f. Any on-going monitoring and/or management measures required to minimise risks to human health or the environment as a result of the final Site contamination profile; g. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and h. A statement certifying that all works have been carried out in accordance with the requirements of the DSI, CSMP and consent, otherwise providing details of relevant breaches and actions taken to rectify breaches, if applicable.	Although Consent: District (Land Use) – Condition 69 requires reporting of any unexpected contamination encountered, there is a need to ensure appropriate actions occur. Provision should be made for the accidental discovery of soil contamination in Consent: District (Land Use) – Condition 40, including in respect of advising GWRC.
6 Risk Assessment	<i>The risk assessment will be updated following completion of the DSI</i>		Consent: District (Land Use) – Condition 40 appropriately addresses the requirement to undertake a DSI & revise the CSMP.
9 Environmental Management Controls 9.1 Erosion and Sediment Control 9.2 Dust Suppression 9.3 Stockpile Management	<i>The Contractor shall be responsible for implementing measures to control site stormwater runoff so that no silt/sediment laden runoff is able to leave the site or enter adjacent waterways. Sediment control/runoff measures shall be designed and implemented in general accordance with the Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (2021). In summary the ESC measures will include: ...</i>		Consent: Regional (Land Use & Discharge) – Conditions 14 to 21 appropriately address the requirement to prepare an SSESCP and then implement, audit, monitor, and respond. More appropriately Condition 16 refers to the GWRC Guide.
	<i>The Contractor will be responsible for undertaking periodic inspections/maintenance of the ESC measures throughout the soil disturbance works.</i>		
	<i>Exposed earthwork areas shall be maintained to minimise the release of dust into the atmosphere, and appropriate measures to reduce the dust release to acceptable levels must be implemented as required...</i>		Dust suppression & stockpile management appropriately addressed through Consent: District (Land Use) – Conditions 18 and 40, Consent: Regional (Land Use & Discharge) – Condition 13 and Consent: Regional (Stormwater) – Condition 48
	<i>All stockpiles shall be located within the site boundary and monitored for dust generation. In addition, earth bunds shall be installed around stockpiles where</i>		

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	required to ensure sediment laden stormwater from the stockpile cannot enter stormwater. Stockpiling of contaminated material should be avoided where possible, if temporary stockpiling (of potential or confirmed contamination) is required then the stockpiles shall be managed... Any material removed during the works that is potentially or confirmed as contaminated shall be disposed of at a facility authorised indicated as appropriate by the SQEP to receive such material.	Consent: Regional (Land Use & Discharge) – Conditions 13 to 16 and 18 13. SSECMP must include site specific details relating to avoiding, remedying or mitigating adverse effects on the environment and neighbouring properties from demolition and construction, and management of earthworks associated with this development (where they are not already managed by other management plans) as follows: - Contact details of the appointed contractor or project manager (phone number, email, posted address); - General outline of the construction programme for each stage; - Applicable conditions relating to the management of construction matters; - Programme of works and hours of operation; - Relevant details for the management of dust on Site (as per the guidance of Appendix 4 of the Ministry for the Environment’s Good Practice Guide for Assessment and Managing Dust, 2016); and - Details of the approach to be undertaken for the unloading and stockpiling of materials on Site (including any necessary reference to the CTMP). 14. At least 20 working days prior to the commencement of each stage of earthworks, the Consent Holder must submit to the Manager for certification by GWRC a SSESCP, in accordance with Condition 3. The SSESCP must be prepared by a SQEP with expertise in earthworks management. The purpose of the SSESCP is to show what measures, procedures and methodologies must be put in place to manage the actual and potential erosion and sediment discharge related risks and effects. 15. The SSESCP must contain sufficient detail to address the following matters: - Specific erosion and sediment control works (location, dimensions, and capacity); - Supporting calculation and design drawings; - Catchment boundaries and contour information; - Details of construction methods; - Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks); - Details relating to the management of exposed areas (e.g. grassing or mulching); - Monitoring and maintenance requirements; - Details of the stormwater treatment device that must be utilised on Site including sizing calculations; and - Finalised erosion and sediment control drawings. 16. Within 10 working days following implementation and completion of the specific erosion and sediment controls required by the certified SSESCP and prior to commencement of the earthworks activities, a SQEP with expertise in earthworks management must provide written certification to the GWRC that the erosion and sediment control measures have been constructed in accordance with the approved plans and the GWRC’s Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021). Certification of the sediment and erosion structure(s) must contain sufficient detail to address the following matters:	
10 Soil Management Controls 10.2 Soil Disposal 10.4 Importation of Fill 10.5 Record Keeping	... As the primary land use of the site has historically been for pastoral purposes, it is likely that these soils are cleanfill. However, landfill facilities may require additional testing to confirm this hypothesis. It is recommended that preapproval be obtained for soil disposal prior to the onset of any soil disposal works Documentation showing the landfill acceptance of all soil at the site shall be provided to the SQEP along with disposal certificates/dockets. Imported material, shall be certified cleanfill, or shall be certified as suitable for the intended land use. Dockets confirming that imported hardfill has been sourced from a cleanfill supplier shall be provided to the SQEP and the Project Manager for site validation record purposes. The Contractor shall ensure that records are kept of all excavation, handling and disposal of soil at the site. This includes soil disposal dockets. Photographs and a detailed site plan showing the final extent and dimensions of the excavated areas, including after the removal of any identified contaminated soils is to be provided by the Contractor to the SQEP for verification and provided to the Project Manager for their records.		Consent: District (Land Use) – Condition 69 appropriately addresses the requirement to provide records of all excavation, handling and disposal of soil, including soil disposal dockets, and detailed site plan showing final extent / dimensions of excavated areas, including after the removal of any identified contaminated soils
11 Complaints Procedures	The Contractor shall have a procedure in place for recording and responding to any complaints resulting from the development operations. Contact details for the site supervisor shall be displayed on the noticeboard at the entrance of the site. The Contractor shall advise the SQEP of any soil disturbance complaints received and the SQEP shall provide technical advice to the Contractor on how to respond.		Consent: District (Land Use) – Condition 23 appropriately addresses the requirement for a complaints procedure related to construction / earthworks
12 Unexpected Discovery Protocols	Whenever actual or potential unexpected conditions or discharges occur, or are identified, the Contractor shall immediately cease works in that area and inform the Project Manager and the SQEP. The SQEP will provide advice on interim controls to be implemented and shall inspect the site at the earliest opportunity to assess the situation and provide further direction to the Contractor...		Although Consent: District (Land Use) – Condition 69 requires reporting of any unexpected contamination encountered, there is a need to ensure appropriate actions occur. As noted above provision should be made for the accidental discovery of soil contamination or unexpected discharges occur in Consent: District (Land Use) – Condition 40, including in respect of advising GWRC.

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		a. Details on the contributing catchment area; b. Retention volume of structure (dead storage and live storage measured to the top of the primary spillway); c. Dimensions and shape of structure; and d. Position of inlets/outlets. 18. During works authorised by this consent, and until the site has been permanently stabilised, the Consent Holder must have the site and erosion and sediment control measures audited by a SQEP with expertise in earthworks management. The audits must identify whether all erosion and sediment controls have been installed, operated and maintained in accordance with the SSESCP and Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021) and identify any steps or measures required to ensure compliance is achieved. The audits required by this condition must be undertaken: a. on a minimum of a weekly basis (unless a reduced frequency is approved in writing by the Manager); and b. as soon as practicable and within 24 hours after a rainfall event greater than 7mm in 1 hour, or 20mm in 24 hours. Each audit must be recorded in writing and submitted to the Manager within 2 working days of completing the audit, unless an alternative timeframe is approved by the Manager. Consent: Regional (Stormwater) – Condition 48 48. At least 20 working days prior to the commencement of construction works on stages where potential HAIL sites are located in the Preliminary Site Investigation (PSI), the Consent Holder must provide a Detailed Site Investigation (DSI) Report, as well as submit a final Contaminated Site Management Plan (CSMP) as certified by PCC to the Manager. The DSI must detail the findings of onsite investigation works (including soil sampling) undertaken following the demolition of any existing buildings. The CSMP must outline procedures that must be followed for the disturbance, handling and disposal of soil. The DSI and CSMP must address the matters outlined in the Ministry for the Environment's Contaminated Land Management Guidelines (Revised 2021).	
DECMP – Draft Earthworks and Construction Management Plan (<i>Envelope Engineering Ltd – Version: Final – Dated: 7 August 2026</i>)			
SSECMP – Stage-Specific Earthworks and Construction Management Plan			
1 Introduction 1.2 Site Wide MPs	Two further site-wide plans sit beneath this DECMP and are to be prepared in accordance with it: - Chemical Treatment Management Plan / Flocculation Management Plan – prepared as a site-wide plan setting out the principles to be implemented where chemical treatment is proposed, for adoption into each stage-specific plan. - Stream Works Construction Management Plan – prepared as a site-wide plan setting out the principles to be implemented where stream works are proposed within a stage... ...All three are to be submitted to GWRC for certification prior to any works commencing on site and the stage specific plan certification	Condition 1: Attachment 1: Plans & Management Plans Consent: District (Land Use) – Conditions 7, 8, 11 to 13, 15 to 23, 43, 55 to 60, 65, and 66 7. Management plans may be submitted by the Consent Holder in parts or in stages to address particular activities or to reflect the staged implementation of the project. Management plans submitted by the Consent Holder for certification by the Council must clearly show the integration of activities and their management with adjacent stages and interrelated activities.	Consent: All District & Regional (In Accordance) – Condition 1 refers to the ECMP. Certification required - no current SSECMP, although an ECMP provided and comments related to the ECMP relevant to these conditions. Consent: Regional (Land Use) – Conditions 23 to 29, 59, and 60 appropriately addresses the requirement in relation to a SSCTMP and

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1.3 Stage Specific Plans	A single stage-specific plan is required for each stage of earthworks: the SSESCP. It will be developed in accordance with the certified site-wide management plans detailed above. Each SSESCP will refine the erosion and sediment controls and construction methodology for the stage it covers, but will not depart from the principles, monitoring and reporting requirements established by the site-wide plans. No earthworks will commence within a stage until the SSESCP for that stage has been certified by GWRC.	8. Management plans required under the following conditions must be submitted by the Consent Holder to Council in electronic copy form for certification by the Council that the management plan(s) meet the objectives specified and contain adequate detail to achieve the relevant conditions of the consent to which each plan relates: ... a. SSECMP 11. The Consent Holder must implement the certified management plan(s), and all works must be carried out in accordance with the certified management plan(s). 12. The Consent Holder may amend a certified management plan(s) to provide updated information or reflect changes in design, construction methods or the management of effects. Any material change must be consistent with the objective of the relevant management plan and the requirements of the relevant conditions of this consent and must be submitted by the Consent Holder to Council for certification. Minor alterations to plans or management plans listed in Condition 8 must be submitted by the Consent Holder for information, without the need for recertification, unless the Council advises within 5 working days that recertification is necessary, providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed. 13. Refer to CSMP above for condition. 15. Refer to CSMP above for condition. 16. Refer to CSMP above for condition. 17. The objective of the SSECMP is to: a. Identify the Best Practicable Option (within the limits set under the conditions of consent) and define the procedures to ensure adverse effects associated with construction activities are minimised; and b. Inform the duration, frequency and timing of works to manage disruption. 18. Refer to CSMP above for condition. 19. At least 20 working days prior to the commencement of each stage of earthworks, the Consent Holder must submit to the Manager, Resource Consents and Monitoring, for certification by the Council, a Stage-Specific Erosion and Sediment Control Plan (SSESCP) in accordance with Condition 8. The SSESCP must be prepared by a SQEP with expertise in earthworks management. The objective of the SSESCP is to reduce the rate of erosion and minimise the amount of sediment discharged from bare earth surfaces, while providing practical measures to reduce the total amount of sediment leaving the site. 20. The SSESCP must contain sufficient detail to address the following matters: a. Compliance with Geotechnical and Earthworks During Works Conditions 48 – 62; b. Specific erosion and sediment control works (location, dimensions, and capacity); c. Supporting calculation and design drawings; d. Catchment boundaries and contour information; e. Details of construction methods;	SCMP – both require certification process GWRC Consent: District (Land Use) – Conditions 8, 15, 19 to 21, 43, 56, and 57 and Consent: Regional (All) – Conditions 3 and 10 appropriately addresses the requirement in relation to a SSESCP – requires certification process PCC & GWRC
5 Communication & Complaints Procedure	The following communication and complaints procedure shall be in place for all complaints received for the site. Complaints may be referred to the Project Manager by PCC, GWRC, or members of the public. It is the responsibility of the Project Manager to respond to and manage all complaints in accordance with the resource consent conditions Sub-sections 5.1 and 5.2 address the initial actions to be undertaken on receipt of a complaint and follow-up actions		Consent: District (Land Use) – Condition 66 appropriately addresses the requirement in relation to complaints register and procedure
7 Construction Hours	Lists proposed hours for construction and that works outside of these hours may be required to complete certain construction tasks. However, these will require prior approval from PCC prior to commencement. Complaints around work undertaken outside of these hours will be dealt with under the complaints process outlined in Section 5.		Consent: District (Land Use) – Conditions 18 (SSECMP), 23 (CTMP), 25 (CNVMP) and 65 (SSECMP) and Consent: Regional (Land Use & Discharge) – Condition 13 (SSECMP) and appropriately addresses the requirement in relation to construction hours – all the MPs require certification process PCC & GWRC and complaints are addressed above
8 Earthworks 8.3 EW Staging	Stages have been designed to progressively allow the civil stages to be developed and carried out in an earthworks season. Prior to the commencement of each stage of earthworks a SSESCP will be submitted to GWRC for certification in accordance with the resource consent conditions and the site wide management plans...		Consent: Regional (All) – Conditions 3 and 10 and (Land Use & Discharge) – Conditions 14 to 20, and 30 to 33 appropriately address the requirement for a SSESCP - require certification process GWRC
8.5 PSI	A DSI should be undertaken for these areas, accompanied by a Site-Specific Soil Management Plan to guide handling, removal, and disposal of any contaminated material. 8.5.2 Initial Erosion & Sediment Control Site Preparation Works Before the commencement of topsoil stripping or bulk earthworks for a particular stage, all required erosion and sediment controls will be installed by the contractor, with the exception of the SRP's as detailed in the methodology below. The contractor will arrange an inspection with PCC, GWRC and the Engineer to inspect the devices prior to commencement of earthworks. As-builts and checklists will be provided to GWRC prior to commissioning of any device		Refer to CSMP above for relevant conditions – appropriately addressed, with checks per the CSMP comments
10 Erosion & Sediment Control 10.3 Control of Sediment & Debris on Public Roads	The site entrances shall utilise stabilized construction entrances in accordance with GWRC's compliance document – Erosion and Sediment Control Guideline for Land Disturbing Activities in the Wellington Region. The effectiveness of these will be monitored during construction and where these are not functioning correctly, other options such as wheel washes can be implemented. For Stage 1, the NZTA Erosion and Sediment Control Guidelines for State Highway Infrastructure should be referenced in conjunction with the regional requirements, given the direct interface with SH59. Where sediment or debris is tracked onto the roadway, street sweepers or water trucks will be used to clean the affected areas, in accordance with the approved site-specific CTMP.		Consent: District (Land Use) – Conditions 55, 56, and 60 and Consent: Regional (Land Use & Discharge) – Conditions 14 to 20 appropriately address the control of sediment and debris through the requirement for a SSESCP - require certification process Consent: District (Land Use) – Conditions 22, 23 and 60 appropriately addresses construction traffic, including in relation to the SH protection measures for egress points through a CTMP – certification process PCC

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10.8 Site Stabilisation 10.10 Sizing of Sediment Controls, DEBS & SRP 10.11 Maintenance of ESC Devices 10.12 Site Audits 10.13 Exceedances & Failures 10.14 Chemical Flocculant	The contractor is responsible for ensuring that any material deposited on public roads as a result of construction activities is removed promptly and that no sediment-laden runoff enters the stormwater system.	f. Timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks);	required, and damage to roads and footpaths, etc
	The standard of compaction and the method of determination will be set out in NZS 4431 and NZS 4402, or as otherwise specified by the Geotechnical Engineer. The Contractor will arrange regular control tests to confirm adequate compaction has been achieved wherever fill is placed. On completion of subgrade formation, the Geotechnical Engineer will inspect the area for shape, grade, strength and uniformity.	g. Details relating to the management of exposed areas (e.g. grassing or mulching);	Consent: District (Subdivision) – Condition 95 appropriately addresses compaction standards and requires an earthworks completion report covering any civil works and a certificate stating suitability of earthworks
	The SRPs have been sized in accordance with the GWRC guidelines. The catchment area for each SRP is calculated using 2% or 3% of the earthworks area depending on the total earthworks slope and longest catchment length. DEBs will be used where it is not possible to direct the flow to an SRP, or the catchment area is sufficiently small that the use of one is justified. The DEBs have been sized in accordance with the GWRC guidelines. The catchment area for each DEB is calculated using 2% or 3% of the earthworks area depending on the total earthworks slope and longest catchment length. Final device layouts, decant and spillway locations, catchment boundaries and areas, storage volumes and sizing calculations will be confirmed in the SSESCP for each stage and submitted to GWRC for certification prior to the commencement of that stage.	h. Monitoring and maintenance requirements;	
	The Engineer will inspect ESC devices and certify that they have been correctly installed prior to the commencement of bulk earthworks. GWRC and PCC will be invited to attend inspections of the ESC devices, prior to earthworks commencing on site. The contractor will be responsible for completion of as-built information for SRPs and DEBs as well as preparation of checklists as required.	i. Details of the stormwater treatment device that will be utilised on Site including sizing calculations; and	Consent: District (Land Use) – Conditions 19 to 21 appropriately addresses information requirements for erosion and sediment control to be set out in the SSESCP – certification process PCC required and written certification required from the SQEP prior to works commencing that ESCP measures are constructed in accordance with the SSESCP and the details required when doing so
		j. Finalised erosion and sediment control drawings.	
	The Contractor will be responsible for undertaking weekly site inspections. These will be undertaken by an experienced practitioner. The site audits will be sent to the Compliance Officer for GWRC where requested.	21. Within 10 working days following implementation and completion of the specific erosion and sediment controls required by the certified SSESCP and prior to commencement of the earthworks activities, the Consent Holder must provide written certification from a SQEP with expertise in earthworks management to the Council that the erosion and sediment control measures have been constructed in accordance with the certified SSECSP (Condition 19), and the GWRC’s Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021). Certification of the sediment and erosion structure(s) must contain sufficient detail to address the following matters:	
		a. Details on the contributing catchment area;	
	Rainfall trigger levels and requirements are suggested to be greater than 7 mm in one hour or 20 mm in 24 hours as measured at the nearest monitoring site. Upon these specified levels being triggered, the Contractor (or their representative) shall...	b. Retention volume of structure (dead storage and live storage measured to the top of the primary spillway);	Consent: Regional (Land Use & Discharge) – Conditions 17 and 18 appropriately address the requirement for site audits and Condition 18 specifically sets a requirement per the rainfall trigger
		c. Dimensions and shape of structure; and	
	The Chemical Treatment Management Plan or Flocculation Management Plan is a site-wide management plan prepared in accordance with this DECMP and submitted to GWRC for certification prior to any works commencing on site. It sets out the principles for chemical treatment across the site, which are applied to the devices within each stage through the SSESCP for that stage. Before earthworks commence, the contractor will engage a suitably qualified and experienced person (SQEP) to carry out bench testing of soil samples from the site. Testing is to be completed early enough to inform the CTMP. Where testing shows that adequate treatment is achievable without chemical flocculant, the contractor may proceed on that basis, with monitoring of the devices carried out weekly. Bench testing is to be repeated where the materials encountered in a later stage differ from those tested, and chemical treatment introduced if required. Where testing shows that chemical treatment is required, treatment will be carried out in accordance with the certified CTMP. Flocculation would likely involve flocculation sheds on the larger SRP devices and floc socks on smaller devices such as DEBs. The CTMP must include as a minimum: Specific design details of the chemical treatment dosing system, based on a rainfall activated methodology for the decanting earth bunds (DEBs) or sediment retention ponds (SRPs).	d. Position of inlets/outlets.	Consent: Regional (Land Use & Discharge) – Conditions 23 to 28 appropriately address the requirement for bench testing and chemical treatment through a SSCTMP - certification process GWRC required
		22. At least 20 working days prior to works commencing, the Consent Holder must submit a final Construction Traffic Management Plan (CTMP) for certification by Council in accordance with Condition 8. The CTMP must be prepared by a SQEP with expertise in traffic management. The objective of the CTMP is to ensure that activities on the surrounding road network operate safely and efficiently for all road users during demolition, earthworks, and construction. The Consent Holder must consult NZTA during the preparation of the final CTMP for all works within the state highway road corridor. The Consent Holder must include a copy of any input provided from NZTA to Council.	
		23. The CTMP must include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from demolition, earthworks, construction and management of all works associated with this development, and set out procedures to be followed which ensure compliance with the conditions of consent, as follows:	Consent: Regional (Land Use & Discharge) – Condition 29 appropriately addresses the requirement for flocculation monitoring reports to GWRC
		a. Contact details of the appointed contractor or project manager (phone number, email, postal address);	
		b. General outline of the construction programme for each stage;	
		c. Details of Site access / egress for the relevant stage of construction and any limitations on truck movements. All egress points must be positioned to achieve appropriate sight distances;	
		d. Plans showing the location of any site offices, workers facilities, and worker car parking required during the relevant stage of construction;	
		e. An overview of measures that will be adopted to prevent unauthorised public access during the construction period;	

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	- Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet). - Details of optimum dosage (including assumptions). - Results of initial chemical treatment trial. - A spill contingency plan. - Details of the person or bodies that are responsible for long-term operation and maintenance of the chemical treatment system and the organisational structure that will support this system. The SSESCP for each stage will identify which devices in that stage are to be chemically treated, confirm the dosage for the materials in that stage, and show the dosing equipment and chemical storage on the ESCP. Discharges from chemically treated devices are subject to the pH trigger set out in the Exceedances and Failures section of this plan.	f. Construction dates, hours of operation and any restrictions on Site access at certain times; g. Temporary protection measures to be installed to minimise any damage to public roads, footpaths, berms, kerbs, reserves or other public assets as a result of demolition, earthworks, and construction activities; h. Provision for maintaining safe active mode movements on the Ara Harakeke in the vicinity of the new roundabout when this is under construction; and i. Identification of haulage routes for both large trucks and any over-sized vehicles. 43. Refer to LMP above for condition. 55. The Consent Holder must ensure that there is no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the Site. In the event that such deposition does occur, it must immediately be removed. In no instance may roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses and / or receiving waters. 56. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the SSECMP and SSESCP must be maintained by the Consent Holder throughout the duration of the earthworks activity, or until the Site is permanently stabilised against erosion. A record of any maintenance work must be kept by the Consent Holder and be supplied to Council on request. 57. The Consent Holder must provide notice to the Council at least two (2) Working Days prior to the removal of any erosion and sediment control works specifically required by the SSESCP (Condition 19). 58. Upon completion of earthworks on the Site, the Consent Holder must ensure that all areas of bare earth are permanently stabilised against erosion in accordance with GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021).	
11 Water Monitoring	For water monitoring, turbidity will be continuously measured at the downstream monitoring points (SW01, SW02, and SW03) for the duration of the works, in accordance with the PDP Water Quality Assessment. This monitoring will confirm that the measures outlined in this ECMP are being correctly implemented and are effectively minimising sediment runoff. The three monitoring locations will also be shown on the Erosion and Sediment Control Plans for each stage and on the site plan held on site. Safe, all-weather access to each monitoring location will be established and maintained for the duration of the works		
12 Winter Works	Winter earthworks are not anticipated. However, should they be required to complete the works, a Winter Earthworks Application will be submitted to GWRC for approval. The application will detail the proposed construction methodology and outline the additional erosion and sediment control measures to be implemented during the winter works period, in accordance with the GWRC Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region. To minimise construction-related risks, it is proposed that no more than 3,000m² of unstabilised surface will be open at any one time during the winter period... All erosion and sediment controls for the relevant catchment must be fully installed, commissioned, and operating effectively prior to any winter works commencing.		Consent: Regional (Land Use & Discharge) – Conditions 30 to 33 appropriately address the matters as described for winter works
13 SH Works	All works within or directly adjoining State Highway 59 must be undertaken in accordance with NZ Transport Agency (Waka Kotahi) environmental and safety management requirements, including the following reference documents: - NZTA – Erosion and Sediment Control Guidelines for State Highway Infrastructure - NZTA – Erosion and Sediment Control Field Guide for Contractors - NZTA – Minimum Requirements for Environmental Management Plans	59. All earthworks must be managed by the Consent Holder to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the Site to either land or the stormwater drainage network. In the event that a discharge occurs, works must cease immediately, and the discharge mitigated and / or rectified. These mitigation and rectification works must be undertaken under the direction of a SQEP with expertise in earthworks management, who must provide written confirmation to the Council that the nature and extent of works undertaken is appropriate within 20 working days of the mitigation and remediation works being completed.	Consent: Regional (Land Use & Discharge) – Conditions 14 and 15 requiring the SSESCP for GWRC certification does not refer to these specific measures adjoining the state highway. Provision should be made for the specific SH measures in the SSESCP in Consent: Regional (Land Use & Discharge) – Condition 15 to include NZTA's requirements
14 Stream Control Works 14.1 Adjacent to Waterways 14.2 Diversion Works	The are various works proposed adjacent to the waterways on site. Due to the proximity of these works to adjacent stormwater channels, it is important to have a well-established sequence of construction for these works... Several stream diversions will be required as part of the construction works... For smaller areas of diversion and connection, it may be more appropriate to use other methods such as coffer dams with pumping. The contractor will be responsible for preparing specific details for these diversions as part of a Stream Diversion Plan, which could form part of the Contractor's Earthworks and Construction Management Plan. This will require review from the Project Ecologist.	60. Any damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity (including rock-breaking) must be repaired and restored by the Consent Holder to the original condition of the asset as established during pre-construction meeting (Condition 37). The costs of rectifying such damage and restoring the assets to their original condition must be met by the Consent Holder. 61. All machinery associated with the earthworks activity must be operated by the Consent Holder in a way which ensures that spillages of hazardous substances such	Consent: Regional (Wetland & Stream Works) – Condition 59 requiring the SCMP for GWRC certification requires details on all erosion and sediment controls to minimise increased sedimentation in the tributaries and wetlands, but the permanent outfall structures are not referenced in the conditions, however these may be addressed through detail design/stormwater conditions adequately. Determine that Regional

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14.3 Stormwater Drainage & Outfalls	<i>Within the site the construction will be managed by the ESCP provisions described herein. Additional measures will be required to accommodate the specific requirements of the permanent outfall structures</i>	as fuel, oil, grout, concrete products and any other contaminants are prevented from entering a water body.	(Wetland & Stream Works) – Condition 59 or other appropriate condition(s) address the requirement for information pertaining to any permanent outfall structures.
15 Dewatering 15.1 Methodology 15.2 Monitoring	<i>Dewatering guidelines are provided in the GWRC compliance document – Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region.</i> <i>During the Bulk Earthworks stage, when associated ESCP devices are installed, any dewatering required to be undertaken would typically discharge into the devices provided or into diversion channels or bunds that will ultimately convey the water to a treatment device.</i> <i>Once the earthworks have been completed and Civil or Building construction is undertaken, dewatering will require management as set out below...</i> <i>... Monitoring of the discharge will be undertaken to ensure the pumped discharge always meets the required discharge standards.</i>	62. During earthworks (including where rock-breaking is undertaken), all necessary action must be taken by the Consent Holder to minimise dust generation and sufficient water must be available and used where needed to dampen exposed soil, and / or other dust suppressing measures must be available to minimise dust formation and discharge beyond the Site boundaries. 63. Except as otherwise provided for in the CNVMP, noise arising from construction work activities on the Site must not exceed the noise limits specified in the District Plan. Noise from construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise. 64. The Consent Holder must undertake noise and vibration monitoring during the first use of high noise and high vibration causing construction activities (e.g. excavators operating within 35m of a dwelling or compactors operating within 20m of a building) in each stage of construction, and in response to any subsequent reasonable complaint being received. Monitoring must be undertaken by a SQEP with expertise in acoustics and results must be made available to PCC upon written request. 65. The hours for earthworks and operation of heavy earthworks equipment must be restricted to those certified within the SSECMP (Condition 16). The time restrictions do not apply to low noise creating activities (such as pre-start meetings, set up, pack down, etc) which may occur outside of these hours providing the works comply with the CNVMP. 66. Refer to CSMP above for condition.	Consent: Regional (Wetland & Stream Works) – Condition 59 requiring the SCMP for GWRC certification requires details on measures to prevent adverse effects on fish and fish passage during the works, including during dewatering and stream diversions. Dewatering does not appear to be covered the extent set out in Section 15. Determine that Regional (Wetland & Stream Works) – Condition 59 and other condition(s) address the measures pertaining to dewatering.
20 Monitoring & Compliance	<i>A copy of the ECMP, together with the certified Chemical Treatment Management Plan, the certified Streamworks Construction Management Plan and the certified Stage Specific Management Plan for the stage currently under construction, shall be kept on site at all times. Compliance with those plans shall be reviewed by the Engineer on a regular basis, with non-conformances recorded in a register.</i> <i>Prior to the commencement of each stage of earthworks, the SSESCP for that stage shall be prepared and submitted to GWRC for certification.</i> <i>Should significant changes be required, the plan shall be revised, reviewed, and resubmitted to the PCC Council Compliance Officer and GWRC Monitoring and Enforcement Officer. Should minor changes or additional details be required, a stage specific addendum may be prepared and submitted to PCC and GWRC.</i>		Appropriately addressed by Consent: District (Land Use) – Conditions 7, 8, 11, 12 and 13. Conditions 7 & 8 require the preparation and certification of the SSESCP in part or for the whole. Condition 11 requires the Consent Holder to implement and carry out works in accordance with the MPs. Condition 12 enables the Consent Holder to amend a certified MP for updated information or to reflect changes in design, methods, or management. Condition 13 requires MPs to be on-site at all times and provided to Council officers on request.
22 Specific Controls SH59 Intersection	<i>These works fall within the Waka Kotahi state highway corridor and will require separate approvals and traffic management certification prior to commencement.</i> <i>Due to the sensitive nature of working within an active state-highway environment, these works will require:</i> <i>A separate, detailed ECMP to be prepared and submitted for certification prior to works commencing. This will include a stream works management plan (SWMP) to be certified by GWRC.</i> <i>A Traffic Management Plan (TMP) to be approved by Waka Kotahi</i> <i>All works and controls are to be in general accordance with the wider site ECMP.</i> <i>A detailed construction and erosion and sediment control plan will be prepared and certified before works begin, in accordance with GWRC and NZTA requirements. Given the sensitivity of the surrounding environment and the presence of piped streams within the corridor, a specific methodology and supporting erosion and sediment control plans have been developed for this management plan.</i>	Consent: District (Subdivision) – Condition 95 95. Prior to approval under section 224 of the RMA for each stage of the development, an Earthworks Completion Report (ECR) covering any civil works as shown on Development Staging Plans prepared by Envelope Engineering Limited, including roads or reserve areas to vest, must be supplied by the Consent Holder to the Manager Resource Consents and Monitoring. The ECR must include a certificate stating the suitability of the earthworks for residential development in accordance with NZS 4431:2022 (Statement of Suitability of Earthworks Report; SSER). The ECR must be prepared by the Suitably Qualified and Experienced Geotechnical Professional, and must include the following: - An as-built plan showing the completed earthworks surfaces, details of any drainage installed, and the location of all constructed retaining walls; - A statement of suitability of any cut and fill, including a schedule of the compaction tests which must also show their location, together with a certificate prepared by the Suitably Qualified and Experienced Geotechnical Professional, addressing the degree of consistency with NZS 4431:2022 – Engineered fill construction for lightweight structures, and the Land Development Manual (2010); - Certification that the constructed retaining walls are fit for purpose and are capable of supporting any identified surcharge. Where retained cuts or fills are	Consent: District (Land Use) – Conditions 16, and 19 to 23 address information requirements for the SSECMP, erosion and sediment control to be set out in the SSESCP, and traffic management in the CTMP – certification process PCC required. Written certification required from SQEP prior to works commencing that ESCP measures are constructed in accordance with the SSESCP and the details required when doing so. Provision should be made for the SSESCP in Consent: Regional (Land Use & Discharge) – Condition 15 to include NZTA's requirements

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		over 1.5m in height, this may be satisfied via provision of a Producer Statement – Construction Review (PS4) for the retaining walls; and d. Identification of any limitations on building and foundation design, for example, identifying any areas of uncertified fill, recommended building setbacks, or matters to be considered when designing foundations for any subsequent development onsite. Consent: Regional (All) – Conditions 3 and 10 3. Management plans required under the following conditions must be submitted by the Consent Holder to GWRC in electronic copy form for certification by the Council that the management plan(s) meet the objectives specified and contain adequate detail to achieve the relevant conditions of the consent to which each plan relates: ... a. SSECMP and e. SOMP 10. At least 10 working days prior to being submitted to GWRC for certification, the Consent Holder must make all reasonable attempts to engage with Te Rūnanga o Toa Rangatira to provide input into: ... a. Stage-Specific Earthworks and Construction Management Plan (SSECMP) and d. SOMP- refer Condition 11; Consent: Regional (Land Use & Discharge) – Conditions 11 to 20, and 23 to 33 11. At least 20 working days prior to the commencement of each stage of earthworks, the Consent Holder must submit a Stage-Specific Earthworks and Construction Management Plan (SSECMP) to the Manager of Resource Consents and Monitoring for certification by GWRC, in accordance with Condition 3. The SSECMP must be prepared by a SQEP with expertise in earthworks management. 12. The objective of the SSECMP is to: a. Identify the Best Practicable Option (within the limits set under the conditions of consent) and define the procedures to ensure adverse effects associated with construction activities are minimised; and b. Inform the duration, frequency and timing of works to manage disruption. 13. Refer to CSMP above for condition. 14. Refer to CSMP above for condition. 15. Refer to CSMP above for condition. 16. Refer to CSMP above for condition. 17. At least two (2) working days prior to the commencement of works authorised by this consent, the Consent Holder must provide the Manager with ‘as-built’ plans and details, which have been prepared and signed by a SQEP with expertise in earthworks management, confirming that the erosion and sediment controls have been constructed in accordance with the SSESCP. <i>Note: For sediment retention ponds, as-built check sheets are available on the GWRC's website at the following link: gw.govt.nz/earthworks. For other Erosion and Sediment Control measures, as-built information for the purpose of this condition may include:</i> a. <i>A signed copy of the certified SSESCP with a statement that the Erosion and Sediment Control measure has been constructed in accordance with the certified SSESCP. This statement may include the relevant construction quality check sheet for the Erosion and Sediment Control measure from Appendix</i>	

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		<i>C1.0 of the Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021); and</i> b. Photographs of <i>each</i> control measure as constructed. 18. Refer to CSMP above for condition. 19. The Consent Holder must sample and record the parameters set out in Table 1 below as soon as practicable in the following instances as a minimum: a. following a rainfall event greater than 7mm in 1 hour, or 20mm in 24 hours, as measured at the nearest GWRC rainfall monitoring site; and b. following the commencement of the discharge from each Sediment Retention Pond (SRP) and/or Decanting Earth Bund (DEB), and daily for duration of the discharge. The sampling and recording must be undertaken in accordance with the methodology included in the SSESCP. 20. In the event that any of the following incidents occur: a. The sediment treatment device monitoring required under Condition 19 confirms that: i. The turbidity (NTU) has increased by 30% after the zone of reasonable mixing defined as 7 times the bed width; and/or ii. for any flocculated device the pH is at or below 5.5 or above 8.5; or b. There is a failure or malfunction of any erosion and sediment control measure, or any other unauthorised discharge of contaminants, that has resulted in a discharge either directly or via land to a waterbody or local authority stormwater infrastructure; the Consent Holder must... 23. Prior to the commencement of each stage of earthworks, the Consent Holder must undertake bench testing of representative samples of soil within the stage in accordance Appendix F1.0 (Bench testing methodology) of the Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021) and submit the results of all bench tests to the Manager. If the results of bench testing demonstrate that chemical treatment is required, the Consent Holder must submit a Stage-Specific Chemical Treatment Management Plan (SSCTMP) to the Manager for certification by GWRC, in accordance Condition 3, and at least 10 working days prior to the proposed date of commencement of the earthworks within the relevant stage of earthworks. The purpose of the SSCTMP is to demonstrate how flocculation must be used, monitored and managed appropriately. 24. The SSCTMP must be prepared by prepared by a SQEP with expertise in earthworks management in consultation with the contractor undertaking the works and the party who will be responsible for the operation and maintenance of the system and must be in accordance with the Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region (February 2021). 25. The SSCTMP must include as a minimum:	

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		a. Specific design details of the chemical treatment dosing system, based on a rainfall activated methodology for decanting earth bunds (DEBs) and sediment retention ponds (SRPs); b. Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet); c. Details of optimum dosage, including assumptions; d. Results of initial chemical treatment trial (bench testing of soil samples from the site); e. A spill contingency plan; and f. Details of the person or bodies that are responsible for the operation and maintenance of the chemical treatment system. 26. If a treatment device is to be used onsite during a specific stage, works relevant to that stage, authorised by this consent must not commence until the Consent Holder has received notice in writing that the SSCTMP has been certified by the Manager. 27. If a SSCTMP has been certified by the Manager under Condition 23, the Consent Holder must undertake flocculation in accordance with the certified SSCTMP, unless otherwise approved in writing by the Manager. 28. If a SSCTMP has been certified by the Manager under Condition 23, the Consent Holder must review the SSCTMP prior to commencing each new stage of works, or at minimum on a yearly basis. Reviews must reference monitoring data and/or further bench testing results to determine the effectiveness of the SSCTMP and whether it needs to be amended to ensure on-going optimal performance. The findings of each review must be submitted to the Manager upon request. 29. If an SSCTMP has been certified by the Manager under Condition 23, the Consent Holder must submit flocculation monitoring reports as required by SSCTMP to the Manager. These reports must be made available on request and include: a. Dates and results of operation and maintenance undertaken by a SQEP with expertise in chemical treatment; b. Flocculation testing undertaken (record sheets); and c. Any corrective measures taken where a device has been found to not be functioning effectively. 30. Where earthworks are proposed to occur during the winter period, at least 20 working days prior to undertaking earthworks over the winter period, the Consent Holder must prepare an amendment to the SSESCP and submit this to the Manager for certification by GWRC in accordance with Condition 3. The purpose of the amendment is to: a. Detail the specific earthworks being undertaken during the winter period of that year; b. Ensure that specific and effective erosion and sediment control measures are in place for any earthworks undertaken during the winter period of each year; c. Demonstrate that appropriate procedures and methodologies are in place to ensure the actual and potential effects on the environment are managed; d. Minimise the potential for sediment discharge and safeguard receiving environments; and	

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		e. Ensure compliance with consent conditions. 31. The winter works amendment must be prepared by the Consent Holder in consultation with the contractor undertaking the works and a SQEP with expertise in earthworks management. The amendment must include the following: a. Detailed description of the proposed works over the winter period for that year, including area and volume of earthworks; b. Drawings and written description of: i. Existing and if required additional controls to be constructed and installed to appropriately manage earthworks during the winter period; ii. The scope and location of earthworks intended to be undertaken during the winter period of the applicable year; iii. The areas of land that must be stabilised (and maintained as stabilised) prior to and throughout the period during the winter period of the applicable year; iv. Additional staging of earthworks to minimise the area of land that is unstabilised during the period during the winter period of the applicable year; v. Effective methods of progressive stabilisation that must be used for each stage, that account for the time of year that the stabilisation must be applied; and vi. Any further measures that the Consent Holder considers may be necessary to achieve effective erosion and sediment control for each stage. c. A summary of the site's compliance and monitoring history (if any), including any recorded incidents, the results of any monitoring, and the outcomes of any site inspections that relate to earthworks or erosion and sediment control measures, and how this has been taken into account when preparing the amendment; and d. Details of the methodology for undertaking any additional monitoring that may be required to manage the risks associated with undertaking earthworks during the winter period. 32. Unless an amendment to the SSESCP to provide for winter earthworks has been certified under Condition 30, all areas where earthworks have been undertaken must be stabilised during the winter period each year. 33. No more than 3,000m2 of land may be unstabilised at any one time during the winter period each year. Consent: Regional (Wetland & Stream Works) – Conditions 59 and 60 59 The Consent Holder must prepare, in consultation with the contractor undertaking the works, a Streamworks Construction Management Plan (SCMP). The SCMP must be submitted by the Consent Holder to the Manager, Environmental Regulation, GWRC for certification by GWRC, in accordance with Condition 3, and at least 20 working days prior to works commencing within a stream. The SCMP must be prepared by a SQEP with expertise in earthworks management. The objective of the SCMP is to demonstrate that appropriate procedures and methodologies are in place to manage the effects of works on stream bed habitat, freshwater fish, and stream water quality during construction.	

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		The SCMP must include but not be limited to:... 60. The Consent Holder shall ensure the temporary water diversion method is in place prior to the commencement of any instream works (excavation and construction). The temporary diversion shall: - be implemented, managed and maintained in accordance with the SSECMP and the SCMP; - separate all construction activities from flowing water; - remain in place for the full duration of the works; and - not be removed and the stream flow reinstated until the works have been completed.	
SMP - Stormwater Management Plan (<i>Envelope Engineering Ltd – Version: Final v4 – Dated: 7 August 2026</i>)			
5 Development Overview 5.2 Staging	5.2.1 Stormwater Staging <i>Staging will be managed so that the stormwater infrastructure serving each stage is constructed, operational and demonstrated to achieve hydraulic neutrality for that stage's contributing catchment prior to section 224(c) certification for that stage</i> <i>Wetland planting and ecological offset works are programmed to separate, later stages, to be undertaken once the contributing catchment has been constructed. This reduces the risk of sediment and construction materials entering the wetland and allows planting to be established when construction risk is at its lowest. Vesting follows completion of the planting.</i>	Condition 1: Attachment 1: Plans & Management Plans Consent: District (Land Use) – Conditions 27 to 29 27. At least 20 working days prior to the commencement of any landscape and ecological planting activities for a given subdivision stage, the Consent Holder must submit a final LEP to the Manager, Resource Consents and Monitoring for certification by the Council, in accordance with Condition 8. The LEP must be jointly prepared by a Suitably Qualified and Experienced landscape architect and a Suitably Qualified and Experienced ecologist and must be generally consistent with the Draft LEP [date]. The objective of the LEP is to show the types of planting that will occur in each part of the site whether it be for amenity, stormwater management, ecological buffering/offsetting or erosion and sediment control.	Consent: All District & Regional (In Accordance) – Condition 1 reference to Attachment 1 for MP and includes SMP Consent: District (Subdivision) – Condition 72 appropriately addresses the requirement for stormwater services for each stage to be addressed before s224(c) is given Consents: District (Land Use) – Conditions 27 and 28 and Regional (Wetland & Stream Works) – Conditions 52 to 54 appropriately address a wetland and ecology planting process
6 Stormwater Management 6.2 Design Approach 6.4 Treatment Train Approach	<i>Table 4 summarises the design parameters used for stormwater conveyance, peak-flow attenuation, and flood-risk management: Primary and Secondary Network, Freeboard, Attenuation, Rainfall, Treatment, and Water Sensitive Design</i> <i>The design of the stormwater piped network, including sizing and hydraulic calculations, is provided in the Envelope Infrastructure Report. The proposed stormwater management system is summarised as follows:</i> <i>Lot Runoff (10% AEP): Stormwater from residential lots is collected via downpipes and lateral connections and discharged into the underground piped network.</i> <i>Road Runoff (10% AEP): Stormwater from roads is captured through catchpits and conveyed into the same piped network.</i> <i>Major Flow (1% AEP): During larger events, overland flow will be conveyed safely along road corridors and directed to downstream attenuation devices.</i> <i>Primary Treatment: The piped network discharges to centralised bioretention basins (raingardens) sized to treat 85% MARV of the contributing impervious catchment. Larger events bypass the raingarden via an orifice and dedicated bypass pipe.</i> <i>Secondary Treatment / Conveyance: Treated flows and bypass flows are conveyed to wetland retention ponds, while some smaller sub-catchments discharge directly to gullies where maintaining existing flow is required.</i> <i>Attenuation and Storage: The wetland retention ponds provide both water- quality and quantity control—retaining and detaining runoff from frequent, low-intensity events and storing flows up to the 1% AEP storm.</i>	28. At least 20 working days prior to the commencement of any landscape and ecological planting activities for a given subdivision stage, the Consent Holder must submit a Landscape and Ecology Management Plan (LEMP) for that stage to the Manager, Resource Consents and Monitoring for certification by the Council, in accordance with Condition 8. The LEMP must be jointly prepared by a Suitably Qualified and Experienced landscape architect and a Suitably Qualified and Experienced ecologist, and must outline the methodology that will be followed, relevant to the works in that stage. The objective of the LEMP is to set out the methodology to be followed to deliver the LEP. The LEMP must include: ... 29. The Consent Holder must comply with the design, construction and as-built requirements, unless otherwise modified by condition(s) of this consent, or agreed in writing by the Manager Resource Consents and Monitoring and the Tiaki Wai Land Development Team, of the: - PCC Code of Land Development and Subdivision Engineering 2010; - Land Development and Subdivision Infrastructure – NZS4404:2010; - Wellington Water Limited Regional Standard for Water Services December 2021 V3.0; - Wellington Water Limited Regional Specification for Water Services December 2021 V3.0; and	Consent: District (Land Use) – Condition 29 relates to detailed engineering and services plan approval which will determine the design parameters and meets the various standards applicable to land use and subdivision for the site appropriately Consent: Regional (Stormwater) – Conditions 39, 41, 45, and 49 appropriately address stormwater detailed design and hydrological monitoring

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6.7 Hydraulic Neutrality & Attenuation	7. Discharge: The ponds release flows back to existing watercourses at pre-development discharge rates, maintaining hydraulic neutrality and improving downstream water quality.	e. Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019 Version 1.1.	
	The proposed stormwater management system has been designed to achieve hydraulic neutrality, ensuring that post-development peak discharges do not exceed pre-development levels for all design events up to and including the 1% AEP storm. Each wetland incorporates multi-stage outlet structures designed to regulate flow, maintain extended detention during frequent storm events, and dissipate energy to minimise downstream scour and erosion. The detailed design phase will confirm final outlet dimensions, including orifice sizes, weir levels, and specific energy-dissipation treatments.	Consent: District (Subdivision) – Conditions 72 and 74 72. Individual certifications pursuant to sections 223 and 224(c) of the RMA may be issued by the Council, as generally shown on the consented scheme plans referenced in Condition 1. The staging may occur in any order provided that: a. The services for water supply, wastewater and stormwater are progressively provided for each stage by the Consent Holder...	
	6.8 Retention Function	74. Prior to Approval under section 223 of the RMA, the Land Transfer Plan must show the following: a. The easements on the approved Subdivision Scheme Plan listed below must be created or reserved by the Consent Holder for the purpose specified and endorsed in a memorandum on the Land Transfer Plan(s): i. Scheme Plans by Envelope Engineering Limited referenced as Drawing xxx, all Revision x and dated xxx 2025.	
	6.9 Stormwater Treatment	b. Any utility services serving an allotment within the subdivision, where contained within another allotment of this subdivision, must have appropriate easements duly granted or reserved. The easements, as necessary and subject to other conditions of this consent, are to ensure that the lots can be serviced for water supply, drainage, domestic energy supply, and telecommunications (including broadband). c. An easement instrument must be created by the Consent Holder for the shared private stormwater and wastewater drains which must include specific provisions, in plain English, about the respective obligations of the parties to the easement in relation to the shared private drainage services, including maintenance and replacement. d. Easements for the new public stormwater and wastewater assets must be shown in gross with PCC as grantee. e. The following areas as shown on the Scheme Plan, must be protected by way of Conservation Covenants under s.77 of the Reserves Act 1977: i. Stream and wetland offsetting areas; ii. Terrestrial biodiversity offsetting areas; iii. Buffer areas around Significant Natural Areas; iv. Ecological corridor; and v. Lizard relocation area.	
6.11 SH 59	Applying the methodology set out in the section and parameters in Tables 7 & 8, the required filter media area is 1.31% of the contributing impervious area draining to each device. The proposed raingardens provide a total filter media area of 4,340 m ² against a total contributing impervious area of 328,963 m ² , equivalent to 1.32% overall, with every device meeting the criterion individually. Measured against the untreated impervious catchment, the untreated road surfaces to which the 2% relationship in section 4.3.2.1 of the Wellington Water guideline applies, the proposed filter media area is approximately 3.6%, exceeding the guideline requirement.	Consent: Regional (All) – Conditions 3 and 10 3. Refer to DECMP / SSECMP above for condition 10. Refer to DECMP / SSECMP above for condition Consent: Regional (Land Use and Discharge) – Conditions 19 and 29 19. Refer to DECMP / SSECMP above for condition 29. Refer to DECMP / SSECMP above for condition	
6.12 Culverts	The new roundabout proposed within the State Highway 59 corridor will require significant stormwater upgrades and will generate approximately 4,000m ² of new impervious surface. The following design measures have been adopted to achieve stormwater neutrality and align with best practice stormwater management principles: - Peak flow attenuation for the new impervious area will not be provided at the roundabout itself. Instead, Retention Wetland B has been intentionally oversized to compensate for the additional runoff, effectively mitigating any increase in downstream peak flows and maintaining overall catchment discharge neutrality. - Retention within the roundabout footprint is not practicable due to poor infiltration conditions within the State Highway corridor. Accordingly, the impervious area is included within the Retention Wetland B catchment model, with post-development hydrological performance and downstream monitoring incorporating this contribution. Supporting analysis is provided in the PDP Hydrological Report. - Roadside swales will provide first-flush treatment and contaminant removal prior to discharge for 2,660m² of the new impervious surfaces. This represents the best practicable option (BPO) for the constrained highway corridor, as standalone roadside raingardens are not preferred by NZTA and would be operationally difficult to maintain. - Some existing culverts will be removed as outlined in Section 3.9 as part of the road widening works. The existing culverts are generally undersized and will be replaced with new, realigned culverts to accommodate the proposed roundabout, while maintaining existing flows to the Taupō Stream. A total of 11 culverts are proposed within the site. Five associated with the SH59 upgrades and seven within the development site. The four outlet structures from the retention wetlands have been classified as culverts. These will discharge from the wetlands via a controlled inlet structure within the pond (e.g., outlet and scruffy manhole or similar).		

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6.13 Fish Passage 6.14 Scour & Erosion	<i>Culverts P30, P32, P33, P35 (Retention Wetland B), P38, and P40 (Retention Wetland E) will be designed to provide fish passage in accordance with Section 6.13. Any adjustments to culvert sizing required to accommodate fish passage requirements will be confirmed during detailed design.</i>	Consent: Regional (Stormwater) – Conditions 39, 41, 45, and 49 39. The Consent Holder must ensure that the detailed design, including drawings, specification, design report and calculations for the stormwater management devices are submitted to the Manager for certification by GWRC at least 20 working days prior to initiation of construction of the proposed stormwater management devices is to determine whether the detailed design is consistent with the application and the anticipated level of effects. The detailed design must address the following: - Contributing catchment size and impervious percentage; - Specific design and location of stormwater systems; - Supporting calculations, including sizing capacity of stormwater system(s) and reuse tanks; - Catchment boundaries for the stormwater treatment devices; - Details of construction method of stormwater system(s) including timing and duration; and - Monitoring and maintenance schedules. The construction of any proposed stormwater management devices must not commence until the Consent Holder has received notice in writing that the detailed design has been certified by the Manager. 41. The Consent Holder must submit a Stormwater Management Plan (SMP), including detailed design drawings with the final detailed design of the stormwater treatment devices for the stages of the development to the Manager for certification by GWRC, in accordance with Condition 3, and at least 20 working days prior to the start of construction of any stormwater management devices associated with that stage of the development. The SMP must be prepared by a SQEP with expertise in construction stormwater management. The objective of the SMP is to ensure that all stormwater treatment devices are operated and maintained in accordance with the stormwater design plans certified under Condition 40 above and the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline (the Guideline) December 2019; and the application documents. 45. No later than 20 working days after the construction of the stormwater management devices, the Consent Holder must provide the Manager with “as-built” certification and plans of the stormwater management devices, which are certified (signed) by a Suitably Qualified and Experienced engineer as a true record of the stormwater management system. 49. The Project Hydrologist must continue hydrological monitoring at the site during and for at least three-year after the commencement of Stage 1 consistent with the modelling approach outlined in the Hydrology Assessment prepared by Paddle Delamare Partners (dated xxx) This must provide more detailed information on how the water levels within the wetlands vary under low rainfall conditions and also provide a more detailed record of surface water flows from the site. The hydrological model results must be cross-checked against the baseline data to confirm that the assumptions are realistic and representative.	Consent: Regional (Wetland & Stream Works) – Condition 59 appropriately addresses procedures and methodologies to manage effects works on freshwater fish and prevent erosion and scour during construction and Condition 62 adequately addresses NES-F requirements for fish passage
	<i>During detailed design the culvert sizing will be reviewed against the New Zealand Fish Passage Guidelines (2018, NIWA) to ensure that all permanent crossings support fish movement.</i> <i>Under the proposed development, several new or replacement culverts within perennial and intermittent stream reaches will be designed to enable the safe upstream and downstream passage of fish species under a range of flow conditions.</i>		
	<i>All stormwater outlets will be designed with energy-dissipation and scour-protection measures to prevent erosion of outlet channels, embankments, and downstream receiving environments. Materials and treatments will be sized to suit the discharge velocity at each outlet, in accordance with the Tiaki Wai Regional Standard for Water Services and TR2013/018, Hydraulic Energy Management: Inlet and Outlet Design for Treatment Device.</i>		
7 Hydrology & Hydraulic Modelling 7.4 Hydological Retention Results	<i>PDP’s hydrological modelling confirms that the proposed retention wetlands effectively manage post-development flows, with wetlands modelled to be wetter or unchanged more than 99% of the time and experiencing fewer dry-season drawdowns. The retention systems provide permanent or near-permanent water levels, attenuate 1% and 10% AEP peak flows, and collectively support hydraulic neutrality across the development. Ephemeral streams retain their overall character, with reduced peak-flow durations.</i>	41. The Consent Holder must submit a Stormwater Management Plan (SMP), including detailed design drawings with the final detailed design of the stormwater treatment devices for the stages of the development to the Manager for certification by GWRC, in accordance with Condition 3, and at least 20 working days prior to the start of construction of any stormwater management devices associated with that stage of the development. The SMP must be prepared by a SQEP with expertise in construction stormwater management. The objective of the SMP is to ensure that all stormwater treatment devices are operated and maintained in accordance with the stormwater design plans certified under Condition 40 above and the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline (the Guideline) December 2019; and the application documents.	Consent: Regional (Stormwater) – Conditions 39, 41, 45, and 49 appropriately address stormwater detailed design and hydrological monitoring
7.6 Summary	<i>The hydrological and hydraulic modelling confirms that the proposed stormwater management system achieves hydraulic neutrality, effective peak-flow attenuation, and maintains suitable wetland and downstream hydrological conditions. Key outcomes include:</i> <i>Peak flows are reduced or closely matched to pre-development levels across major catchments for both 10% and 1% AEP events.</i> <i>Retention wetlands maintain or improve water levels more than 99% of the time, with fewer dry-season drawdowns.</i> <i>Hydraulic neutrality is achieved through integrated raingardens, piped networks, and retention wetland storage.</i>		
8 Asset Ownership, Operation & Maintenance 8.1 Ownership & Vesting	<i>All stormwater infrastructure located within road reserves, drainage reserves, and communal open spaces—including piped networks, manholes, raingardens, wetlands, and attenuation basins—will be vested in Tiaki Wai and managed under Tiaki Wai’s asset management framework.</i> <i>Land whose primary purpose is stormwater infrastructure will be created as freehold fee simple allotments vesting in Tiaki Wai, rather than as drainage reserve. Where stormwater assets are located within road reserve or recreation reserve, separate allotments will be created, with access easements over recreation reserve where these are not already covered by a drainage easement.</i> <i>Where shared access lots (JOALs) are proposed, the underground piped network will be vested to Tiaki Wai, protected by a stormwater easement registered over the private land, if it discharges into the public network. However, catchpits within private accessways are expected to remain privately maintained, managed collectively by the benefiting lots through a residents’ association or encumbrance.</i> <i>Only devices treating public catchment runoff will be vested.</i> <i>Easements in gross will be registered over public stormwater assets within private lots, over the access routes to those assets where separate from the public drainage</i>		Consent: District (Subdivision) – Condition 74 appropriately addresses the requirement for all necessary easements and conditions related to utility services for each stage to be granted or reserved before s224(c) is given

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8.2 Access & Safety Provisions 8.3 Operations & Maintenance Manuals	network, and over the secondary overland flow paths between stormwater outlets and the receiving watercourses. All stormwater treatment and attenuation devices will include dedicated maintenance access for inspection, cleaning and media replacement. - Maintenance access (4.0m wide, maximum gradient 1V:6H) will be provided to all centralised bioretention devices and ponds. This access extends around raingardens at a similar width to enable inspection and maintenance. - Vehicle access (4.0m wide) will be provided to and across all wetland retention bunds, and to the culvert inlet and outlet structures of each wetland, to allow desilting, maintenance, and periodic inspection. - Pedestrian access will be maintained to the smaller outlet structures within the gully heads, where the terrain is steep and ecologically sensitive, vehicle access is not practicable, and the structures do not accumulate sediment requiring mechanical removal. - Where assets are located adjacent to private property, stormwater easements will be established to provide legal access for inspection and ongoing maintenance. Ongoing operation and maintenance (O&M) will be undertaken by Tiaki Wai, or by PCC following standard maintenance frequencies. This Operation and Maintenance framework applies to all stormwater treatment and attenuation assets within the development, including raingardens and retention wetlands. These assets will be vested in Porirua City Council and managed under Tiaki Wai's asset-management framework following a minimum one-year maintenance and establishment period post-construction. A draft OMP covering inspection and maintenance frequencies, preventative and periodic tasks, and ownership and maintenance responsibilities will be prepared as part of the detailed design process, in accordance with the Tiaki Wai Regional Standard for Water Services and submitted for certification prior to Section 224(c).	Consent: Regional (Wetland & Stream Works) – Conditions 52 to 54, 59 and 62 52. At least 20 working days prior to the commencement of any stage with ecological planting activities in streams and wetlands, the Consent Holder must submit a final LEP to the Manager for certification by GWRC, in accordance with Condition 3. The LEP must be jointly prepared by a Suitably Qualified and Experienced landscape architect and a Suitably Qualified and Experienced ecologist and must be generally consistent with the Draft LEP [date]. The objective of the LEP is to show the types of planting that will occur in each part of the site whether it be for amenity, stormwater management, ecological buffering/offsetting or erosion and sediment control. 53 At least 20 working days prior to the commencement of any ecological planting activities in streams or wetlands (or riparian margins) for a given subdivision stage, the Consent Holder must submit a LEMP for that stage to the Manager for certification by GWRC, in accordance with Condition 3. The LEMP must be jointly prepared by a Suitably Qualified and Experienced landscape architect and a Suitably Qualified and Experienced ecologist, and must outline the methodology that must be followed, relevant to the works in that stage. The objective of the LEMP is to set out the methodology to be followed to deliver the LEP. The LEMP must include: ... 54. No earthworks or vegetation clearance must commence for each stage requiring ecological planting in streams and wetlands until the Consent Holder has received written confirmation that the LEP has been certified by GWRC. All works must be undertaken in accordance with the certified LEP, unless otherwise approved in writing by the Manager. 59. The Consent Holder must prepare, in consultation with the contractor undertaking the works, a Streamworks Construction Management Plan (SCMP). The SCMP must be submitted by the Consent Holder to the Manager, Environmental Regulation, GWRC for certification by GWRC, in accordance with Condition 3, and at least 20 working days prior to works commencing within a stream. The SCMP must be prepared by a SQEP with expertise in earthworks management. The objective of the SCMP is to demonstrate that appropriate procedures and methodologies are in place to manage the effects of works on stream bed habitat, freshwater fish, and stream water quality during construction. The SCMP must include but not be limited to: - A detailed description of all stream works to be undertaken (installation of culvert crossing, installation of subsoil pipes, installation of any erosion protection structures) including a timetable for the works; - Details of the proposed design of all pipes and erosion protection structures including calculations used to determine sizing/design requirements; - A detailed methodology for all stream works to be undertaken; - Details of how the structures will maintain fish passage and prevent erosion and scour; - Measures to prevent adverse effects on fish and fish passage during the works, including during dewatering and stream diversions; - A detailed temporary diversion methodology to be used in waterways with an active flow; and	Consent: Regional (All) – Conditions 3 and 10 appropriately address the requirements to be contained within an Operation and Maintenance Management Plan - require certification process GWRC Consent: Regional (Land Use & Discharge) – Conditions 19 and 29 appropriately address monitoring and requirement for flocculation monitoring reports to GWRC Consent: Regional (Wetland & Stream Works) – Condition 59 appropriately addresses the requirement for the SCMP to include details regarding the controls to minimise increased sedimentation in tributaries and wetlands.
9 Construction Phase Management 9.2 Water Quality	For water monitoring, turbidity will be continuously measured at the downstream monitoring points (SW01, SW02, and SW03) for the duration of the works, in accordance with the PDP Water Quality Assessment. While this data is not yet finalised, baseline water quality will be confirmed prior to the commencement of construction. This will continue to be monitored during and after construction and is further detailed in PDPs hydrology assessment.		
9.3 During Construction	There will need to include measures to ensure that the proposed stormwater retention wetlands and treatment devices are protected during construction works... ...Once a contractor is appointed, a detailed construction methodology and protection plan will be developed to ensure the wetlands and treatment devices are constructed correctly, and their functionality is safeguarded throughout the remaining works.		

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		g. Details of all erosion and sediment controls to minimise increased sedimentation in the tributaries and wetland and meet the conditions of this consent. 62. Within 20 working days following completion of the installation of the new culvert structures, the Consent Holder must submit to the Manager and Te Rūnanga o Toa Rangatira the information required by regulations 62, 63 (culverts), 66 (dams) of the National Environmental Standard for Freshwater (2020), specifying the time and date of collection. Culvert details must be uploaded into the NIWA fish passage Assessment Tool and provided to the Manager with the response number once the upload is complete	
FMP – Fish Management Plan (Bluegreen Ecology Ltd – Appendix 3 to the Mt Wellington Station Ecology Assessment – Version: Final v9 - Dated: 20 November 2025)			
Introduction	Fish Rescue Requirements <i>Around 100m of the Kakaho West main stem will be required to involve fish rescue. The northwestern tributary will require 350m of salvage and the Taupo Stream will require around 120m of salvage.</i>	Condition 1: Attachment 1: Plans & Management Plans Consent: Regional (Wetland & Stream Works) – Conditions 57 to 59 and 62 57. The Consent Holder must undertake fish rescue in accordance with the Fish Management Plan (FMP) prepared by Bluegreen Ecology dated 24 October 2025. All fish rescue must be undertaken by a SQEP with the required permits, such as an ecologist. The Consent Holder must ensure that: a. fish passage is maintained at all times during and after construction; and b. wetlands B and E be designed, constructed and maintained in accordance with the New Zealand Fish Passage Guidelines (NZFPG) (NIWA and DOC, 2018). A design not in accordance with the NZFPG must require approval from the Manager based on advice from a SQEP with experience in freshwater ecology. 58. All instream works relating to Condition 57 must be undertaken in the dry, utilising the temporary diversion in accordance with Condition 57. All fish rescue data, including the number, length, and species of each captured fish, must be provided by the Consent Holder to the Manager and Te Rūnanga o Toa Rangatira within 5 working days of completion of dewatering works; and no instream works must be carried out in any part of the waterbody (bed, banks and flowing water) during the spawning period of native fish present in the catchment (May-June). 59. Refer to SMP above for condition 62. Refer to SMP above for condition	Consent: All District & Regional (In Accordance) – Condition 1 reference to Attachment 1 for MP and includes FMP
How	Screening Out of Fish from the Work Areas <i>In the Taupo stream, the lower extent of the waterway should receive a fence gate style screen with a 5mm mesh cable tied on to the face and the “fence” inserted in grooves either side of the bank and slightly buried into the bed. A similar fence should be installed 10m up stream of the extent of the culvert installation works.</i> <i>The same approach will be required in the Kakaho west main stem as well, however, the lower existing culvert orifice can be used to attach the screening device. Upstream some 20m of the extent of the new retention wetland should also be gate screened set into the bank and bed.</i> <i>In the north-western tributary placing the downstream screen across the lower SH59 culvert and attaching here. An upper screen is not required as the intermittent system gives way to non-fish wetland gully habitat (grasses).</i> De Fishing <i>The Taupo stream EFM (Electric fishing Machine) fish extraction will be relatively straight forward and very effective. The riffles and runs are too shallow for trapping, and the 4 -5 pools are small at 1m by 2m and 200-300mm deep.</i> <i>The northwestern tributary is complex, and survey (spotlight and eDNA) strongly suggest no or very few fish are present. One larger pool near the confluence between perennial and intermittent flow has some potential to accommodate fyke nets. It is recommended that as many baited fykes nets as can be arranged will be used to capture fish in this location. Otherwise, this system can only be managed by nightttime spotlighting and hand catching using pre-baited areas (i.e. tethered meats as bait) to attract any eel.</i> <i>At the time of in stream works the final approach is what has become termed a ‘muck out’. Here a machine is used to scrap out the top 300-400mm of the muds and waters of the channel and then lay that material aside on a grass surface for the experienced fish expert to view and sort through and rescue any fish.</i> Fish Handling <i>In accordance with Section 3.9 of the New Zealand Freshwater Fish Sampling Protocols (Joy et al. 2013). All native fish captured will be relocated on the day of capture to within 1 hour of capture to suitable habitat.</i> <i>Rescued fish are to be stored in a lidded 10L bucket which has been half filled with stream water. Large eel must be stored separately from all other fish, and an eel bag</i>		Consent: Regional (Wetland & Stream Works) – Conditions 57 to 59 and 62 appropriately addresses the requirement for the fish rescue to occur in accordance with the FMP, together with the SCMP

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		SPECIFICATION / STANDARD(S) ADDRESSED IN CONDITION(S)	COMMENTS
	can be used for each very large specimen (in such cases the bag and eel can be left in the stream while further rescue is undertaken. The buckets are kept in the shade in cool conditions, and the captured fish should be released within an hour of capture. Relocation (Site of Transfer) The Taupo stream and north-western fish rescued will be released into the lower Taupo Stream (below the perched public track culvert. The release is best into a large pool or a reasonable volume run with good depth. For the western Kakaho rescue there is good habitat either just upstream or downstream and with no passage barrier issues below the artificial lake currently in the system upstream. Suitability qualified freshwater ecologists shall conduct the fish relocation. Measure of Completion: When to Stop The extent or time of salvage is governed by the numbers and species caught. The capture process, once begun, continues repeatedly until no threatened or At Risk taxa are captured and where the capture rate for other species has declined to less than 10% of the average number of the first two capture runs. The muck out process is simply a once through as the machine methodically lifts the muddy stream wetland. Timing of Works The initial works required by the FMP will be undertaken no more than one week prior to any stream works commencing within the specified area, or if works outside of watercourses results in the reduction of stream flows. Ongoing maintenance of the temporary fish barriers will be undertaken until stream works are complete within the area. Adaptive Management The FMP may be slightly modified by an appropriately qualified freshwater ecologist to ensure fish are recovered in a safe and professional manner, as well as in accordance with the New Zealand Freshwater Fish Sampling Protocols (Joy et al 2013). Reporting and Permits Following the relocation, a short report will be prepared detailing the fish captured (species and number of fish) during the recovery, as well as details on the relocation site. The PCC and DoC will be provided with a copy of the report within five days of completion of dewatering. Fish records will also be sent to NIWA to be included in the New Zealand Freshwater Fish Database.		
CTMP – Construction Traffic Management Plan			
		Consent: District (Land Use) – Conditions 8, 18, 22, 23, and 43 Consent: Regional (Land Use & Discharge) – Condition 13	Certification required - no current MP
CNVMP – Construction Noise and Vibration Management Plan			
		Consent: District (Land Use) – Conditions 8, 24, 25, 43, 63, 65, and 66	Certification required - no current MP
LEMP – Landscape and Ecology Management Plan			
		Consent: District (Land Use) – Conditions 8, 15, and 28 Consent: Regional (All) – Conditions 3 and 10 Consent: Regional (Land Use & Discharge) – Condition 38 Consent: Regional (Wetland & Stream Works) – Conditions 52 and 53	Certification required - no current MP

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		SPECIFICATION / STANDARD(S) ADDRESSED IN CONDITION(S)	COMMENTS
SSESCP – Stage-Specific Erosion and Sediment Control Plan			
		Consent: District (Land Use) – Conditions 8, 15, 19 to 21, 43, 56 and 57 Consent: Regional (All) – Conditions 3 and 10 Consent: Regional (Land Use & Discharge) – Conditions 14 to 20, and 30 to 33	Certification required - no current MP
SSCTMP – Stage-Specific Chemical Treatment Management Plan			
		Consent: Regional (All) – Conditions 3 and 10 Consent: Regional (Land Use & Discharge) – Conditions 23 to 29	Certification required - no current MP
SOMP – Stormwater Operation and Maintenance Plan			
		Consent: Regional (All) – Conditions 3 and 10 Consent: Regional (Land Use & Discharge) – Conditions 38 Consent: Regional (Stormwater) – Conditions 43 and 44	Certification required - no current MP
SCMP – Stream Works Construction Management Plan			
		Consent: Regional (All) – Conditions 3 and 10 Consent: Regional (Wetland & Stream Works) – Conditions 59 and 60	Certification required - no current MP