

**169-171 PEKA PEKA ROAD,
WAIKANAE**

**WAIKANAE NORTH DEVELOPMENTS
LTD (WNDL)**

**CONSTRUCTION AND ENVIROMENTAL MANAGEMENT PLAN
(CEMP)**

1 DOCUMENT CONTROL

Client WAIKANA E NORTH DEVELOPMENTS LTD (WNDL)
Project 169-171 PEKA PEKA ROAD
Landlink Project No. 2911
Date of Issue 24 March 2026
Status Issue for Application
Joseph Harris

Originator

Ray O'Callaghan

Reviewed

Approved

Telephone 04-902-6161

Email

© Landlink Limited 2026

This report has been prepared to meet the requirements of the SDPR12 for a specific site and event. Landlink Limited does not accept any liability for its use in any other context.

2 CONTENTS

1	DOCUMENT CONTROL.....	2
2	CONTENTS.....	3
1.	INTRODUCTION	5
2.	PROJECT DESCRIPTION.....	6
3.	CONSTRUCTION METHODOLOGY	8
4.	SITE RESPONSIBILITIES	27
5.	GENERIC CEMP CONDITIONS REQUIREMENTS TABLE.....	28
6.	EROSION AND SEDIMENT CONTROL MEASURES	30
7	NGARARA STREAM MONITORING	31
8	DUST MANAGEMENT.....	32
9	NOISE MANAGEMENT.....	33
10	MANAGEMENT OF WASTE AND FUEL.....	33
11	HOURS OF OPERATION	34
12	TRAFFIC MANAGEMENT & ACCESS.....	34
13	ECOLOGICAL MANAGEMENT REQUIREMENTS.....	34
14	OTHER RELEVANT SITE INFORMATION	34
15	MONITORING	35
16	ANNEXURES.....	35

2.1.1 GLOSSARY

Adaptive management	A framework linking monitoring results to staged design and construction decisions. Triggers and hold points ensure works proceed only when performance thresholds are met.
DEB – Decanting Earth Bund	A small-catchment sediment-control structure (≤ 0.3 ha) that detains runoff for settling before discharge. Typical volume $\approx 2\%$ of contributing catchment.
ESC – Erosion and Sediment Control	Collective term for all measures (devices, drains, fences, stabilisation) used to prevent erosion and minimise sediment discharge during earthworks.
FMP – Flocculation Management Plan	A certified plan describing design, chemical selection, dosing method, and contingency for floc-assisted sediment treatment.
GWRC ESC Guide (2021)	Erosion and Sediment Control Guide for Land-Disturbing Activities in the Wellington Region – the primary design and performance reference for this ESCP.
Hold point	A defined construction stage at which work pauses until monitoring results, inspections, or approvals confirm performance or compliance.
LDMR22	Kāpiti Coast District Council – Land Development Minimum Requirements 2022 – sets complementary local earthworks and infrastructure standards.
Winter Works ESCP	A specific, approved ESCP for earthworks between 1 June – 30 September, demonstrating heightened controls and limited open areas.

1. INTRODUCTION

This draft Construction & Environmental Management Plan (CEMP) addresses construction activities relating to earthworks, roading construction and the installation of services associated with the construction of the proposed development at 169-171 Peka Peka Road, Waikanae, by Waikanae North Developments Ltd (WNDL). This draft CEMP supports an application for resource consents under the Fast-track Approvals Act 2024 (FTAA) by WNDL.

The proposal comprises approximately 1,200 residential lots delivered in stages, along with a mixed-use local centre, open space networks, and supporting infrastructure. The development will be constructed in stages spanning several years.

This CEMP aims to reduce the effects of the project's construction activities on the environment and sensitive receptors. This CEMP is currently in draft form. It is proposed that a CEMP will be prepared for Council certification for each stage of construction prior to commencement of earthworks and construction activity, as required by the draft resource consent conditions. This draft CEMP seeks to outline what a stage specific CEMP will address.

This CEMP outlines the environmental, erosion and sediment control and construction methodologies required for the project. The document has been prepared to provide a clear framework for managing construction effects and complying with KCDC and GWRC resource consent requirements.

The purpose of this CEMP is to be an effective and practical reference manual for construction personnel that applies to all project activities during the construction phase and includes the following:

- Strategies to manage environmental aspects and risks, based on associated best practice.
- Provides for contingency planning.
- Provides a framework for monitoring, reporting, review and continual improvement.
- Defines roles and responsibilities.
- Procedures to investigate and resolve environmental non-conformances and initiate corrective and preventative actions.

This CEMP sits within an overall Management Plan Framework for the project. This CEMP covers earthworks, roading construction and the installation of services. It includes the Erosion & Sediment Control Plan (ESCP), the Flocculation Management Plan (FMP), dust control, construction noise, groundwater de-watering associated with excavation beneath the groundwater system and other general construction activities which might affect the local environment.

Other Management Plans, including a Stormwater Management Plan, Ecological Restoration Management Plan, Lizard Management Plan, Native Freshwater Fauna Salvage and Relocation Plan, and Construction Traffic Management Plan sit beside the CEMP and collectively provide the framework for environmental management for the construction, implementation and restoration of the site in accordance with the resource consent conditions granted for the project.

This draft CEMP will be updated with revised plan references and associated additional detail at completion of detailed design and Engineering Approval for each stage and will be submitted for certification by KCDC and GWRC in accordance with resource consent conditions. All 'XX' placeholders must be populated prior to completion of this draft CEMP.

Expert Witness Code of Conduct

This report has been prepared by Ray O'Callaghan and Joseph Harris. Ray O'Callaghan holds a BE (Civil) & Dip Hydraulics (Delft) and is a Chartered Professional Engineer and a Fellow of Engineering New Zealand. Joseph Harris holds a BE (Hons), Civil Engineering and is a practicing civil engineer. Both are experienced in civil engineering, 3-waters and land development infrastructure. Both confirm that they have read and agree to comply with the Code of Conduct for Expert Witnesses set out in the Environment Court Practice Note 2023. This report has been prepared in accordance with that Code. The opinions expressed are within the area of expertise, of both authors and both authors confirm that they have not omitted to consider material facts known to them that might alter or detract from the opinions and statements set out in this report. Both authors confirm that, to the best of their knowledge, they are not subject to any conflict of interest in providing this assessment.

2. PROJECT DESCRIPTION

The site has been comprehensively master-planned for residential use, with a supporting commercial hub and extensive green space integration. The proposed layout of development within the site is shown by Figure 1 below to give some context to construction matters.

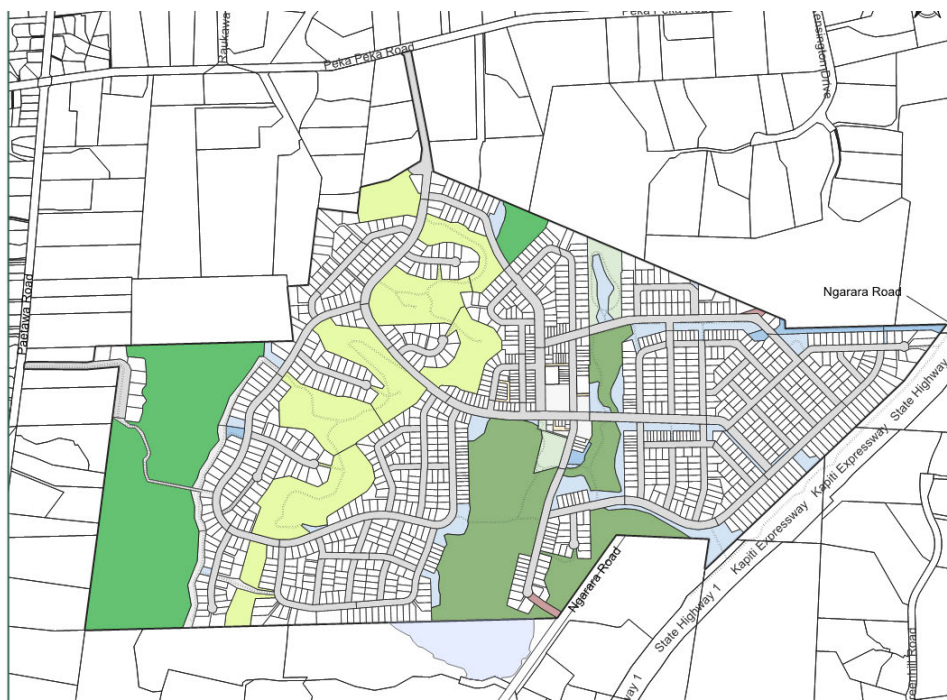


Figure 1 Development Concept

Key characteristics:

- Proposed yield: Approx. 1,200 residential lots, supported by a local centre and public open space.
- Topography: Predominantly flat to gently undulating, with coastal dune landforms in the west.
- Water features: Multiple wetland areas and drainage channels exist on the site. Some of these will be removed, some will be modified, some protected, some restored and some

new wetlands will be created, and these combined features will be integrated with stormwater functions. Ngarara Stream enters the site at the north-eastern corner then runs through the middle of the site and exits to the south.

- Other features: A section of the main North Island DC power network crosses the site, from the southern boundary to the northern boundary and includes 2 sets of twin pylons and a northern single pylon within the site. Appropriate setbacks have been incorporated into the project layout.
- Access: All construction access will be via Peka Peka Road except for the 7-Lot Stage 1A phase in the western part of the site, which will be accessed from Paetawa Road.

The site exhibits a range of landform and soil conditions as described in the Geotechnical Report. In general, peat and silty soils are present across the central and eastern parts of the site. The peat will be removed from development areas, and replaced with structural fill material, to achieve a suitable building foundation for both houses and roads. The sandy and silty soils are suitable for structural fill. Earthworks cut material, including additional borrow cut material will be used to raise the developed site to the required levels and for replacing the excavated peat with compacted fill material. The quantity of the design earthworks cut material in the development is insufficient to raise the complete eastern development area to the required flood protection height and replace the peat material. Additional fill material will be sourced from the borrow area at the northwestern corner of the site to achieve a cut/fill balance. The excavated material from the borrow site will be replaced with excavated and dried peat and shaped to re-create the dune form at the borrow area.

There are large areas of existing low-lying land within the eastern part of the site and several existing drainage channels cross this area. This area is prone to flooding in large rainfall events. The Ngarara Stream that runs through the site has a large upstream catchment on the eastern side of the Kāpiti Expressway. The Ngarara Stream has long been modified as a “straight” channel running east to west for approximately 400m into the site, then turning to the south and running for approximately 700m as a straight channel to the southern boundary. The Ngarara Stream overtops its banks and spills onto the adjacent low-lying areas in modest rainfall events. A section of Ngarara Stream is to be re-aligned as part of the project.

Some of the existing smaller constructed drains across the eastern area of the site will be reconstructed as open channels, but in an alignment that fits with the proposed development pattern. Some sections of these constructed drains will be piped.

There is a layer of peat soil across most of the low-lying eastern area. This peat layer varies in thickness from 0.5 – 1.5m with a few pockets up to 2.5m thick. The top of the peat is typically 0.5 – 1m below the surface. This peat material will be removed within the development footprint so that suitable foundation conditions for houses and roads can be created. This will require the excavation and disposal of approximately 475,000m³ of peat material. This will require replacement of the excavated peat material with suitable cut material from other parts of the site.

The bulk earthworks for the project will be carried out over an area of approximately 93 hectares. These earthworks include a cut volume of approximately 1,210,000m³, a compacted fill operation of approximately 1,145,000m³, removal of peat and replacement with compacted fill of 475,000m³ (cut and fill volumes associated with this peat removal and replacement included in former volumes) and topsoil removal and respread of approximately 139,000m³.

The roading and services required for each stage of development also involve minor earthworks associated with trenching for services, the construction of two deep wastewater pump station wet wells and the construction of several stormwater treatment basins with associated outlets. The deep trenching and wet well construction will involve construction below groundwater level.

This EMP has been prepared in accordance with industry best practice to accompany the substantive fast-track resource consent application. Provided the earthworks activity is undertaken in accordance with this CEMP, it will comply with the relevant conditions set within the associated resource consents. The resource consents associated with this project are given in Table 1 below:

RC & Condition Number	Related Authority	Activity Description	Comment

Table 1 Resource Consent Conditions Relating to Construction

3. CONSTRUCTION METHODOLOGY

3.1. Sequencing of Earthworks

The earthworks associated with the project is expected to be carried out in 10 Phases. This CEMP is to be updated at the commencement of each earthworks stage. The draft staging plan is shown in Figure 2 below:



Figure 2 Earthworks Staging Plan

Each Stage of earthworks will have an associated stage ESCP and FMP. Each Stage CEMP shall include a detailed description of the earthworks associated with that stage.

Based on current construction intentions, the earthworks staging is shown on drawings 2911-ALL-EW-210 – 219 and is described below. A summary of the earthworks volumes for each earthworks phase is given in Table 2 below:

Phase	Cut (m ³)	Cut – 10% Loss	Fill (m ³)	Cut – Fill	Peat Rem. (m ³)	Balance. (m ³)	Total Earth (m ³)
1A	-3,767	-3,391	3,873	482	0	482	3,767
1B	-111,561	-100,405	59,905	-40,499	19,623	-20,876	131,184
2	-167,332	-150,599	93,679	-56,919	56,680	-240	224,012
3	-114,340	-102,906	90,508	-12,398	37,410	25,012	151,749
4	-144,788	-130,310	63,176	-67,134	56,307	-10,827	201,095
5	-147,884	-133,096	81,880	-51,216	43,659	-7,557	191,543
6	-107,003	-96,302	53,337	-42,965	65,946	22,981	172,948
7	-152,019	-136,817	80,384	-56,433	64,361	7,927	216,380
8	-121,886	-109,697	64,818	-44,879	60,591	15,712	182,477
9	-143,032	-128,729	78,162	-50,567	72,645	22,079	215,677
Total	-1,213,612	-1,092,252	669,722	-422,528	477,222	54,693	1,690,832

Table 2 Earthworks Volumes For Each Phase

Phase 1A

Phase 1A will involve relatively minor earthworks associated with the construction of the 7-lot stage 1A on the western side of Te Harakeke wetland, which will be accessed from Paetawa Road.

This phase of earthworks involves 3,800m³ of cut and 3,900m³ of fill. There is no peat removal associated with the earthworks on this part of the site.

Phase 1B

Phase 1 involves the excavation of approximately 112,000m³ from the areas shown in Figure 3 below (drawing 2911-PH1-EW-211):

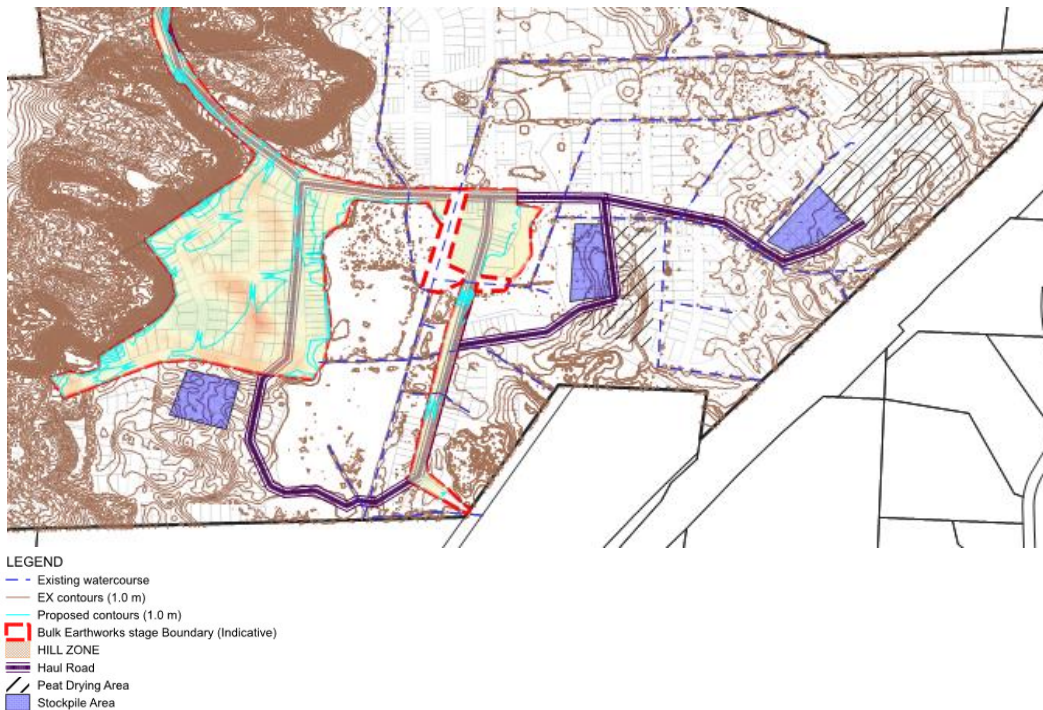


Figure 3 Phase 1 Earthworks

As indicated by Figure 3, most of the cut area is the inlet road corridor and the central zone, immediately south of the inlet road. This earthworks phase will include the placement of approximately 60,000m³ of fill material to raise the land in the central zone where existing ground is below the design level and in the proposed local centre for the establishment of infrastructure there, and its associated infrastructure corridor to the south. In addition, peat removal in the fill area at the local centre will require the placement of approximately 20,000m³ of fill material. Excess cut material from the Phase 1 earthworks zone, resulting from final excavation down to the finished design surface within the Phase 1 earthworks works area will be stockpiled in the positions indicated by the blue hatched areas Figure 3. The stockpiled cut material will be used for compacted fill in the Phase 2 earthworks activity. The Phase 1B works will also require the excavation of the peat and temporary management of it in the peat drying areas, indicated by the cross-hatching on Figure 3.

The earthworks cut and fill activity associated with Phase 1B will include the construction of a haul road to the east, near the site southern boundary, to facilitate transportation of fill material to the east and future fill material to the east from earthworks phases 2 & 3. This will require the construction of a temporary construction bridge to be formed over the Ngarara Stream where the temporary haul road crosses the Stream.

Phase 2

Phase 2 will involve the excavation of approximately 167,000m³ of cut, 94,000m³ of fill and 57,000m³ of peat replacement. These are indicated by Figure 4 below (drawing 2911-PH2-EW-212):

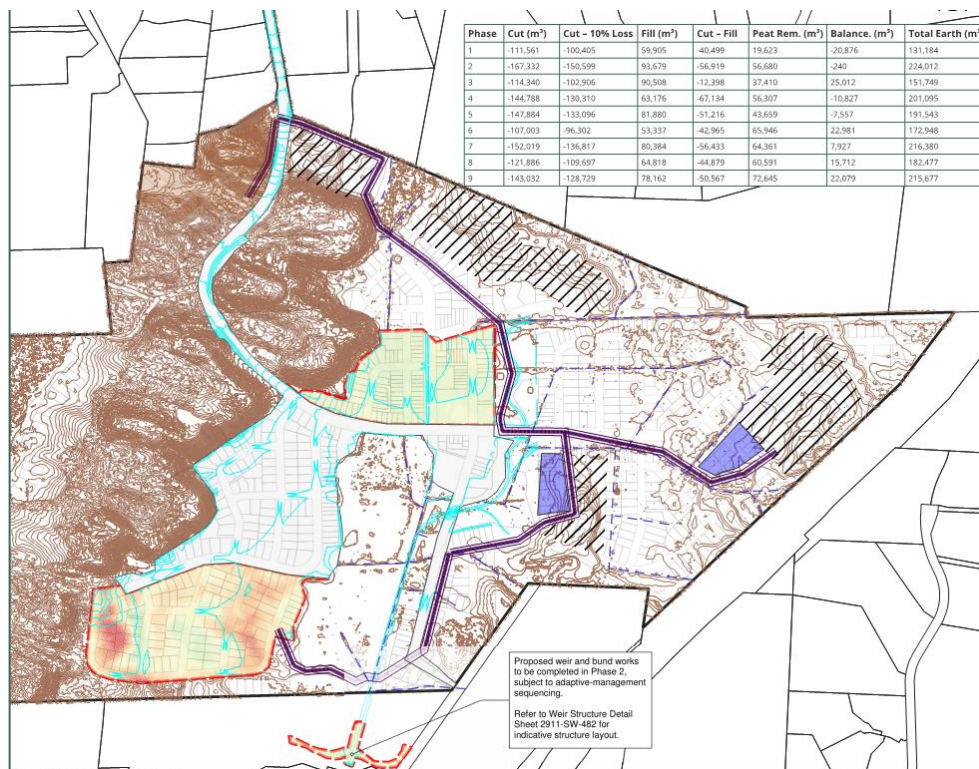


Figure 4 Phase 2 Earthworks

The main cut fill areas are the area south and north of the Phase 1B works. Peat removal will be required under the northern area of the works, and the excavated peat will be processed for drying in the peat drying areas used as part of the Phase 1 works.

By completion of Phase 2 a total of approximately 75,000m³ of peat will have been excavated and dried. The dried peat is expected to reduce to about 50% of excavated volume. The dried peat will be moved to a temporary stockpile on the flat area of the site, immediately on the eastern side of the inlet road where it enters the site. This area has capacity to stockpile up to approximately 100,000m³ of dried peat.

The re-alignment of the central section of the Ngarara Stream will be carried out at the same time as the Phase 2 earthworks so that the eastern side of the Phase 2 low-lying filling area within the existing Ngarara Stream corridor can be filled. The downstream control twin box culvert and overflow weir will also be constructed at this time so that flood storage can be increased on the site to off-set loss of existing flood storage volume resulting from filling in the low-lying central and eastern areas.

The use of the southern haul road and associated temporary bridge will be part of Phase 2 earthworks activity.

Phase 3

Phase 3 earthworks will involve the excavation of approximately 114,000m³ of cut, 90,000m³ of fill and 37,000m³ of peat replacement. These are indicated by Figure 5 below (drawing 2911-PH3-EW-213):

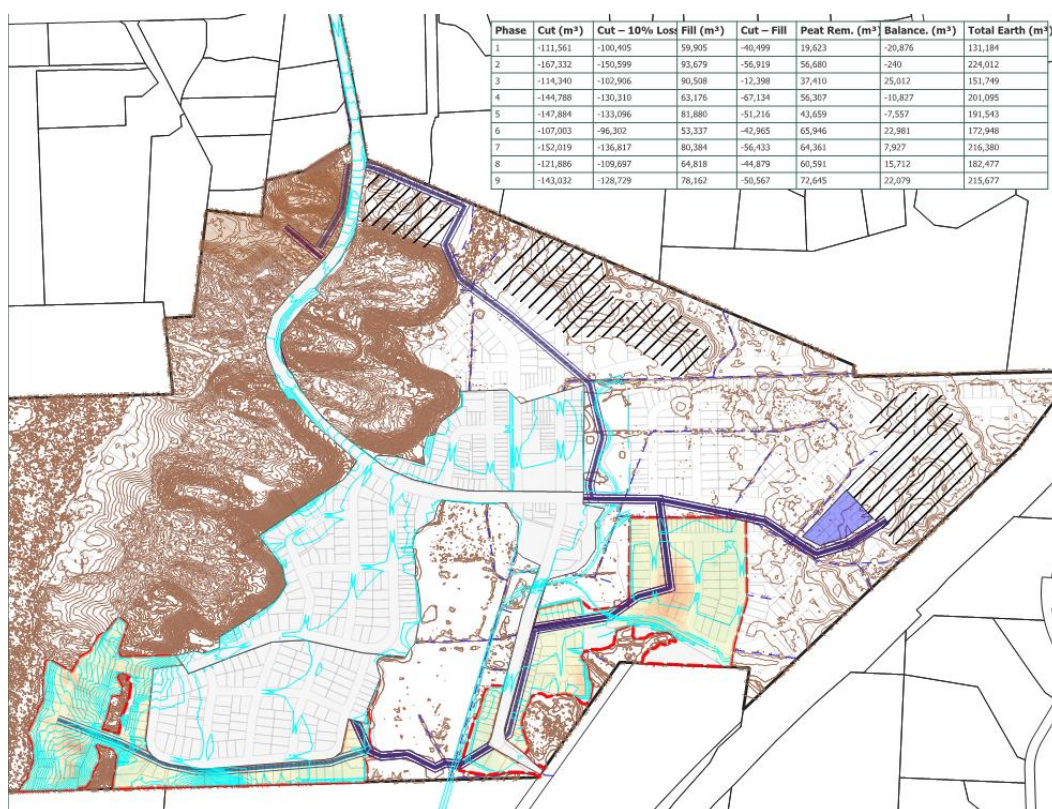


Figure 5 Phase 3 Earthworks

This phase is structured to complete the earthworks in the south-western part of the site so that the cut material from this part of the site can be transported to the eastern part of the site via the southern haul road. Once Phase 3 is completed the southern haul road will be reinstated to the intended land-use, part of which includes wetland restoration and the temporary bridge will be removed.

The cut material will be used to raise the land in the south-eastern part of the site. The earthworks filling in this one is adjacent to wetlands W13 & W14 and once it is completed, restoration of these 2 wetlands can be carried out, as discussed in the Ecological Restoration Management Plan. The previous excess cut material stockpiled on the site will be used to complete the Phase 3 filling and peat replacement.

The section of Ngarara Stream between the downstream end of the re-aligned section to the new control system at the downstream end of the Stream within the project works will be modified to provide the required stream hydraulics as part of the Phase 3 works.

Phase 4

Phase 4 earthworks will involve the excavation of approximately 145,000m³ of cut, 63,000m³ of fill and 56,000m³ of peat replacement. These are indicated by Figure 6 below (drawing 2911-PH4-EW-214):

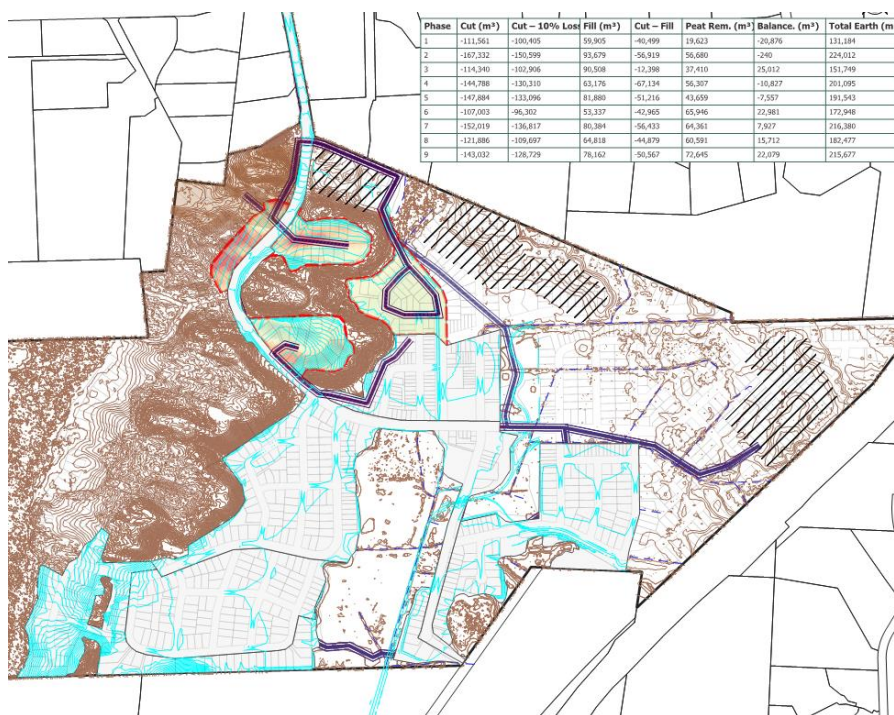


Figure 6 Phase 4 Earthworks

This phase will complete the earthworks on the dunes on the eastern side of the inlet road and used to raise the land in the northern part of the low-lying northern part of the site. The cut material will be transported via the northern and central haul road system.

Phase 5

Phase 5 earthworks will involve the excavation of approximately 148,000m³ of cut, 82,000m³ of fill and 44,000m³ of peat replacement. These are indicated by Figure 7 below (drawing 2911-PH5-EW-215):

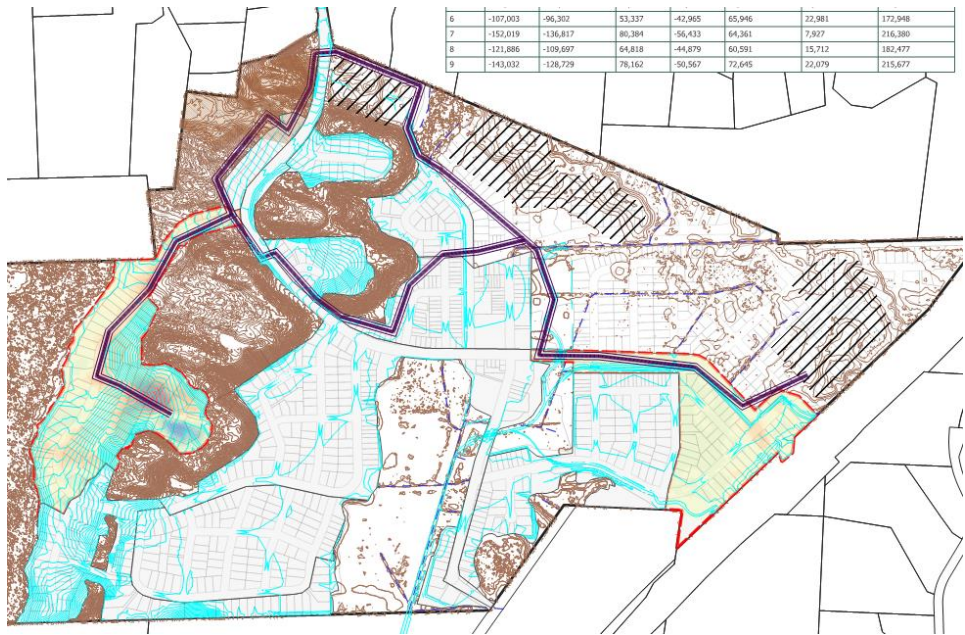


Figure 7 Phase 5 Earthworks

This phase will complete the earthworks in the western part of the site adjacent to the Te Harakeke Wetland and continue the progressive filling operation on the low-lying eastern area.

Part of the filling on the western fringe of the earthworks zone may comprise some landscape fill material where it is beyond the building footprint. The landscape fill material will consist of a mix of dried peat and topsoil.

Phase 6

Phase 6 earthworks will involve the excavation of approximately 107,000m³ of cut, 53,000m³ of fill and 66,000m³ of peat replacement. These are indicated by Figure 8 below (drawing 2911-PH6-EW-216):

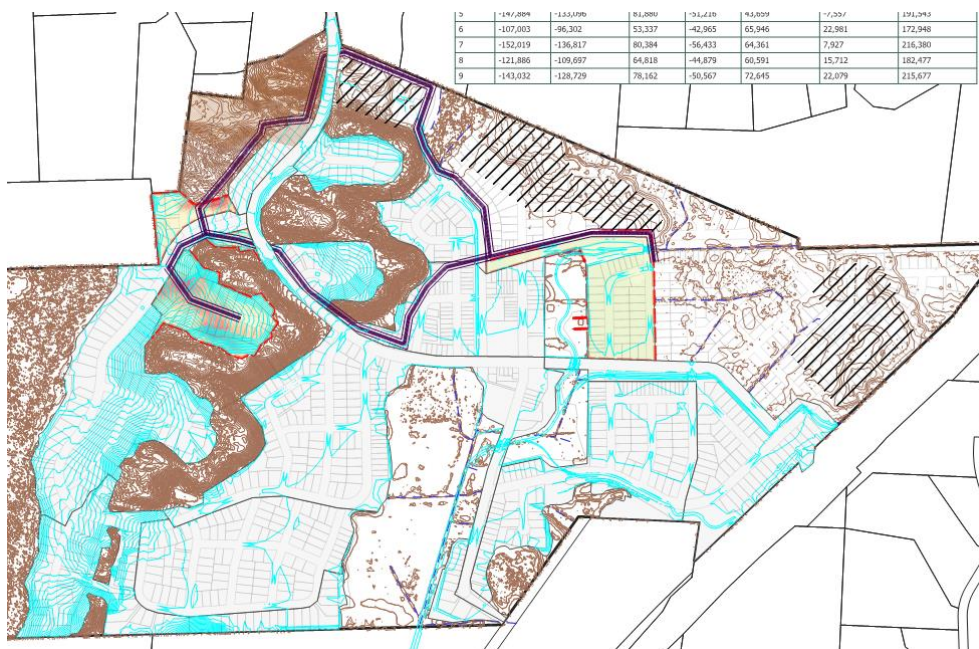


Figure 8 Phase 6 Earthworks

This phase extends the cut operation on the western part of the site and progresses the fill operation on the eastern part of the site.

The section of Ngarara Stream at the northern edge of Phase 6 will be constructed as part of the Phase 6 earthworks.

Phase 7

Phase 7 earthworks will involve the excavation of approximately 152,000m³ of cut, 80,000m³ of fill and 64,000m³ of peat replacement. These are indicated by Figure 9 below (drawing 2911-PH7-EW-217):



Figure 9 Phase 7 Earthworks

This phase extends the cut operation on the western part of the site and progresses the fill operation on the eastern part of the site. The northern haul road is the only access between the cut and fill zones and remains for the completion of all earthworks.

The section of Ngarara Stream along the northern edge of Phase 7 earthworks will be reconstructed as part of the Phase 7 earthworks.

Phase 8

Phase 8 earthworks will involve the excavation of approximately 122,000m³ of cut, 65,000m³ of fill and 61,000m³ of peat replacement. These are indicated by Figure 10 below (drawing 2911-PH8-EW-218):

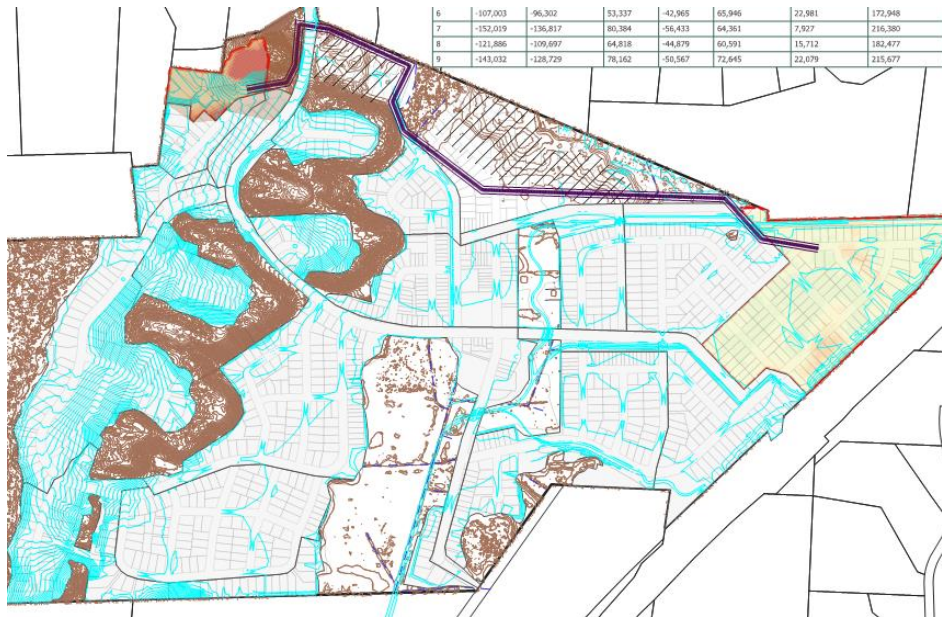


Figure 10 Phase 8 Earthworks

This phase of earthworks completes the majority of the development in the northwestern corner and the filling in the eastern zone of the site.

This phase will include the formation of the secondary flow path for the Ngarara Stream at the eastern corner of the site where it enters the site.

Phase 8 will include further borrow excavation into the dune on the western side of the inlet road, immediately inside the site as a source of cut material. This excavation zone will create capacity for final peat disposal as part of Phase 9 earthworks.

Phase 9

Phase 9 earthworks will involve the excavation of approximately 143,000m³ of cut, 78,000m³ of fill and 73,000m³ of peat replacement. These are indicated by Figure 11 below (drawing 2911-PH9-EW-219):

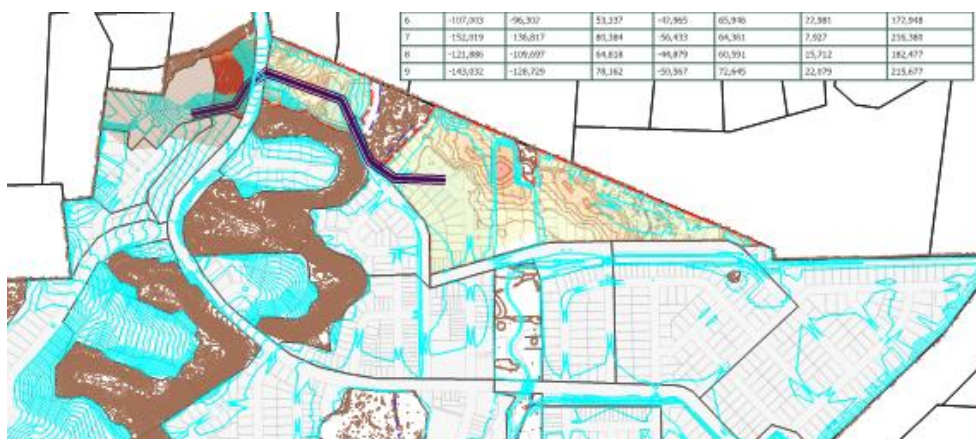


Figure 11 Phase 9 Earthworks

This phase will complete the earthworks on the site. It will include removal of all stockpiled dried peat and relocating it on the western side of the inlet road to reform the dune into a natural shape.

The final quantity of excavation from the dune for fill material will be balanced with the fill requirement to ensure all material is sourced on site.

3.2. Peat Removal

The earthworks activities outlined above involve the removal and replacement of approximately 475,000m³ of peat. The areas of the site containing peat and the assessment of peat thickness are shown on drawing 2911-ALL-EW-202, an insert of which is shown as Figure 12 below.

The average thickness of the peat is approximately 1m, but it varies in thickness from nothing to up to 2.5m. The top of the peat is generally just below the surface. The peat beneath the development areas must be removed to enable suitable building foundations to be constructed.

Groundwater monitoring confirms that groundwater is present within the peat layer. Therefore, excavation and removal of the peat will be carried out within the groundwater system. The peat removal methodology will be confirmed at preparation of the detailed CEMP for certification and is expected to cover the following key matters:

- working within a limited area, excavating the peat and replacing it with compacted fill material within the same working day. This process is expected to minimise the volume of groundwater pumping (de-watering) from the active excavation zone to a manageable scale because the area of available flow path for the groundwater to flow to is relatively small (less than 1,000m²) at any one time and the dewatering pumps only have to operate for a few hours per day until the fill material is placed and compacted to above the groundwater level. The final CEMP shall stipulate daily and weekly working areas matching the excavation methodology;
- The detailed CEMP shall identify where the de-watering pumps will discharge pumped water to. They shall not pump directly to water courses and shall be designed to discharge the water from the de-watering system in accordance with the approved ESCP for that phase of earthworks;
- This discharge from the de-watering system shall be configured to ensure that it soaks back into the ground and does not have a direct flow path to water courses on the site;
- This process is to be repeated each day (weather permitting) until the full peat area is removed within that stage of earthworks;
- The daily/weekly process is to be monitored and reviewed to confirm desired environmental control outcomes are being achieved;
- The transport of the excavated wet peat shall ensure that there is not spillage of peat from the transporters to open water courses on the site. Wet peat that is spilled from the transporters shall be managed to avoid surface water washing it into nearby open water courses;
- Excavated peat is to be initially placed in drying areas located as shown on the approved Phase earthworks drawings. It is expected the volume will reduce to approximately 50% once it has dried. The wet excavated peat shall be spread over the approved drying area to a thickness of approximately 0.4 – 0.5m so that warm weather can dry it. Windrows of peat for drying may be used if trails prove effective;
- The wet peat in the drying areas shall be turned during the drying process to exposed wet peat to drying weather.

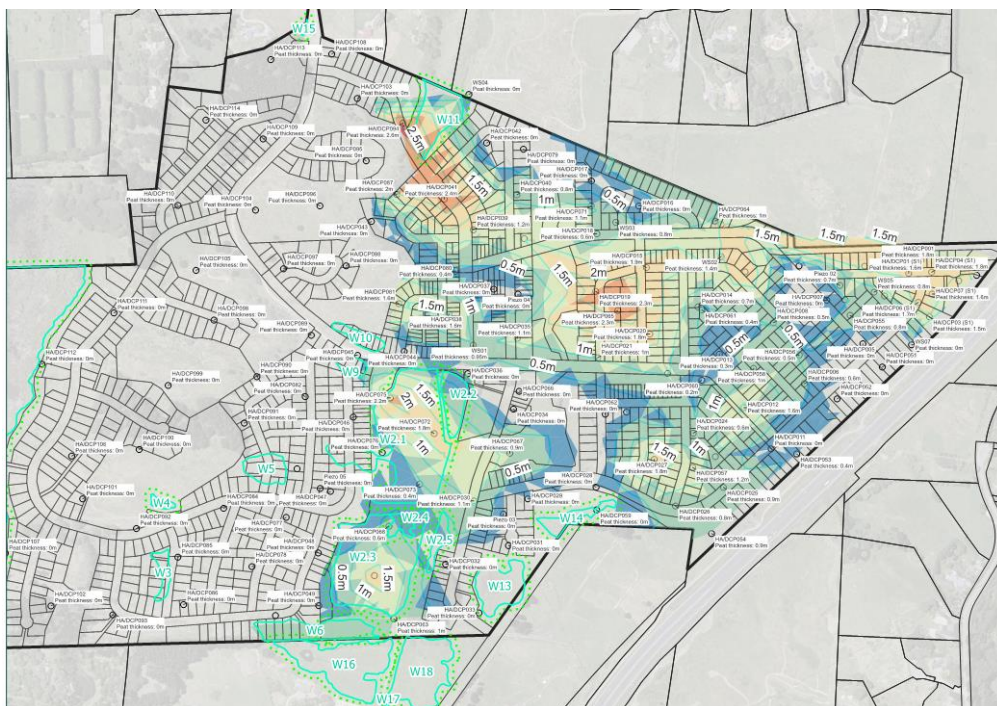


Figure 12 Peat Areas

- The peat drying area shall be surrounded by a bund to protect the area from inundation during modest and severe rainfall events that might trigger overflow from the Ngarara Stream in such events;
- All sediment and erosion control systems for the peat drying areas shall be carried out in strict accordance with the certified ESCP;
- Dried peat shall be transported to the designated temporary stockpile on the flat area of the site, immediately on the eastern side of the inlet road where it enters the site (shown on the earthworks phasing plans PH2 EW 211 – PH8 EW 218);
- The temporary stockpile will operate as a peat handling area where newly dried peat is stockpiled and older dried peat is used at completed phases of earthworks for landscape fills, mixing with topsoil and re-used as topsoil respread and potentially partial mixing with dune sand for structural fill material (maximum of 5% peat content and subject to geotechnical engineer approval);
- The dried peat stockpile area shall have a specific ESCP system in place and shall be operated in strict accordance with that Plan.
- The remaining material in the dried peat stockpile shall be removed as part of the Phase 9 earthworks, in accordance with the earthworks methodology and the area reinstated to a stabilised condition.

3.3. Topsoil and organic Layer Stripping

The earthworks activity will require stripping of onsite topsoil within each phase of earthworks and stockpiling the stripping's until they can be respread on earthworked areas.

Topsoil within the dune systems is expected to be predominantly clean sand beneath a thin surface root mat. The topsoil and the thin organic mat are to be removed as it is unsuitable for engineered fill.

The adopted stripping depths expected to be required across the site are shown in Table 3 below:

Geomorphic Zone	Description	Adopted Strip Depth	Rationale
Upper dune crests	Clean dune sand, minimal organics	75 mm	Thin root mat only
Mid/eastern dune belt	Sand with shallow organic staining	100 mm	Slightly deeper organic layer
Low-lying eastern land	True topsoil over peat	200 mm	Consistent with CGW ~180 mm average thickness

Table 3 Topsoil depths

Table 4 below summarises the expected volumes associated with stripping, topsoil placement, and pavement formation adjustments.

Phase	Topsoil demand (m³)	Formation reduction (m³)	Stripped area (m²)	Mean strip depth (mm)	Strip volume (m³)
1	16,534	30,582	129,509	144	17,147
2	12,728	21,810	116,612	155	16,639
3	19,930	26,083	129,945	172	19,739
4	9,126	13,115	66,536	100	6,956
5	22,572	31,740	142,463	155	19,047
6	10,159	14,383	68,052	103	9,529
7	9,731	15,557	75,377	125	13,408
8	16,758	21,150	105,898	144	19,402
9	17,319	21,425	99,850	108	17,244

Table 4 – Organic Strip, Topsoil Demand and Formation Adjustments

These adjustments sit alongside the core cut, fill and peat volumes and will be incorporated into the refined bulk earthworks balance.

The CEMP for each phase of earthworks shall define;

- the location of the topsoil stockpiles for each stage (these are to be well clear of the Ngarara Stream and associated drains);
- how the stockpiles are to be protected from inundation in the event of the Ngarara Stream overflowing its banks;
- ESC methodology for the stockpiles;
- Management of dust from the stockpiles.

3.4. Earthworks Specification For Structural Fill

The construction of all structural fill shall be carried out in strict accordance with the Earthworks Contract Specification.

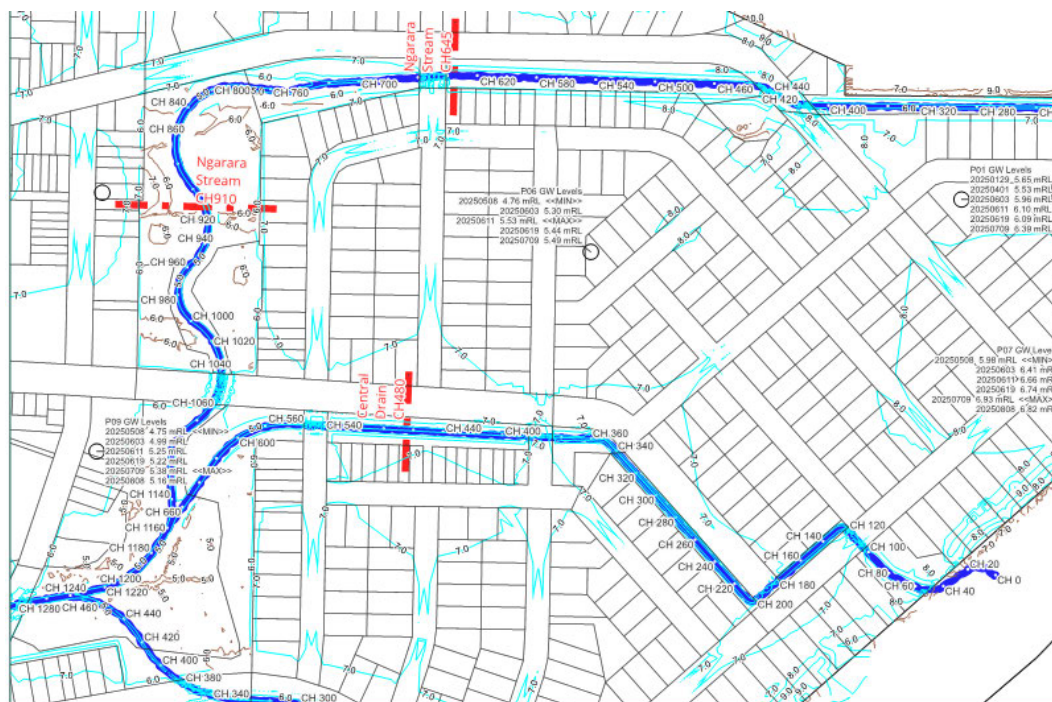
Fill material is to comply with NZS4431:2022 and shall be placed in accordance with this Standard. This requires all fill material to be sourced on site from natural clean sand and spoil not containing more than 5% topsoil or improved peat. The potential use of less than 5% dried peat mixed with clean excavated dune sand will be subject to detailed geotechnical assessment involving laboratory testing, field trials and close observation by a geotechnical engineer.

The stage specific CEMP submitted for certification shall set out a clear methodology for fill material approval, placement, compaction and testing in accordance with NZS4431:2022 and details of peat mixing if it is proposed to incorporate some dried peat with clean material for fill material.

3.5. Upgrading and Realignment of Ngarara Stream and Side Drains

The proposed works include reconstruction of some sections of the Ngarara Stream and realignment of another section of the Ngarara Stream to achieve improved hydraulic control, increased flood management and ecological enhancement outcomes.

As shown in Figure 13 below, beyond the 800m distance from the north-east boundary corner to approximately 1,350m downstream, the Ngarara Stream will be re-aligned to the corridor beneath the power transmission lines as shown on drawing 2911-ALL-SW430 (Figure 13 below). In this section of Ngarara Stream, the cross section will be as shown in Figure 13 below:



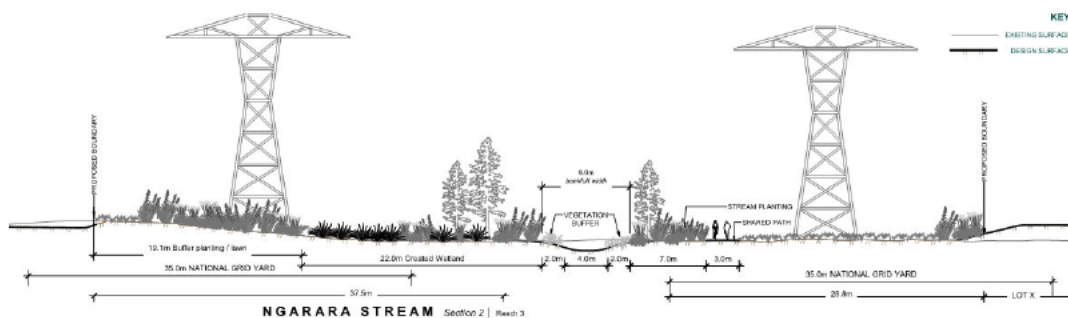


Figure 13 Proposed Ngarara Stream Cross Section 800 – 1350m

It is proposed to construct the re-aligned section of Ngarara Stream and the associated downstream flow control structure as part of the Phase 2 earthworks.

The construction of the Ngarara Stream realignment section should be carried out “in the dry” for most of the works. This is indicated by Figure 14 below:

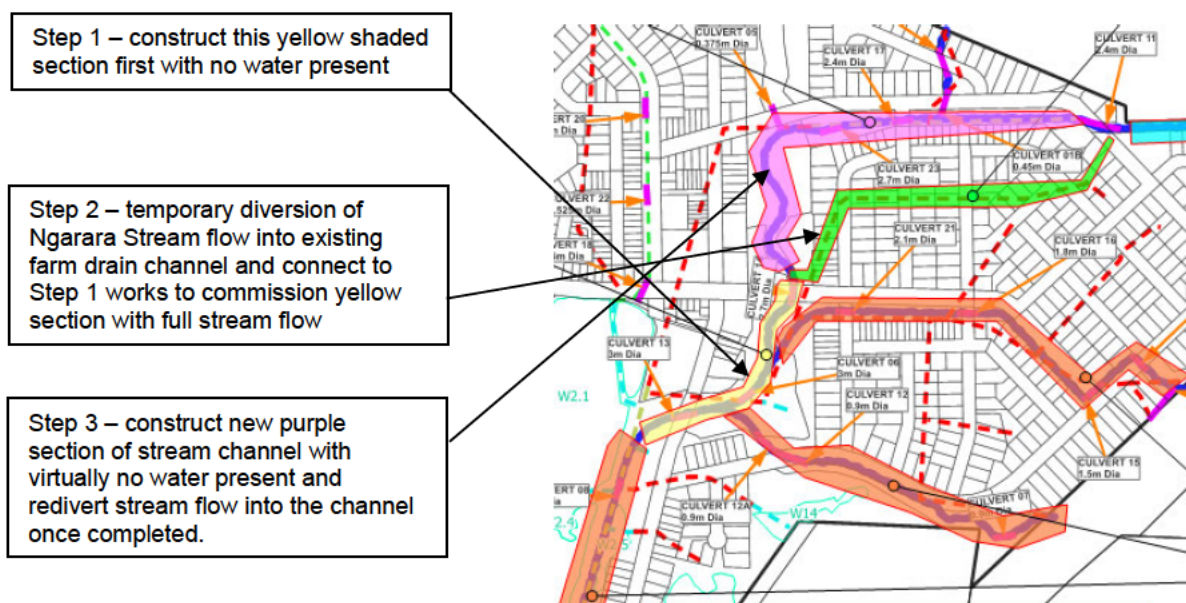


Figure 14 Phasing of Ngarara Stream Works

The phased CEMP’s covering construction works within the Ngarara Stream corridor shall include a detailed methodology for working in and adjacent to the Stream.

Specific construction risks to be covered in the final CEMP dealing with this stage of the works so that they are managed appropriately during the works associated with upgrading and realigning Ngarara Stream include (but not limited to):

- Ecologist control at the beginning to ensure all fish recovery work has been achieved as required by the Native Freshwater Fauna Salvage and Relocation Plan;
- Working within the existing stream flow – specific additional attention to management of sediment and erosion control – this should include earthworks methodology, minimise plant working in flowing water, stream by-pass management, additional silt fencing, maximising ability to do as much work as possible to be done beyond live stream flows;

- Risk of higher stream flows during wet weather – work to be monitored in association with forward forecast weather predictions and contingency plans to semi-stabilise interim work when notable wet weather is predicted;
- Works to be done in accordance with fish protection/recovery management regime set out in the Native Freshwater Fauna Salvage and Relocation Plan;
- Inclusion of temporary silt fencing to control stream velocities on the banks until revegetation planting is well established;
- Detailed coordination with ecological specialist during construction to optimise construction tasks associated with the creation of riffles and pools, placement of gravel bed lining and placement of buried stumps (or similar) to enhance in-stream habitat;
- Replanting to be in accordance with the Ecological Restoration Management Plan;
- Approval from ecologist before any flow is diverted into the new channel section.

The section of Ngarara Stream downstream of the realigned section (orange/flesh colour shaded section in Figure 14 above) is to be remediated in the Phase 3 earthworks phase, as would the other two existing farm drains shaded orange/flesh colour in Figure 14 above.

The top reach of the stream related works (shaded blue in Figure 14 above) is a new secondary flow, overflow channel and is expected to be formed as part of the Phase 7 earthworks program. This work is not within the stream and will be carried out as conventional cut operation.

This phasing of the Stream realignment works has been structured to minimise physical excavation within a flowing watercourse and to maximise erosion and sediment control outcomes.

Specific detail relating to the construction management of the works relating to the works within Ngarara Stream and the associated side drains are to be included in the CEMP relating to that stage of the work.

3.6. Flow Control Culvert on Ngarara Stream

A flow control culvert with high level overflow weir comprising a twin box culvert, using 2m wide * 0.8m flow depth concrete culverts and a high-level overflow weir, as shown by drawing 2911-P1-482 will be constructed in association with the Phase 2 earthworks. An insert of the drawing is

shown by Figure 15 below:

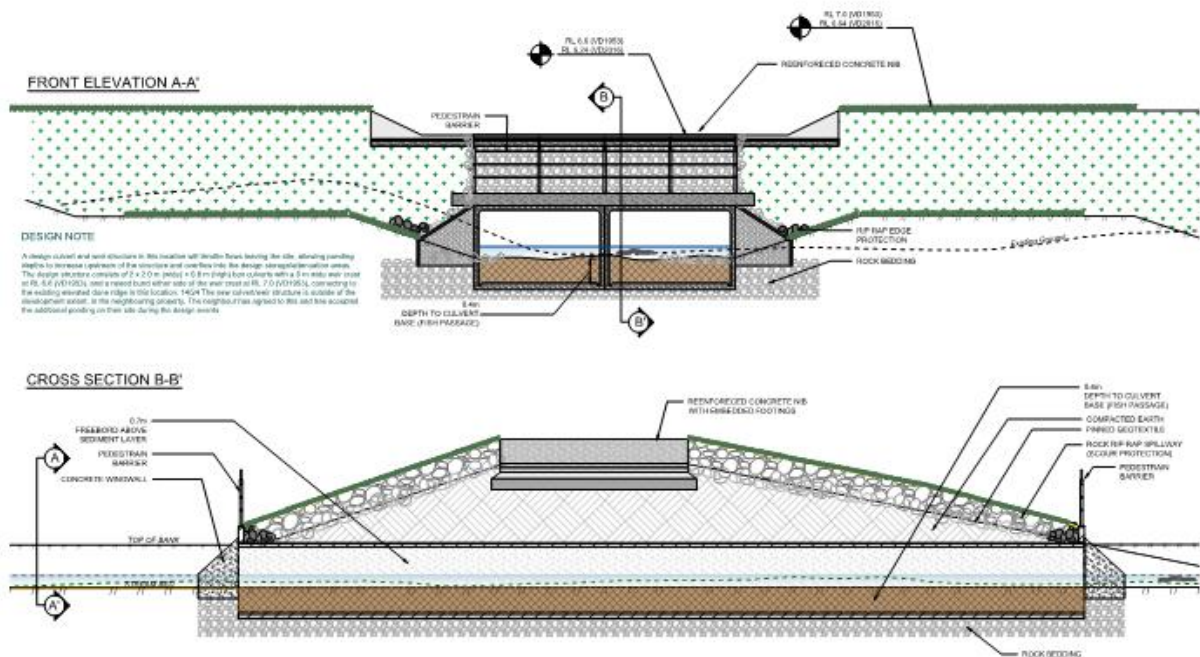


Figure 15 Ngarara Stream Flow Control System

A specific construction methodology for the construction of the twin box culverts shall be included in the CEMP for that phase of the works. Specific details relating to this part of the construction are expected to include (but not limited to):

- Working within the existing stream flow – specific additional attention to management of sediment and erosion control – this should include earthworks methodology, minimise plant working in flowing water, stream by-pass management, additional silt fencing, assessment of these issues in the detailed design phase;
- Risk of higher stream flows during wet weather – work to be monitored in association with forward forecast weather predictions and contingency plans to semi-stabilise interim work when notable wet weather is predicted;
- Works to be done in accordance with fish protection/recovery management regime set out in the Native Freshwater Fauna Salvage and Relocation Plan.

3.7. Staging of Planting after Earthworks

It is envisaged that restoration planting in open areas associated with earthworks and associated with wetland restoration and terrestrial ecology restoration/mitigation areas will be carried out in a staged process that links to the phased earthworks construction. An indicative phased planting program is shown in Figure 16 below. The CEMP covering the area affected shall include details on the planting program and link to the other management plans for landscape planting.

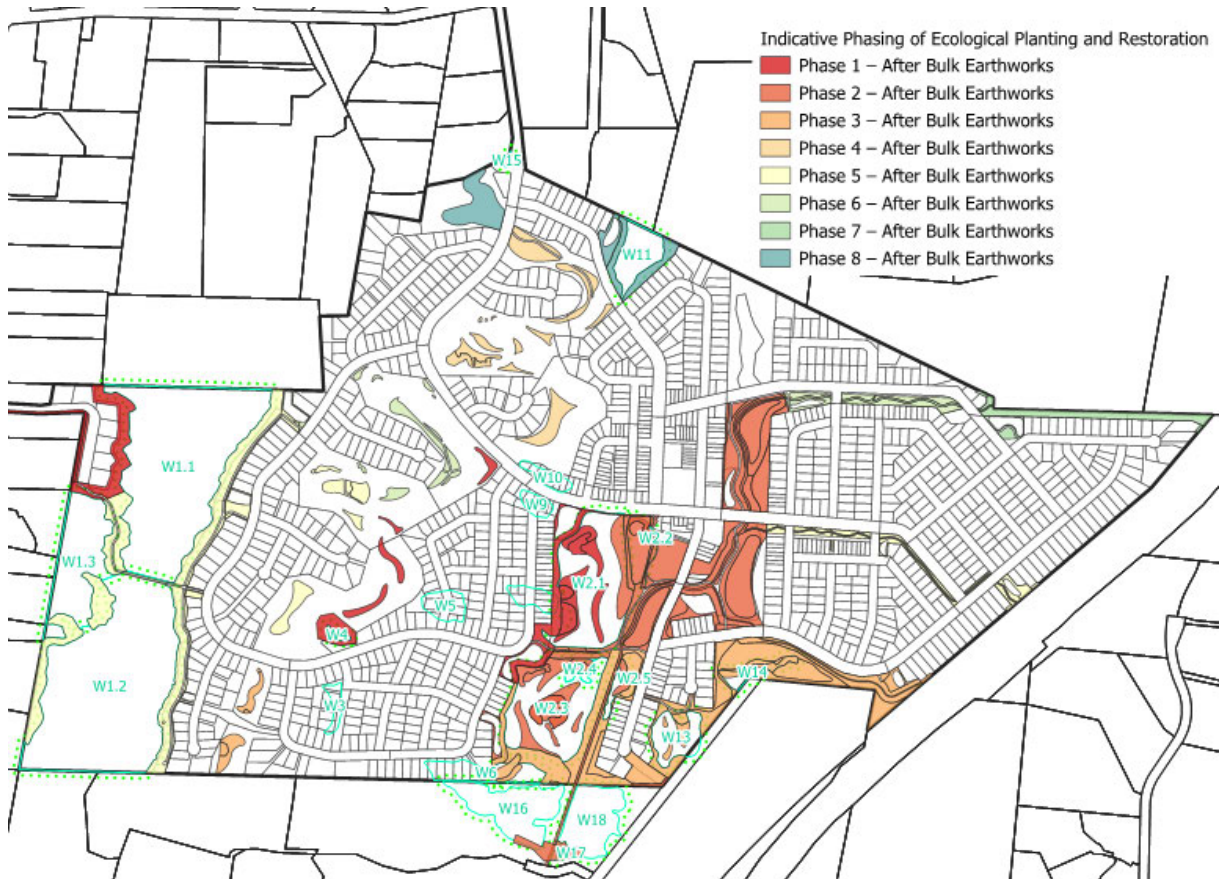


Figure 16 Indicative Planting Program

3.8. Staging of Roading & Services

The construction of a residential development of this scale will require staged construction to match supply with market demand. Preliminary assessment of staging requirements has led to the overall development being constructed in 17 stages. These are shown in drawing 2911-ALL-P-2 and indicated by Figure 17 below:



Figure 17 Staging Plan for Roading & Services

The proposed staging of construction of roading and services, which creates the residential lots for the market, is strongly influenced by the earthworks phasing plan. The primary object of staging is to construct the project in a sequence that deals with earthworks constraints (e.g. earthworks balance within each earthwork phase, delaying large bulk infrastructure until needed, providing suitable product for the market that can be serviced within the staging plan.

Key roading and services construction elements that must be addressed in the certified CEMP for that specific stage of development includes:

- Wastewater pump stations – deep construction below groundwater;
- Deep trenching – trench below groundwater;
- Off-site wastewater rising main;
- Off-site bulk water supply mains where these cross streams

These are described in the sections below.

3.9. Wastewater Pump Stations

The development of the site will include the construction of two wastewater pump stations. The location of the main wastewater pump station near the local centre is indicated by Figure 18, which is an insert of drawing 2911-ALL-WW-509 below. This pump station will be constructed as part of the Stage 1 Roading and Services contract.

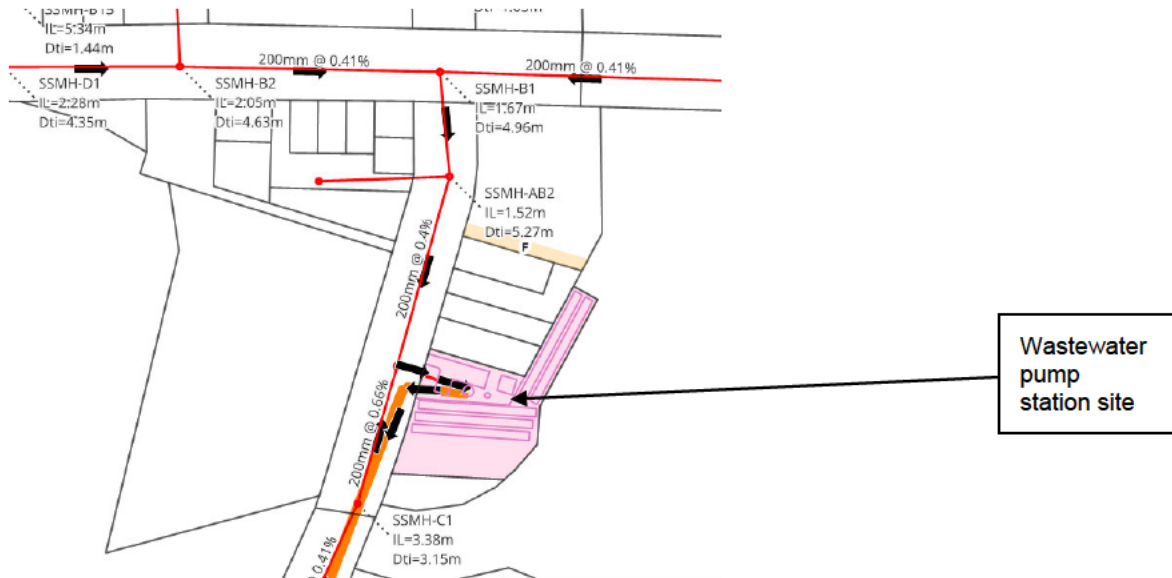


Figure 18 Main Wastewater Pump Station Site

The bottom of the main wastewater pump station wet well will be constructed several metres below ground, within the groundwater system. The final construction methodology adopted after detailed design shall be incorporated into the Stage 1 CEMP dealing with this pump station. Specific details within the CEMP relating to this pump station are to include:

- Working below groundwater and associated de-watering provisions;
- Working at depth and associated excavation stability (design/construction methodology could include driven sheet piles, driven steel caisson, jetted concrete sections etc);
- Management of de-watering system;
- Management of excavated spoil in accordance with ESCP requirements.

The second wastewater pump station is on the western area of the development as indicated by Figure 19 below, which is an insert of drawing 2911-ALL-WW-507. This wastewater pump station is part of the Stage 8 roading and services construction package.

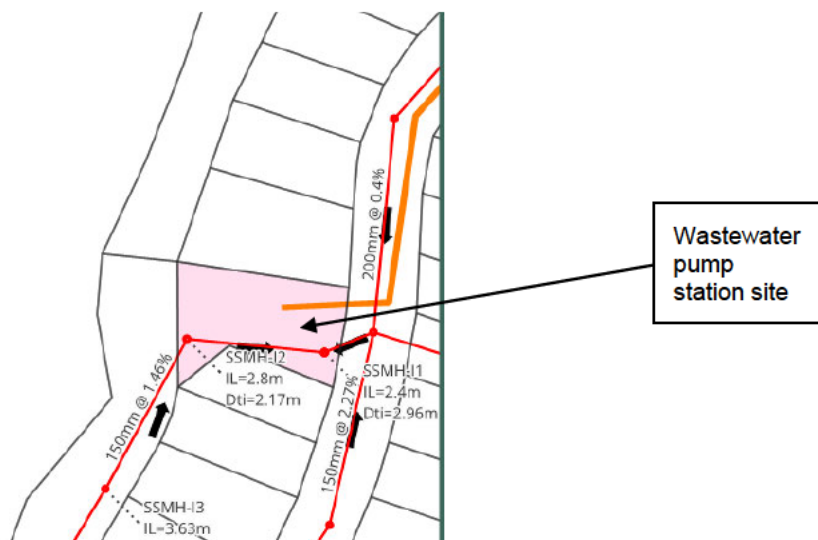


Figure 19 – Western Wastewater Pump Station

The bottom of this wastewater pump station wet well will be constructed several metres below ground, within the groundwater system. The final construction methodology adopted after detailed design shall be incorporated into the Stage 8 CEMP dealing with this pump station. Specific details within the CEMP relating to this pump station are to include (but not limited to):

- Working below groundwater and associated de-watering provisions;
- Working at depth and associated excavation stability (design/construction methodology could include driven sheet piles, driven steel caisson, jetted concrete sections etc);
- Management of de-watering system;
- Management of excavated spoil in accordance with ESCP requirements.

3.10. Deep Trenches

The flat nature of the site requires some sections of wastewater mains to be constructed in deep trenches, up to 4.5m deep to minimise the number of wastewater pump stations.

These trenches will extend well into the groundwater system, requiring dewatering of the trench as part of construction.

The specific CEMP relating to each stage of construction involving deep trenches (including but not limited to Stages 1, 5 & 8) shall address the following matters (but not limited to):

- Excavation stability;
- Groundwater management – expected extent of dewatering, discharge strategy, ESC systems and procedures;
- Temporary support systems – e.g. shields, wide upper excavation etc;
- Detailed close monitoring regime to ensure systems are adequate and effective;

3.11. Wastewater Off-Site Wastewater Rising Main

The main wastewater pump station will connect to the public wastewater reticulation via a rising main of approximately 1,600m in length. It is anticipated that the rising main system will be constructed using two parallel pipes, one smaller than the other. The smaller pipe will be used in the initial stages of the development when the number of houses connected is less than approximately 200 so that minimum velocities can be maintained in the system. Once the development has progressed beyond this minimum, the larger pipe (possibly in combination with the smaller pipe) can be used so that a suitable balance between minimum velocities and maximum pumping head is achieved. The general route of the two pipelines will be along the legal road corridor, beside the existing bulk water bore main.

This sewer rising main system will be constructed as part of the Stage 1 roading and services work. Construction methodology and proposed management of construction and environmental effects relating to the construction of this rising main system will be expanded in this section of the Stage 1 CEMP.

3.12. Bulk Water Main To The Site

The first stage of construction of the bulk water main to the site will be carried out as part of the Stage 1 roading and services construction package and will be covered in this section of the Stage 1 CEMP. The water main is expected to follow a route north along the old State Highway and then westward to the Expressway and under the Expressway to connect into the site.

The main aspect of construction and environmental management associated with the bulk water main will be the crossing beneath the Expressway and potentially through the Ngarara Stream culvert beneath the Expressway.

Specific details relating to this aspect of the project will be covered in the Stage 1 CEMP.

3.13. Transpower Infrastructure

High voltage transmission lines cross the site. Each stage CEMP covering the area of the transmission lines, where works are to be carried out shall include (but not limited to):

- define the works within the power transmission corridor;
- confirm no works shall be carried out within 12m of the pylon foundations;
- all land alteration and planting comply with Transpower's requirements;
- A clear line of communication with Transpower is established prior to works commencing in that stage.

4. SITE RESPONSIBILITIES

This section identifies key personnel responsible for environmental compliance, construction oversight and ecological supervision.

4.1 Project Manager – Mr/Ms <XXXXXXXXXX>

The Project Manager is responsible for the effective implementation of the EMP and has overall responsibility for the environmental performance of the project. Duties include:

- Ensuring adequate resources are in place to implement the CEMP.
- Ensuring all staff and sub-contractors operate within the guidelines of the CEMP.
- Ensuring that an CEMP is prepared and that environmental standards, processes and procedures meet relevant resource consent conditions.
- Overseeing the successful implementation, monitoring and review of the CEMP.
- Ensuring that inspections are carried out in accordance with the relevant CEMP.
- Restricting or stopping any activity that has the potential to or has caused adverse environmental effects.
- Providing notification and reporting of Environmental Incidents to Council and other environmental reports as required by the conditions of resource consent.
- Delegating authority of the above responsibilities.

4.2 Environmental Representative – Mr/Ms <XXXXXXXXXX>

The Environmental Representative supports the Project Manager in the day-to-day implementation of the CEMP. Duties include:

- Ensuring the installation of environmental controls as per the CEMP.
- Undertaking environmental site inspections.
- Undertake water quality sampling during rainfall events.

- Overseeing the maintenance and improvement of defective environmental controls.
- Providing environmental inductions to all staff and sub-contractors.
- Assisting the project leadership in attending to Environmental Incidents and Complaints.

The Environmental Representative shall be familiar with environmental risks associated with the project, the CEMP and best practice erosion and sediment control principles and practices.

4.3 Environmental Consultant(s)

The Environmental Consultant(s) (SQEP) will provide technical environmental management advice as required, for their specific areas of expertise. Key tasks include delivering the Site Environmental Induction to core staff and providing as-built confirmation of erosion and sediment controls to Council. The Environmental Consultant shall overview the required monitoring of the site and submit the required Environmental Reports in accordance with the resource consent conditions.

It is anticipated that there will be a SQEP for engineering, ecology, geotechnical engineering, archaeology and cultural monitoring. These key staff shall be identified in the specific CEMP documents for each stage of construction.

4.4 Consent Holder Contact

The certified CEMP shall include the name and contact details of the representative for the consent holder/land owner.

Contact details must be completed prior to construction.

5. GENERIC CEMP CONDITIONS REQUIREMENTS TABLE

The table below outlines standard CEMP requirements and where they are addressed within this document:

Ref	Requirement	Description	CEMP Section
GEN-01	Site Contacts	24/7 contact details for key personnel	Section 4
GEN-02	Noticeboard	On-site signboard with contacts & hazards	Section ..
GEN-03	Hours of Work	Permitted construction hours	Section 10
GEN-04	Construction Programme	High-level staging summary	Section 3.1 & 3.7
ESC-01	ESC Principles	Minimise disturbance, stage works, stabilisation	Section 6
ESC-02	ESC Measures	Silt fences, DEBs/SRPs, diversions, entrances per certified erosion control plan.	Section 6

ESC-05	Rainfall Response	Pre/during/post rainfall protocols	Section 6
ESC-06	Daily Inspections	ESC walkovers & maintenance	Section 6
ESC-07	Weekly Audits	Formal weekly ESC audit	Section 6
ESC-08	Exceedance Events	Failure response & reporting	Section 6
WQ-01	Water Quality Monitoring	Turbidity thresholds & methodology	Section 7
WQ-02	Monitoring Locations	Upstream/downstream sampling	Section 7
WQ-03	Reporting	Regulator reporting requirements	Section 7
ECO-01	Lizard Management	Lizard salvage and clearance sequencing	Section 14
ECO-02	Freshwater Fish Salvage	NFFSRP supervision before works	Section 14
ECO-03	Wetland Buffers	Fencing, no-go zones, protection	Section 14
ECO-04	Stream Works Supervision	Ecologist oversight	Section 14
ECO-05	Restoration Planting	Riparian/wetland planting requirements	Section 14
CULT-01	Cultural Monitoring	Kaitiaki involvement	Section 14
ARCH-01	Discovery Protocol	Archaeological discovery process	Section 14
GEO-01	Peat Management	Excavation, stockpiling, replacement	Section 3
GEO-02	Batter Stability	Slope limits & inspections	Section 3
TRA-01	Traffic Management Plan	Access, TMP requirements	Section 12
TRA-02	Site Access	Entry/exit and internal circulation	Section 12
HS-01	Health & Safety	High-level requirements	Section 14
DUST-01	Dust Control	Watering, stabilisation measures	Section 8
NOISE-01	Noise Management	NZS 6803 compliance	Section 9
WASTE-01	Waste Management	Solid/hazardous waste handling	Section 10

COM-01	Complaints Register	Logging and response process	Section 15
REV-01	Review & Amendment	CEMP update process	Section 1
COMPL-01	Overall Compliance	Summary of CEMP compliance	Section 15

6. EROSION AND SEDIMENT CONTROL MEASURES

6.1 Performance Criteria

The construction involving soil disturbance activities must be carried out in strict accordance with the certified erosion and sediment control plan associated with that phase of the work.

Each phase and/or stage of the construction that involves soil disturbance shall have a specific ESCP prepared and certified prior to that phase of construction commencing. The ESCP is to be prepared in accordance with the GWRC Guidelines for ESC and in accordance with the resource consent conditions relating to ESC. The ESCP shall demonstrate that design, installation, operation, monitoring and maintenance of erosion and sediment controls designed for that stage/phase of construction are in accordance with industry best practice.

As a minimum the ESCP shall incorporate the following key principles:

- minimise disturbance;
- stage and carryout the works to limit the extent of open un-stabilised ground to a minimum practical working area so that risks associated with erosion and sediment runoff are minimised as much as is reasonably feasible;
- install perimeter controls before earthworks;
- stabilise exposed areas as quickly as is reasonably possible;
- incorporate robust monitoring methodology for the ESC performance throughout the project and link the monitoring results back to the earthworks methodology. Monitoring will include rainfall trigger testing, weekly site inspection of ESC devices, weekly construction meetings to include agenda item dealing with ESCP outcomes, etc;
- Reporting to GWRC and KCDC in accordance with resource consent conditions. Details of what reporting is required is to be set out in the ESCP;
- Refine the ESCP to improve outcomes if required;
- incorporate provision for Ngarara Stream bank over-topping occurring in medium rainfall events;
- No ESC devices to be removed until approval is received.

6.2 Certified Erosion and Sediment Control Plan (ESCP)

The certified ESCP for each phase/stage of the work involving soil disturbance is contained in Appendix <X> of the certified CEMP associated with that stage/phase of the project. All construction work shall be carried out in accordance with the certified ESCP.

6.3 Certified Flocculation Management Plan (FMP)

Some ESC devices require flocculation in accordance with the certified ESCP requirements. The use of flocculants to enhance sediment settling in ponds and settlement devices requires site specific technology that must be bench tested for the specific soils on the site so that the most effective dosing rate is confirmed. Thus, the design, operation, monitoring and maintenance of the flocculation systems used during construction (where required) is an integral component of the certified ESCP. All construction work shall be carried out in accordance with the certified ESCP and certified FMP.

The FMP shall be prepared by a suitably qualified and experienced person (SQEP) and will be submitted to GWRC for certification prior to works commencing, as required by the resource consent conditions.

The FMP shall include (but not limited to) the following key matters:

- 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);
- 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; and
- 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 certified FMP shall be included as an appendix to the certified CEMP relating to that stage/phase of the construction activity.

7 NGARARA STREAM MONITORING

Monitoring of Ngarara Stream water quality shall be carried out in accordance with the resource consent conditions and be incorporated into the Stage/phase CEMP covering works in or adjacent to the Ngarara Stream. The purpose of the monitoring is to confirm that the ESCP is effective at minimising sediment discharge to the Stream.

The Ecological Restoration Management Plan (ERMP) sets out in Section 7 an outline of monitoring of Ngarara Stream restoration work. The ERMP is attached to this CEMP and the ERMP monitoring shall be coordinated with water quality monitoring of the Ngarara Stream.

Haul Road Temporary Bridge

As described in Section 3.1 – Phase 1B earthworks, a temporary bridge is proposed for the earthworks for phases 1B, 2 & 3 where the haul road crosses the Ngarara stream close to the southern boundary. The temporary bridge must be constructed and operated in accordance with the CEMP and the relevant conditions of approval. It is expected that the temporary bridge will not involve piling, both abutments will be well clear from the top of the stream banks, the sides of

the stream channel will not require alteration, and the bridge area shall be protected from erosion and sediment runoff.

The CEMP covering earthworks phases 1B, 2 & 3 shall have a detailed section that describes the temporary bridge, describes the construction methodology and controls the construction activities in a manner that avoids adverse effects on the Ngarara Stream. The Phase 3 CEMP shall also include a description of the works relating to the removal of the temporary bridge and the reinstatement of the bridge site.

8 DUST MANAGEMENT

Dust from construction activities, vehicle movements and stockpiles can contribute to sediment runoff and create a nuisance to the public, neighbouring properties, adjoining roads and service infrastructure. The key risks associated with dust occur during the bulk earthworks phase of the project.

There are a range of activities that may produce dust onsite including:

- General disturbance of soil (particularly during drier months);
- Inappropriate staging that does not seek to minimise the extent of exposed soil;
- Vehicle movements along haul roads;
- Sediment-tracking onto surrounding roads;
- Stockpiling of PEAT, topsoil or subsoil;
- Slow or ineffective revegetation procedures.

The project must ensure that reasonable and practical measures are taken to avoid dust moving across the boundaries of the site at all times.

The following measures will be deployed to ensure dust generation onsite is minimised:

- Stage works where possible to minimise soil exposure extents and timeframes;
- Revegetate disturbed areas progressively throughout construction;
- Dust suppression of exposed areas and stockpiles by water trucks or other methods approved by the Environmental Representative;
- If dust activities cannot be controlled during high winds, works will cease until favourable conditions return;
- To avoid spillage risks, trucks and dumpers will not be overloaded;

Site staff will maintain continual vigilance for any increases in wind to ensure measures are deployed prior to dust crossing site boundaries. Weekly Environmental Inspections and the Monthly SQEP Environmental Inspections will also ensure that the management measures described above are sufficient and performing effectively.

A dust incident is considered to have occurred where:

- Dust is observed crossing the boundary into sensitive receptors, or
- A justified complaint is received regarding dust emissions across the boundary of the site.

The incident procedures set out in this CEMP shall commence if a dust incident arises.

Daily ESC walkovers will be undertaken by the Contractor. Weekly ESC audits will be completed and records kept onsite. Water quality monitoring will measure turbidity upstream and downstream with thresholds of <XX> NTU and a maximum downstream increase of 20%. Exceedance events require immediate response and notification to the Supervising Professional and regulators.

9 NOISE MANAGEMENT

The construction work shall be carried out in a manner that ensures noise generation on the site complies with the resource consent conditions relating to noise.

Potential noise and/or vibration effects may be generated by the following:

- Excavation and earth moving plant;
- Ancillary plant and equipment;
- Compaction equipment, and
- Reversing alarms.

Construction equipment must be fitted with industry standard noise control mufflers and must be operated within the approved hours for construction.

These limits are set out in Table 5 below:

Time of Week	Time Period	L _{Aeq(t)}	L _{Afmax}
Weekdays	0630 - 0730		
	0730 - 1800		
	1800 - 2000		
Saturdays	0630 - 0730		
	0730 - 1800		

Table 5 Upper limits in dB(A) for construction work noise for the site

The following measures will be deployed to ensure noise and/or vibration associated with the project are appropriately mitigated:

- Notify surrounding sensitive receptors prior to commencing particularly noisy inducing activities;
- Where practicable, select lower noise producing equipment or use lower noise generating alternatives if required;
- Regularly service equipment to ensure plant is running optimally;
- Revving of engines will be limited. All plant and vehicles will be turned off when not in use and if safe to do so;
- Undertake activities that may lead to noise effects, during reasonable and practical hours.

10 MANAGEMENT OF WASTE AND FUEL

Appropriate procedures for the management of on-site waste and fuel storage on site shall be implemented to ensure waste is not discharged on site and fuel leakage or spillage is avoided.

Management of waste and fuel shall be monitored on site. This aspect of on-site environmental management shall be included in weekly and monthly tool box meetings.

11 HOURS OF OPERATION

Works will occur Monday–Friday XX:XX–XX:XX and Saturday XX:XX–XX:XX. No works will occur on Sundays or public holidays without prior Council approval.

12 TRAFFIC MANAGEMENT & ACCESS

A Construction Traffic Management Plan (CTMP) will be prepared in accordance with the resource consent conditions and all traffic into and out of the site must comply with the certified CTMP. All construction traffic will use the designated access points, with internal circulation arranged for safe forward movement. Parking on site shall be in accordance with the CTMP.

The certified CTMP forms part of the CEMP and is contained in Appendix <X>.

13 ECOLOGICAL MANAGEMENT REQUIREMENTS

General ecological requirements relating to the upgrading and realignment of the Ngarara Stream is covered in Section 3.5 of this CEMP.

Other ecological management requirements include Lizard Management Plan implementation, Native Freshwater Fauna Salvage and Relocation Plan requirements, wetland buffer protection and restoration planting under the ERMP. Ecologist supervision is required at specific hold points.

Each stage of this section of the CEMP shall include specific details of the ecological management requirements relating to that stage of the work.

14 OTHER RELEVANT SITE INFORMATION

There are other activities on the site that need to be carried out in unison with the construction works. These include:

- Lizard Management;
- Landscape planting
- Wetland and stream restoration planting;
- Wetland restoration;
- Cultural monitoring;
- Archaeological discovery protocols;

The Management plans and/or consent conditions relating to these shall be integrated into each CEMP covering that stage/phase of construction.

15 MONITORING

This section of the CEMP shall set out a table showing all monitoring requirements that are required by the resource consent conditions and the various Management Plans so that monitoring is coordinated and effective.

The various parties responsible for the monitoring and the parties who the monitoring results must be submitted to are to be shown in the table.

16 ANNEXURES

Annexures may include:

- ESCP;
- ESC device sizing sheets;
- Specific drawings where required (e.g. stream drawings);
- Flocculation Management Plan;
- Native Freshwater Fauna Salvage and Relocation Plan;
- Ecological Restoration Management Plan;
- Monitoring templates;
- Reporting Templates;
- Resource consent conditions.