

Appendix 1 – Revised consent conditions and ORC comments

Key:

New condition from set circulated as Appendix Q to the substantive application
Largely consistent with the proposed condition circulated as Appendix Q to the substantive application
Consistent with the wording of the proposed condition circulated as Appendix Q to the substantive application

Land Use Consent – Residential Earthworks (RMFT26.001.01)

To be administered by the Otago Regional Council

	Specific	ORC Reason
1.	This resource consent authorises the use of land for earthworks for the purpose of residential development on the land legally described as Lot 2 and Lot 6 DP605028 and Lot 3 DP 359869.	Identifies subject site.
2.	The use of land residential earthworks and the associated discharge of sediment-laden water and sediment to land must be carried out in accordance with the plans and all information submitted with the application detailed below and referenced by the Otago Regional Council as consent number RMFT26.001.01: a) Application for Fast Track Approval Mt Iron Junction Limited dated 20 February; b) Mt Iron Junction Environmental Management Plan Revision B prepared by Enviroscope dated 15 December 2025; c) Subdivision Scheme Plans prepared by Paterson Pitts Group dated 16 February 2026; and d) Geotechnical Report prepared by Geosolve dated March 2018 If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.	Identifies relevant documentation.
3.	The Consent Holder must complete all residential earthworks authorised by this consent no more than three years following notification of the commencement date to the Otago Regional Council as required by Condition (5).	Duration of earthworks undertaken at the site. This condition may require further discussions with the Applicant as

		it will be impacted by the duration sought.
4.	The earthworks authorised by this resource consent must only be exercised in conjunction with consent RMFT26.001.02 which authorises the discharge of sediment-laden water to land which may enter water associated with this resource consent.	Relationship with discharge permit.
5.	Prior to the commencement of residential earthworks, the Consent Holder must ensure that all personnel working on the site are made aware of and have access to at all times: a) The contents of this document; and b) The final Environmental Management Plan and Erosion and Sediment Control Plan required by Condition (8). Copies of these documents must be present on-site at all times while the work authorised by this consent is being undertaken.	Largely consistent with the wording of Applicant's proposed Condition (25) on Page 10 of Appendix Q to the substantive application.
	Performance Monitoring	
6.	The Consent Holder must notify the Otago Regional Council in writing of the commencement date of earthworks not less than 10 working days prior to the commencement of works. The prestart notification must include the following information: a) The start date of the works; b) Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and c) Advise who the Environmental Representative for the works programme is and provide contact details to the Otago Regional Council.	Consistent with the wording of the Applicant's proposed Condition (21) on Page 10 of Appendix Q to the substantive application.
7.	Prior to commencing any work on site, the Consent Holder must ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction. Matters to be discussed include (at minimum): a) Timeframes for key stages of the works authorised under this consent; b) Resource consent conditions; c) Erosion and Sediment Control Plan; and d) Environmental Management Plan	Consistent with the wording of the Applicant's proposed Condition (26) on Page 10 of Appendix Q to the substantive application.

	A record of attendance must be kept and made available to the Otago Regional Council upon request.	
8.	At least 15 working days prior to the commencement of earthwork activity, the Consent Holder must submit a finalised Environmental Management Plan (EMP) and Erosion and Sediment Control Plan (ESCP) for review and acceptance by the Otago Regional Council. The ESCP must be in accordance with Auckland Council's Guideline Document 2016/005 (GD05) and be based on the draft EMP/ESCP dated 15 December 2025 and submitted as part of the application. This document must be prepared by a suitably qualified and experienced person as described in Otago Regional Council's Residential Earthworks in Otago Guide. The EMP/ESCP must address the following (as a minimum): a) Administrative Requirements i. Weekly site inspections; ii. Monthly environmental reporting; iii. Pre and post rainfall inspection as required by GD05; iv. Independent audit by Suitably Qualified and Experienced Person; v. Notification and management of environmental incidents vi. Records and registers; vii. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor); viii. Site induction; b) Operational Requirements: i. Erosion and sedimentation, including an ESCP to be prepared by a SQEP; ii. Water quality monitoring including sampling locations; iii. Dust management; iv. Chemical and fuel management; c) Sufficient detail to address the following matters: i. Specific erosion and sediment control works including clean and dirty water diversions and sediment basins (locations, dimensions, capacity etc); ii. Supporting calculations and design drawings; iii. Catchment boundaries and contour information;	Largely consistent with the wording of Applicant's proposed Condition (12) on Page 7 of Appendix Q to the substantive application.

	iv. Details of construction methods; v. Timing and duration of construction and operation of control works; vi. Processes in place if unexpected contaminated land is encountered; vii. Contingency measures for snow and/ or frost events; viii. Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as: A. Providing stabilised entry and exit point(s) for vehicles; B. Providing wheel wash facilities; and C. Cleaning of road surfaces using street-sweepers immediately where sediment has been tracked onto road; ix. Details relating to the management of exposed areas; and x. Monitoring and maintenance requirements.	
9.	a) The Consent Holder must submit an updated EMP/ ESCP to the Otago Regional Council when: i. Any significant changes have been made to the construction methodology since the original plan was accepted; or ii. There has been an Environmental Incident and investigations have found that the management measures are inadequate. b) Any updated versions of the EMP/ ESCP must be submitted to the Otago Regional Council for review and acceptance. Works implementing the updated EMP/ ESCP must not commence until it has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Otago Regional Council at all times. c) The Consent Holder must establish and implement document version control and ensure that the Otago Regional Council is provided with an electronic copy of the most current and complete version of the EMP and ESCP at all times.	Consistent with the wording of the Applicant's proposed Condition (13) on Page 8 of Appendix Q to the substantive application.

10.	No works must commence until the initial or any updated version of the EMP/ ESCP has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Otago Regional Council at all times.	Consistent with the wording of the Applicant's proposed Condition (14) on Page 8 of Appendix Q to the substantive application.
11.	Within 10 working days following installation of the erosion and sediment control works, and prior to the commencement of earthworks activity on the subject site, a SQEP must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the erosion and sediment control plan to the Otago Regional Council. The operational effectiveness and efficiency of all erosion and sediment control measures must be maintained throughout the duration/each stage of earthwork activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Otago Regional Council on request.	Consistent with the wording of the Applicant's proposed Condition (23) on Page 10 of Appendix Q to the substantive application.
12.	a) The Consent Holder must ensure that the operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved EMP and ESCP must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Otago Regional Council on request. b) Sediment removed from treatment devices must be placed on stable ground where it cannot re-enter the device or be washed into any watercourse. c) Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance. The Environmental Representative (or equivalent) must ensure regular inspections of these measures, and particularly within 12 hours after any rainfall event. Where it is identified that erosion and sediment control measures have become ineffective and maintenance is required, the Otago Regional Council must be contacted within 24 hours and the erosion and sediment control measures must be reinstated to	Consistent with the wording of the Applicant's proposed Condition (31) on Page 11 of Appendix Q to the substantive application.

	be effective, to the satisfaction of the Otago Regional Council.	
13.	Unless otherwise authorised by the Consent Authority, earthworks on the site must be staged in accordance with the application documents so that no more than two stages are disturbed at any one time, and must be sequenced to minimise the discharge of sediments to surface water in accordance with the most recent approved EMP/ESCP.	New condition – requiring adherence to staging in accordance with application documentation.
14.	The Consent Holder must engage a suitably qualified and experienced practitioner (SQEP) to monitor the site monthly to: a) Ensure that the site is complying with its EMP and ESCP; and b) Identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. c) The outcome of these inspections must be included in the Monthly Environmental Report referred to in Condition (15).	Consistent with the wording of the Applicant's proposed Condition (22) on Page 10 of Appendix Q to the substantive application.
15.	During the exercise of this consent, the Consent Holder must complete and submit reporting to the Otago Regional Council in the form of a Monthly Environmental Report. The Monthly Environmental Report must be submitted within 5 working days of the end of each month. The Monthly Environmental Report must include reporting and statements actively addressing but not limited to the following that occurred during the reporting month: a) Updates to the EMP or ESCP; b) Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken; c) Reporting on monitoring undertaken (including Pre- and Post-Rainfall Events and water quality sampling and results as required by the EMP and ESCP.	Consistent with the wording of the Applicant's proposed Condition (34) on Page 13 of Appendix Q to the substantive application.
16.	All machinery associated with the earthworks activity must be operated in a way, which ensures that spillages of	Consistent with the wording of the Applicant's proposed Condition

	hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.	(37) on Page 13 of Appendix Q to the substantive application.
17.	All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.	Consistent with the wording of the Applicant's proposed Condition (33) on Page 12 of Appendix Q to the substantive application.
18.	For the duration of the earthworks subject of this consent: a) All machinery must be clean, free of contaminants and in good repair, prior to entering the site; b) No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events; c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to; i. all practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery; ii. fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants; iii. no refuelling of machinery or equipment must occur within a surface waterbody or the coastal marine area; iv. there must be no storage of fuel within 20 metres of a surface water body; v. a spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times. d) The Consent Holder must inform the Otago Regional Council immediately and no later than 12 hours of an oil spill and must provide the following information; i. the date, time, location and estimated volume of the spill; ii. the cause of the spill;	Consistent with the wording of the Applicant's proposed Condition (32) on Page 12 of Appendix Q to the substantive application.

	iii. clean up procedures undertaken; iv. details of the steps taken to control and remediate the effects of the spill on the receiving environment; v. as assessment of any potential effects of the spill; and vi. measures to be undertaken to prevent a recurrence. e) All machinery, fencing, signs, chemicals, rubbish, debris and other materials must be removed upon completion of the earthworks within 10 working days.	
19.	The area of earthworks must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with Erosion and Sediment Control Plan. Measures to stabilise against erosion may include: a) the use of covers, geotextiles, or mulching; b) top-soiling and grassing of otherwise bare areas of earth; c) aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.	Consistent with the wording of the Applicant's proposed Condition (38) on Page 13 of Appendix Q to the substantive application.
20.	The Consent Holder must notify the Otago Regional Council in writing no less than 10 working days following the completion of each stage of the subdivision or abandonment of earthworks and must provide photographs of the area/s where work has been undertaken. Photographs must be in colour and be no smaller than 200 x 150 millimetres in size, be in JPEG form, and be to the satisfaction of the Otago Regional Council.	Condition to require the Applicant to notify the ORC that earthworks at the site have been completed.
	General	
21.	In order to prevent site access points from becoming sediment sources that lead to sediment laden water entering waterways from the road, the Consent Holder must ensure that all ingress and egress points to the site are Stabilised Construction Entrances. All construction traffic must be limited to these entrances only.	Specific requirement for site access points to be stabilised.

22.	Where any incident caused by the residential earthworks has led to any adverse environmental effects occurring that have not been consented, the Consent Holder must: a) Report to Otago Regional Council details of the incident within 12 hours of becoming aware of the incident. b) Identify any corrective actions taken by the Consent Holder so far. c) Provide a comprehensive Environmental Incident Report to the Otago Regional Council within 10 working days of the incident occurring.	Largely consistent with the wording of the Applicant's proposed Condition (39) on Page 13 of Appendix Q to the substantive application, except requires the Otago Regional Council to be notified of any environmental incidents.
23.	a) This resource consent does not authorise land disturbance on a contaminated site. b) If unexpected contamination is discovered, the consent holder must cease all earthworks in the area of the contamination immediately and notify the Otago Regional Council within 5 working days. Works in the area affected by contamination can only recommence once any required consents are obtained.	Consistent with the wording of the Applicant's proposed Condition (36) on Page 13 of Appendix Q to the substantive application.
24.	In the event that any unexpected contaminated soil or material is uncovered by the works, an accidental discovery protocol shall be implemented, including but not limited to the following steps: a) Earthworks within ten metres of unexpected contaminants must cease immediately; b) All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: i. diverting any stormwater runoff from surrounding areas away from the contaminated material; and ii. minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; c) Notification of the Otago Regional Council, within 24 hours of the discovery;	Largely consistent with the wording of the Applicant's proposed Condition (36) on Page 13 of Appendix Q to the substantive application, except sets out a more specific actions in the event unexpected contaminated soil is encountered.

	d) Earthworks within ten metres of unexpected contaminants must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to the Otago Regional Council that continuing works does not represent a significant risk to the environment; e) All records and documentation associated with the discovery must be kept and copies must be provided to the Otago Regional Council upon request.	
25.	In the event that an unidentified archaeological site is located during works, the following will apply; a) Work must cease immediately at that place and within 20 metres around the site. b) All machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Otago Regional Council must be notified. c) If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Otago Regional Council and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded. e) Works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required. f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.	Consistent with the wording of the Applicant's proposed Condition (44) on Page 15 of Appendix Q to the substantive application.

26.	The Consent Holder must maintain a record of any environmental complaints received in relation to the exercise of this consent. The register must include, but not be limited to: a) The date, time, location and nature of the complaint; b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information; c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again; d) A record of the complaints must be submitted to the Otago Regional Council on request.	Consistent with the wording of the Applicant's proposed Condition (35) on Page 13 of Appendix Q to the substantive application.
27.	For the duration of the works on the site a written record of the excavation process must be maintained. This record must include the location of the site, type and volume of material excavated, and the relevant disposal location. An up-to-date copy of these records must be kept available for Otago Regional Council inspection purposes, and a final copy of the record must be sent to the Otago Regional Council within 10 working days following completion of the works.	Documentation to be provided to the Otago Regional Council on completion of works.
28.	Where information is required to be provided to the Otago Regional Council in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT26.001.01 and the condition(s) the information relates to.	Details of where information provided to the Otago Regional Council should be distributed to.

Discharge Permit – Residential Earthworks (RMFT26.001.02)

	Specific	Reason
1.	This consent authorises discharge of sediment laden water to land where it may enter water, associated with the use of land for earthworks for the purpose of residential development within the area of land legally described as Lot 2 and Lot 6 DP605028 and Lot 3 DP359869.	Identifies subject site.
2.	The discharge of sediment-laden water to land must be carried out in accordance with all plans and information submitted with the following documents: a) Application for Fast Track Approval Mt Iron Junction Limited dated 20 February;	Identifies relevant documentation.

	b) Mt Iron Junction Environmental Management Plan Revision B prepared by Enviroscope dated 15 December 2025; c) Subdivision Scheme Plans prepared by Paterson Pitts Group dated 16 February 2026; and d) Geotechnical Report prepared by Geosolve dated March 2018 If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.																
3.	The discharge authorised by this resource consent must only be exercised in conjunction with consent RMFT26.001.01 which authorises the discharge of sediment-laden water to land which may enter water associated with this resource consent.	Relationship with land use consent.															
4.	This consent does not authorise the direct discharge of sediment to water.	Limit for discharge															
5.	The discharge authorised by this consent must not, after reasonable mixing, give rise to all or any of the following effects in receiving waters: a) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; b) any conspicuous change in colour or visual clarity; c) any emission of objectionable odour; d) the rendering of fresh water unsuitable for consumption by farm animals; or e) any significant adverse effects on aquatic life.	Consistent with the wording of the Applicant's proposed Condition (43) on Page 15 of Appendix Q to the substantive application.															
6.	The quality of the discharge must not exceed the standards specified below when sampled at locations identified in the approved EMP/ESCP. <table border="1"> <thead> <tr> <th>Parameter</th><th>Units</th><th>Discharge Standard</th></tr> </thead> <tbody> <tr> <td>Turbidity</td><td>NTU</td><td>≤ 150</td></tr> <tr> <td>Visual Clarity</td><td>mm</td><td>≤ 100</td></tr> <tr> <td>Total Suspended Sediment</td><td>Mg/L</td><td>≤ 50</td></tr> <tr> <td>pH</td><td></td><td>5.5 – 8.5</td></tr> </tbody> </table>	Parameter	Units	Discharge Standard	Turbidity	NTU	≤ 150	Visual Clarity	mm	≤ 100	Total Suspended Sediment	Mg/L	≤ 50	pH		5.5 – 8.5	Consistent with the wording of the Applicant's proposed Condition (41) on Page 14 of Appendix Q to the substantive application.
Parameter	Units	Discharge Standard															
Turbidity	NTU	≤ 150															
Visual Clarity	mm	≤ 100															
Total Suspended Sediment	Mg/L	≤ 50															
pH		5.5 – 8.5															

		Hydrocarbons or tannins		No visible trace	
		Waste		No visible trace	
7.	a) Samples of the discharge must be collected and analysed for the parameters in Condition (6), at the locations identified in the approved EMP/ESCP prior to and post a significant rainfall and/or adverse weather event. Where a Significant Rain Event occurs through the night, monitoring must be undertaken the following morning by 8am. b) For the purpose of this condition a significant rain event is defined as any forecast/actual rain event of 20 mm within a 12-hour period (as per QLDC EMP Guidelines) or any precipitation that is capable of generating overland flow, noting that this varies seasonally; and c) All samples must be collected and analysed in accordance with the latest edition of GD05 or by similar methods certified as being equivalent in writing by the Otago Regional Council.				Largely consistent with the wording of Applicant's proposed Condition (41) on Page 14 of Appendix Q to the substantive application.
8.	In circumstances where one or more of the limits set out in condition (6) are exceeded, the Consent Holder must report to the Otago Regional Council within 48 hours of any confirmed exceedance. a) This notification must include advice of any corrective actions taken by the Consent Holder. b) A comprehensive Environmental Incident Report must be provided to the Otago Regional Council within 10 working days of the notification of the exceedance. This report must include: i. identification of the likely cause of the limit exceedance; ii. the effects on the receiving environment likely to arise because of the limit exceedance; iii. the management responses and remedial action undertaken so far; iv. actions that may be necessary to prevent any further limit exceedances occurring; and				Consistent with the wording of Applicant's proposed Condition (41) on Page 14 of Appendix Q to the substantive application.

	v. identify remedial action that may be necessary and confirmation of implementation.	
9.	Records of all discharge monitoring in accordance with this consent must be kept on site and compiled and submitted to Otago Regional Council as part of Monthly Report required by Condition (15) of Land Use Consent RMFT26.001.01 and otherwise supplied any other time upon request.	Largely consistent with the wording of Applicant's proposed Condition (41) on Page 14 of Appendix Q to the substantive application.
10.	The Consent Holder must maintain a record of any environmental complaints. The register must include, but not be limited to: a) The date, time, location and nature of the complaint; b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information; c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again. d) A record of the complaints must be submitted to the Otago Regional Council along with the Monthly Environmental Report required by Condition (15) of Land Use Consent RMFT26.001.01. A record of the complaints must be submitted to the Otago Regional Council upon request.	Consistent with the wording of the Applicant's proposed Condition (35) on Page 13 of Appendix Q to the substantive application.
11.	Where information is required to be provided to the Otago Regional Council in the conditions of this consent this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RMFT26.001.01 and the condition(s) the information relates to.	Details of where information provided to the Otago Regional Council should be distributed to.