



Appendix AD

Proposed Conditions

DISTRICT CONSENTS

District Conditions Set Wairakei South

Subdivision and Land Use Definitions

Unless specified below all terms and definitions shall be as defined in the Western Bay of Plenty District Council (WBPODC) Plan.

	Definitions
	<p>“Accommodation Facility” means any form of residential accommodation that is accessory to a primary dwelling, forms part of a primary dwelling, or is a stand alone facility, that does not comply with the definition of dwelling, minor dwelling, or accessory building. Included within this definition is; home-stays, farm-stays, bed and breakfast, boarding houses, hotels, motels, hostels and camping grounds. Excluded from this definition are Retirement Villages and Rest Homes. Occupancy for residential areas is based on one person per single bed and two per double bed. The following shall apply:</p> <ol style="list-style-type: none">i. Have maximum occupancy of five persons at any one time (excluding staff);ii. The total area available for exclusive use for the occupiers be no greater than 60m² gross floor area;iii. Must not otherwise be fully self-contained;
	<p>“Building and Construction Wholesalers and Retailers” means the wholesaling and/or retailing of goods and materials used in the construction, repair, alteration, improvement and renovation of buildings and other structures and may include home and building display centres and garden centres.</p>
	<p>“Commercial allotment” means an allotment located within the “Service Centre”, “Neighbourhood Centre” or “Local Centre” areas as defined in the “Concept Framework Plan” provided in the Master Plan (Appendix C of the Application).</p>
	<p>“Commercial Services” means activities that service the community including banks, post offices, government agencies, dry cleaners, laundries, shoe repair, locksmiths, domestic garden, appliance repair and the like but does not include motor vehicle servicing and repair.</p>
	<p>“Depot” means transport, tradespersons or contractors depots and includes land and buildings/structures which are used for the receipt, delivery, transit, and storage of goods and machinery (including mail sorting distribution centres and hire centres) and as a terminal for passenger transport services and may include the care, housing or parking of commercial vehicles in association with the operation.</p>
	<p>“Development Controller”</p> <p>The Development Controller is a suitably experienced person appointed by the applicant to undertake the review and approval of design submittals. The design of every building at Wairakei South will require a design certificate from the Development Controller prior to the submission of plans to WBOPDC for Building Consent and the commencement of building works on site.</p>

Definitions																			
<p>The Development Controller shall review the plans to ensure is in accordance with:</p> <ol style="list-style-type: none"> a. The relevant approved design guidelines. b. The building and site layout performance standards as set out in the resource consent conditions. <p>The Development Controller will review the plans and if the development is in accordance with a. and b. above, shall issue a design certificate certifying the plans. This design certificate shall be provided to the WBOPDC as part of the building consent application.</p>																			
<p>“Emergency Services” means those activities and associated facilities that respond to emergency call-outs, including police, fire, civil defence and ambulance services, but excluding health care facilities and hospitals.</p>																			
High Risk Facilities																			
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Definitions	
Tanneries and leather finishing	Large quantities of dye and high BOD wastes are handled on these sites. The risk of spillages that could enter stormwater is high.
Footwear manufacture	Large quantities of dye and high BOD wastes are handled on these sites. The risk of spillages that could enter stormwater is high.
Manufacture of paper and paper products	<i>Hazardous substances</i> such as chlorine based bleaches and dyes are regularly handled on these sites. The risk of spillages etc, entering stormwater can be high.
Manufacture or processing of chemicals, and of petroleum, coal, rubber and plastic products.	The risk of spillages associated with <i>hazardous substances</i> used in these industries can be high.
Manufacture of clay, glass, plaster, masonry, asbestos and related mineral products	The risk of spillages associated with <i>hazardous substances</i> used in these industries can be high.
Electroplaters, foundries, galvanisers and metal surfacing	The risk of spillages associated with <i>hazardous substances</i> used in these industries can be high.
Concrete batching plants and, asphalt manufacturing plants.	The risk of spillages associated with <i>hazardous substances</i> used in these industries can be high.
wood manufacturing and refinishing industries	Some of these industries work outside extensively, usually with no stormwater treatment. Contaminants such as sawdust, glues, alkalis stripper solution in the stormwater coming off these sites can include high solids, BOD and high pH.
Timber preservation, treatment and storage sites where chemically treated timber is stored.	A range of hazardous substances are used on these sites (e.g. Copper Chrome, Arsenic, Boron and copper-quinoline compounds). In addition, timber treatment chemicals have been shown to be able to leach from treated wood in storage.
Paint stripping or abrasive blasting operations	May produce wastes containing heavy metals. The risk and effect of spillages is relatively high.
<p>“Home Enterprise” means the use of a site for an activity which is secondary and incidental to the use of the site for residential purposes for an occupation, which is carried out by at least one person who resides permanently on the subject site and shall only be conducted within a building and the gross floor area utilised shall not exceeding</p>	

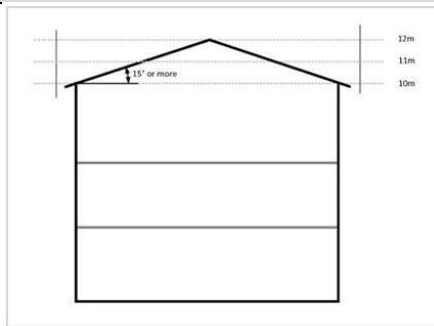
	Definitions
	<p>25m2. Carparking is excluded from the maximum area calculation of the activity. The following standards shall also apply:</p> <ul style="list-style-type: none"> i. A home enterprise shall be carried out by a maximum of three persons, one of whom must reside on the site. ii. Any goods sold must be: <ul style="list-style-type: none"> a. goods produced onsite; and/or b. goods that are ordered by the customer by telephone, mail or electronic transaction and redistributed to them by post, courier, or electronically; and/or iii. goods ancillary and related to a service provided by the home enterprise.
	<p>“Industrial area” means an allotment located within the “Employment (Industrial) ” areas as defined in the “Concept Framework Plan” provided in the Master Plan (Appendix C of the Application).</p>
	<p>“Industry” means and includes manufacturing, processing, packaging or dismantling activities and engineering workshops (including panel beaters and spray painters), and data centres</p>
	<p>“Residential area” means an allotment located within the “Residential ” areas as defined in the “Concept Framework Plan” provided in the Master Plan (Appendix C of the Application).</p>
	<p>“Retailing” means any activity on land and/or within a building/structure or part of a building/structure whereby goods and services are sold, exposed or offered for sale to the public, but does not include the sale of fuel for motor vehicles, vehicle, machinery and automotive parts sales, restaurants, warehouses, building and construction wholesalers and retailers.</p>
	<p>“Service Station” means any site used for the retail sale of fuel and lubricating oils for motor vehicles and includes the sale of kerosene, diesel fuel, petrol, CNG, LPG, tyres, batteries, Gas, EV Charging, car wash facilities and other accessories normally associated with motor vehicles and the sale of convenience goods and shall include stand alone premises solely or principally for the repair charging and servicing of vehicles including carwashes, provided that the repairs undertaken on the premises shall be confined to the repair of motors, motor vehicles and domestic garden equipment and shall exclude panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding.</p>
	<p>Showhome:</p> <ul style="list-style-type: none"> a. Shall be an independent dwelling unit used to promote sales and; b. May have staff on-site to facilitate the promotion of the showhome. c. Showhomes shall comply with all standards as if it were a residential dwelling
	<p>“Takeaway Food Outlets” means premises where food is prepared and retailed for consumption off the premises.</p>

District Land Use Standards

A. Residential and Land Use (General)

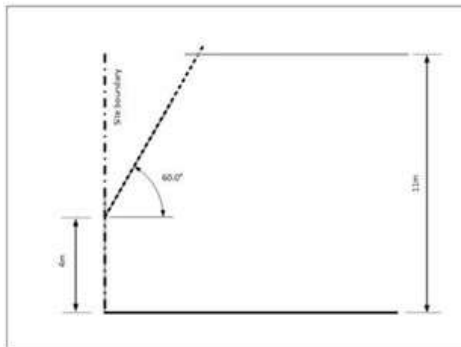
	Standard
1.	THAT the following conditions shall apply to the development of all residential allotments within the site.
2.	<p>Activities – Residential</p> <p>The following activities are permitted within residential area, subject to compliance with any relevant performance standards:</p>
	a. Construction or use of buildings and structures within this list.
	b. One residential dwelling per site
	c. Showhomes.
	d. Accommodation facilities for a combined maximum of five persons (excluding staff).
	e. Educational facilities for a combined maximum of four persons (excluding staff).
	f. Home enterprises
	h. Activities approved in an approved reserve concept plan
	i. Works and network utilities as provided for as a permitted activity in Section 10 of the District Plan.
3.	<p>Design Approval Process</p> <p>The design of every building at Wairakei South will require approval from the Development Controller prior to the submission of plans to WBOPDC for Building Consent.</p> <p>The applicant for Building consent will be required to submit the following documentation for DC approval:</p> <ul style="list-style-type: none"> • A comprehensive site plan showing all built elements, parking areas, service areas, entry zones, landscaping areas, and any other key development components; • A set of floor plans and elevations of the proposed development; • A material palette sheet indicating all exterior finishes and colours (walls, roof, windows & doors, visual screens, and any other relevant architectural elements. <p>The DC will be assessing compliance with the Design Guidelines only.</p>
4.	<p>Performance Standards</p>
	<p>a. Building and structure height</p> <p>i. Buildings and structures must not exceed 11 metres in height, except that 50% of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p>

Standard



b. Height in relation to boundary

- i. Buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

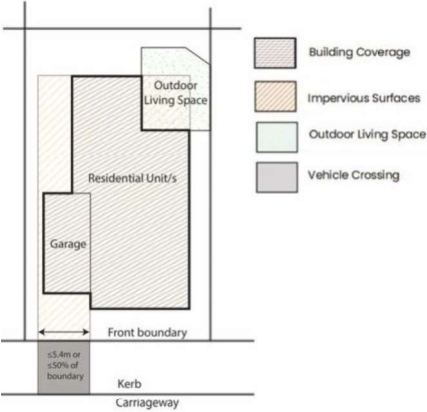


- ii. This standard does not apply to:
 - a. a boundary with a road:
 - b. existing or proposed internal boundaries within a site:
 - c. site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed:
 - d. where a subdivision is proposed between residential units that share a common wall (in this case it will not apply along the length of the common wall).
 - f. where the written approval of the owner(s) of the immediately adjoining property to the specific encroachment is obtained.

c. Setbacks

- i. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:

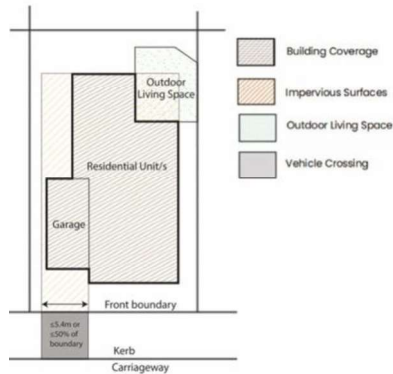
Yard	Minimum depth
Front	1.5 metres
Side	1 metre
Rear	1 metre (excluded on corner sites)

	Standard
	<p>ii. This standard does not apply to:</p> <ol style="list-style-type: none"> a. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. b. site boundaries with a railway corridor or designation for railway purposes in which case all yards shall be 5m. c. subdivision (by unit plan) to the extent that the yards above shall only apply to buildings on the base land in their relationship to the base land external site boundaries and shall not apply between the internal boundaries of the principal units within the unit plan, nor between the principal units and their internal boundary with any common property.
	<p>d. Building coverage</p> <p>The maximum building coverage must not exceed 60% of the net site area.</p>  <p>The diagram shows a site layout with a front boundary and a kerb. A residential unit is shown with a garage and an outdoor living space. A legend identifies Building Coverage (hatched), Impervious Surfaces (orange), Outdoor Living Space (green), and Vehicle Crossing (grey). A note indicates a width of $\le 5.4m$ or $\le 20\%$ of boundary.</p>
	<p>e. Outdoor living space (per unit)</p> <ol style="list-style-type: none"> i. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that: <ol style="list-style-type: none"> a. where located at ground level, has no dimension less than 3 metres; and b. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and c. is accessible from the residential unit; and d. may be — <ol style="list-style-type: none"> i. grouped cumulatively by area in 1 communally accessible location (or in the case of retirement villages grouped cumulatively by area in 1 or more communally accessible location/s); or ii. located directly adjacent to the unit; and iii. is free of buildings, parking spaces, and servicing and manoeuvring areas. ii. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that— <ol style="list-style-type: none"> a. is at least 8 square metres and has a minimum dimension of 1.8 metres; and

Standard

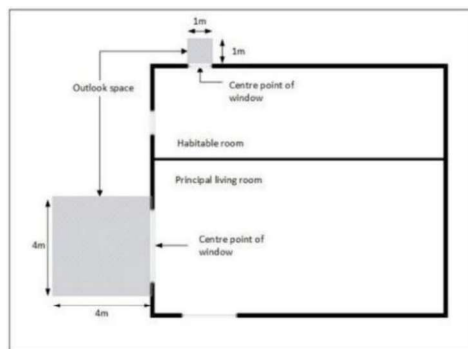
- b. is accessible from the residential unit; and
- c. may be —
 - i. grouped cumulatively by area in 1 communally accessible location (or in the case of retirement villages grouped cumulatively by area in 1 or more communally accessible location/s), in which case it may be located at ground level; or
 - ii. located directly adjacent to the unit.

Outdoor living space is illustrated in the diagram below.

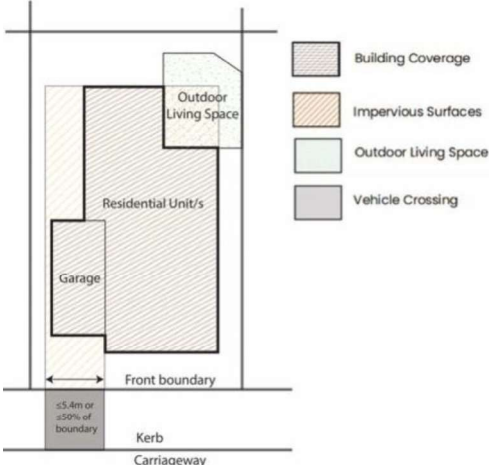


f. Outlook space (per unit)

- i. An outlook space must be provided for each residential unit as specified in this clause.
- ii. An outlook space must be provided from the habitable room windows as shown in the diagram below:



- iii. The minimum dimensions for a required outlook space are as follows:
 - a. a principal living room must have an outlook space with a minimum dimension of 3x4m.
 - b. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- iv. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- v. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- vi. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.

	Standard
	<ul style="list-style-type: none"> vii. Outlook spaces may be under or over a balcony. viii. Outlook spaces required from different rooms within the same building may overlap. ix. Outlook spaces must — <ul style="list-style-type: none"> a. be clear and unobstructed by buildings; and b. not extend over an outlook space or outdoor living space required by another residential unit.
	<p>g. Windows to street</p> <p>Any residential unit facing the street must have a minimum of 20% of street facing façade in glazing. This can be in form of windows or doors. The street-facing façade excludes areas for a roof cavity, subfloor foundation or garage.</p>
	<p>h. Landscaped area</p> <ul style="list-style-type: none"> i. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. ii. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.
	<p>i. Impervious surfaces</p> <ul style="list-style-type: none"> i. Impervious surfaces shall not exceed 78% of site area. <p>Impervious surfaces are illustrated in the diagram below.</p> 
	<p>j. Vehicle crossing and access</p> <ul style="list-style-type: none"> i. For a site with a front boundary the vehicle crossing shall not exceed 5.4m in width (as measured along the front boundary) and shall not cover more than 50% of the length of the front boundary as shown in the diagram below.

	Standard
	<p>k. Streetscape</p> <ul style="list-style-type: none"> i. Garages and accessory buildings as measured at the façade, shall not occupy more than 50% of the total width of the building frontage facing the front boundary.
	<p>l. Fencing</p> <ul style="list-style-type: none"> i. Front boundary fences where they are adjacent the street are to be a maximum height above ground level of 1.2m. ii. Side and rear boundary fences are to have a maximum height above ground level of 1.8m where they adjoin other residential lots. iii. Any boundary with a public reserve or public walkway are to be a maximum height above ground level of 1.2m or no greater than 1.8m in height provided the part of the fence between 1.2m and 1.8m is a minimum of 75 per cent visually permeable. iv. Fencing on residential allotments within 3.5 metres of any road boundary shall be a maximum height of 1.2 metres within a front yard (including on a front boundary) v. All fencing is to align with the Residential Design Guides with regards to typology and permeability <p>Retaining:</p> <ul style="list-style-type: none"> i. Retaining wall – shall have a maximum height of 1.2m above finished ground level (plus a safety fence if required by the Building Code of no greater than 1m above the highest point of the retaining wall)
	<p>m. Vehicle Access</p> <p>The maximum number of dwellings served by private right of ways, private access ways or legal access ways shall be:</p> <ul style="list-style-type: none"> (a) Up to four dwellings with a 2.7 metres minimum legal width with a 2.4 metre minimum seal width where the length of the access way is 20 metres or less measured from the road boundary; (b) Up to four dwellings with a 4.0 metre minimum legal width with a 4.0 metre minimum seal width where the length of the access way is greater than 20

	Standard
	<p>metres measured from the road boundary;</p> <p>(c) Five to twelve dwellings with a 6.0 metre minimum legal width and a 5.0 metre minimum seal width;</p> <p>(d) Up to twenty (20) dwellings with a 9.0 metre minimum legal width and 5.5 metre minimum seal width.</p>
	<p>n. Parking</p> <p>(a) On-site parking space supply is to be in accordance with the Western Bay of Plenty District Plan;</p> <p>(b) The design and dimension of parking spaces is to be in accordance with the Western Bay of Plenty District Plan, and / or the New Zealand Building Code standards including AS/NZS 2890.1 (Off-street Car Parking) and AS/NZS 2890.5 (On-street Parking); and</p> <p>(c) On-street parking within the residential zoned local street network shall be provided at a rate of at least 1 visitor parking space for every 7 residential dwellings.</p>

Wairakei South – Development Provisions

B. Industrial Land Use Standards

	Standard
1.	That the following standards apply to the development of all industrial allotments within the site.
2.	<p>Activities – Industrial</p> <p>The following activities are permitted within industrial areas, subject to compliance with any relevant performance standards:</p>
	a. Industry (except High Risk facilities – see separate definition with the exclusions)
	b. Storage, warehousing, coolstores and packhouses
	c. Retailing which is accessory to industry and which has a minimum GFA of 250m ²
	d. Building and construction wholesalers and retailers.
	e. Commercial services.
	f. Takeaway food outlets
	g. Service stations and garages
	h. Veterinary rooms
	i. Activities on reserve areas as provided for in the Reserves Act 1977.
	j. Emergency services facilities
	k. Depots
	l. Gymnasiums and recreational fitness centres
	m. Places of worship/places of assembly
	n. Garden centres
	o. Vehicle, machinery and automotive machinery and parts sales
	p. Works and network utilities
	q. Offices and buildings accessory to the foregoing on the same site.
	r. Waste recycling facilities (excluding greenwaste recycling)
	s. Aquaculture
	t. Medical and Scientific facilities
	u. Offices where these are ancillary to an activity above
3.	<p>Design Approval</p> <p>The design of every development at Wairakei South shall require approval from the Development Controller (DC) prior to the submission of plans to WBOPDC for Building Consent and the commencement of works on site.</p> <p>Building consent applicants will be required to submit the following documentation for DC approval:</p>

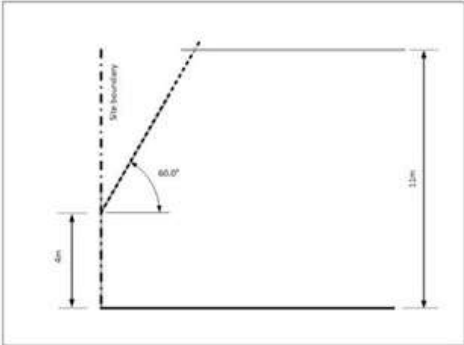
	Standard
	<ul style="list-style-type: none"> i. A comprehensive site plan showing all built elements, parking areas, service areas, entry zones, location of signage, fencing extent and any other key development components. ii. A set of floor plans and elevations that clearly illustrates materials, facades, and any other key components. iii. Landscape plan showing extent of landscaping, position of trees, including a plant schedule; and/or iv. Plant palette identifying proposed species; and/or v. Materials and colour palettes, including external surfaces and elements. <p>The DC will be assessing compliance with the Design Guidelines and performance standards</p>
4.	<p>Height</p> <p>Maximum height of all buildings/structures - 20m unless shown as a specific height on the height setback plan.</p> <p>Stepped height setbacks are allowed along boundaries with stormwater reserves with residential and/or rural land on opposite adjacent site boundaries. This is to be in the form of a 12m height / 5m width from boundary.</p> <p>A landscape strip is required adjacent to internal development roads in accordance with clause 21.4.1 c. of the District Plan.</p>
5.	<p>Yards and Setbacks</p> <p>Where a property adjoins a residential site or any area to be developed as a reserve the following shall apply to all buildings/structures:</p> <ul style="list-style-type: none"> i. Minimum of 5m setback where property adjoins residential site, with at least 2m of this planted with a landscape strip for screening that is at least 3m tall; and/ or ii. No setback where property adjoins the boundary of a reserve as long as height and daylight provisions from clause 21.4.1 a. of the District Plan, and visual amenity and streetscene provisions from clauses 21.4.1 c. ii. and iii. of the District Plan are met.
6.	<p>Streetscene</p> <p>Streetscene performance standards apply to the following areas:</p> <p>All secondary arterial and collector roads, or a site boundary adjacent to the Tauranga Eastern Link (SH2), or Bell Road, (including a boundary which is separated from the above by any reserve, incl. stormwater reserve);</p> <p>The following standards apply:</p> <ul style="list-style-type: none"> i. All buildings/structures shall be set back a minimum of 5m from the road boundary; ii. Loading and unloading, or outdoor storage activities shall be set back behind a line perpendicular to the nearest part of any building to the boundary with the road. Outdoor storage areas shall be screened from public view and other properties by way of a solid wall of not less than 2m in height and/or landscape planting to a minimum depth of 3m and a minimum height of not less than 2m. Such screening is to be maintained in good order at all times.

	Standard
	<p>iii. In respect of any exterior wall that faces the road, or any reserve, or residential sites, and which is greater than 150m² in face area, provision shall be made for at least two of the following design features:</p> <ol style="list-style-type: none"> 1. A step or protrusion in the wall of at least 2m in depth and 4m in height; 2. Doors and windows that cover at least 20% of the wall; 3. A variation of surface texture or material with at least 20mm relief from the wall that covers at least 30% of the wall; 4. Vegetation in the form of vines and other climbing plants attached to the wall or free standing plantings that screen at least 50% of the wall. <p>For the purposes of clause iii. above, a wall is considered to ‘face’ a boundary if the outside face of the wall is parallel to or at an angle of 45° or less to the boundary. This includes sides of buildings where there primary frontage is on an adjoining road.</p> <p>iv. Front entrances to buildings shall face towards the main vehicle entrance on the site;</p> <p>v. Specimen tree planting shall be provided on sites adjoining the road boundary at the rate of one tree for every 10m (lineal) of road frontage or fraction thereof. The required trees shall be located in the area within 5m of the front boundary of the site with the road;</p> <p>At least 50% of the setback required by clause i. above shall be landscaped in the form of shrubs and groundcover species.</p> <p>vi. No more than five vehicle parking spaces may be located within the 5m setback required by clause i. above, except where continuous landscape planting to screen the carparks is located between the road and the carparks, and this landscaping achieves a height of 1m across the front of the carparks;</p> <p>vii. Fences shall not exceed 1.2m in height within 5m of any front boundary, with a maximum height of 2m along the remainder of sides and rear boundaries, unless otherwise specified as part of a resource consent process, or proven as a specific industry standard requirement.</p>
7.	<p>Visual amenity – reflectivity</p> <p>For external facades and vertical building elements, only materials with a Light Reflectivity Value (LVR) of 60 or less are permitted.</p> <p>Roof and window frame elements are permitted to have an LVR of 75 or less.</p> <p>Except;</p> <p>Where industrial buildings front the Site’s eastern boundary this shall comprise no more than 70% RV for roofs and 55% RV for walls, downpipes and joinery, where they adjoin the rural land use activities on the eastern and southern boundaries.</p>
8.	<p>Screening</p> <p>Where an activity which has a common boundary with a residential site, the rural zone, or a site to be provided as a public reserve, shall be screened by way of landscape planting strip to a minimum depth of 2m and a minimum height of no less than 3m</p> <p>The screen must be a minimum of 1.2m high at the time of planting and be capable of achieving a height of 2m within two years.</p>

	Standard
9.	<p>Fencing</p> <p>Front fencing within 5m of the front site boundary shall be permeable, with a maximum 1.2m in height or as required to comply with a specific industry standard.</p> <p>Side boundary fencing along streets should be permeable, with a maximum 1.2m in height, and in accordance with provision Visual amenity – Streetscene requirements otherwise approved, or as required to comply with a specific industry standard.</p> <p>Side boundary fencing along access laneways should be permeable with a maximum height of 2m.</p> <p>Rear boundary fencing and side boundary fencing between lots shall have a maximum height of 2m.</p>

C. Commercial Land Use Standards

	Standard
1.	That the following standards apply to the development of all commercial allotments within the site
2.	<p>Activities - Commercial</p> <p>The following commercial activities are permitted within commercial allotments, subject to compliance with any relevant performance standards:</p>
	a. Retailing
	b. Commercial services
	c. Offices
	d. Places of assembly
	e. Food outlets including Takeaway food outlets
	f. Medical or scientific facilities
	g. Restaurants and other eating places
	h. Activities on reserves as provided for in the Reserves Act 1977
	i. Works and network utilities
	j. Accommodation facilities
	k. Emergency services
	l. Residential above ground level
	m. Building and construction retailers and wholesalers
3.	<p>Activity Performance Standards</p> <p>The design of every development at Wairakei South Business Park will require approval from the DC prior to the submission of plans to WBOPDC for Building Consent and the commencement of works on site.</p> <p>The Purchaser will be required to submit the following documentation for DC approval:</p> <ul style="list-style-type: none"> i. A comprehensive site plan showing all built elements, parking areas, service areas, entry zones, location of signage, fencing extent and any other key development components. ii. A set of floor plans and elevations that clearly illustrates materials, facades, and any other key components. iii. Landscape plan showing extent of landscaping, position of trees, including a plant schedule and/or plant palette identifying proposed species. iv. Materials and colour palettes, including external surfaces and elements.
	<p>a. Building height, setback, alignment and design</p> <ul style="list-style-type: none"> i. All buildings shall be provided with a veranda not less than 2m wide, 3m above street level, 0.3m back from the kerb line and not more than 0.4m thick;

	Standard
	<p>ii. Overall building/structure height shall not exceed 12.5m;</p> <p>iii. Continuous retail frontage – Development in the Commercial Zone shall be constructed up to the road boundary except for vehicle access up to 6m wide per site. Each building shall have clear windows on the ground floor that must cover at least 50% of the building’s frontage to a main street and at least 25% for all other streets and public areas, such as walkways and public parking areas.</p> <p>iv. No car parking, other than underground parking, shall be located within 10m of any street boundary.</p> <p>Storage of Waste -</p> <p>No outdoor waste storage area shall be located in any street scene setback area. Any outdoor type storage area shall be sited behind any street scene setback and screened from road frontages by either a solid fence of at least 2m minimum height, and/or dense planting of the same height.</p>
	<p>b. Height in relation to boundary</p> <p>i. Buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p>  <p>ii. This standard does not apply to:</p> <ol style="list-style-type: none"> a boundary with a road: existing or proposed internal boundaries within a site: site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed: where a subdivision is proposed between residential units that share a common wall (in this case it will not apply along the length of the common wall). where the written approval of the owner(s) of the immediately adjoining property to the specific encroachment is obtained.
	<p>c. Offices</p> <p>The floor area utilised for office purposes on the ground floor is not to exceed 30</p>

	Standard
	% of the total gross floor area of the ground floor of the building.
	<p>d. Yards</p> <p>All buildings/structures</p> <p>Minimum 3m where a property adjoins land external to the development that is zoned, Rural-Residential, Future Urban, Rural Zone or reserve boundary.</p>

Western Bay of Plenty District Council - Land Use Acoustic Conditions

	Standard
1.	<p>Measurement and Assessment of Noise</p> <p>For the purposes of conditions 2-9 below, sound levels shall be measured in accordance with the requirements of NZS 6801:2008 Measurement of Environmental Sound and assessed in accordance with the requirements of NZS 6802:2008 Assessment of Environmental Sound.</p>
2.	<p>Construction Noise</p> <p>Construction noise shall not exceed the noise limits in, and shall be measured and assessed in accordance with, the requirements of NZS 6803:1999 Acoustics – Construction Noise.</p>
3.	<p>Construction Noise and Vibration Management Plan</p> <p>The consent holder must submit a Construction Noise and Vibration Management Plan (CNVMP) for certification prior to the commencement of works. The objective of the CNVMP is to set out the Best Practicable Option for the management of noise and vibration effects. The CNVMP must be prepared with reference to Annex E, New Zealand Standard NZS 6803:1999 Acoustics – Construction noise. The CNVMP must include the following information:</p> <ol style="list-style-type: none"> i. Details for providing written advice of the works to neighbours. ii. Neighbour consultation and engagement procedures. iii. The construction noise and vibration limits for the project. iv. The limitations on working days and hours. v. Details of practicable noise and vibration mitigation measures to be applied during the various stages of the construction project. vi. Requirements and specifications for any mitigation proposed. vii. Scheduling of noisy works at times to cause the least disturbance. viii. A procedure for responding to any noise and vibration complaints. ix. A procedure for noise monitoring during the works and applying any corrective actions that may be required. x. Procedures for ensuring that all contractors and operators on site are aware of the requirement to minimise noise and vibration effects as far as practicable on neighbouring sites. <p>The CNVMP must be submitted to the WBOPDC for certification a minimum of ten (10) working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the WBOPDC.</p> <p>Any subsequent amendment of the certified CNVMP which comprises material changes to construction methodology must also be prepared by a suitably qualified and experienced acoustic specialist. The revised CNVMP submitted to the WBOPDC for certification.</p> <p>The construction works must be carried out in accordance with the certified CNVMP, and a copy of the certified CNVMP must be made available to authorised WBOPDC staff</p>

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	during monitoring inspections.																				
4.	<p>Noise limits for residential activities</p> <p>All activities located within the Residential Area shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits at any point within the notional boundary of any dwelling in a Rural Zone in existence as of (date of consent issued), or at any point within the boundary of any property within a Residential Area (other than the site of the activity);</p> <table border="1"> <thead> <tr> <th colspan="2">Time Period</th> <th colspan="2">Sound Level not to be Exceeded</th> </tr> <tr> <th>Day</th> <th>Hours</th> <th>LAeq</th> <th>LAm_{ax}</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday</td> <td>7am to 10pm</td> <td>50dB</td> <td>N/A</td> </tr> <tr> <td>Sundays and public holidays</td> <td>7am to 6pm</td> <td>50dB</td> <td>N/A</td> </tr> <tr> <td colspan="2">At all other times</td> <td>40dB</td> <td>65dB</td> </tr> </tbody> </table> <p>Note: The above limits do not apply to temporary or short term activities associated with, residential land use, such as lawn mowing, provided that the activity is undertaken in accordance with Section 16 of the Resource Management Act.</p>	Time Period		Sound Level not to be Exceeded		Day	Hours	LAeq	LAm _{ax}	Monday to Saturday	7am to 10pm	50dB	N/A	Sundays and public holidays	7am to 6pm	50dB	N/A	At all other times		40dB	65dB
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At all other times		40dB	65dB																		
5.	<p>Noise limits for activities in the Industrial/Commercial Area</p> <p>All activities located within the Industrial / Commercial Area shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits at any point within the notional boundary of any dwelling in a neighbouring Rural Zone in existence as of (date of consent), or at any point within the boundary of any property within a Residential Area:</p> <table border="1"> <thead> <tr> <th colspan="2">Time Period</th> <th colspan="2">Sound Level not to be Exceeded</th> </tr> <tr> <th>Day</th> <th>Hours</th> <th>LAeq</th> <th>LAm_{ax}</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday</td> <td>7am to 10pm</td> <td>55dB</td> <td>N/A</td> </tr> <tr> <td>Sundays and public holidays</td> <td>9am to 6pm</td> <td>55dB</td> <td>N/A</td> </tr> <tr> <td colspan="2">At all other times</td> <td>45dB</td> <td>70dB</td> </tr> </tbody> </table>	Time Period		Sound Level not to be Exceeded		Day	Hours	LAeq	LAm _{ax}	Monday to Saturday	7am to 10pm	55dB	N/A	Sundays and public holidays	9am to 6pm	55dB	N/A	At all other times		45dB	70dB
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Standard																													
6.	<p>Noise limits for activities in the Neighbourhood Centre and Local Centres</p> <p>All activities located within the Neighbourhood Centre or Local Centre Areas shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits at any point within the notional boundary of any dwelling in a neighbouring Rural Zone in existence as of (date of consent issued), or at any point within the boundary of any property within a Residential Area:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Time Period</th> <th colspan="2">Sound Level not to be Exceeded</th> </tr> <tr> <th>Day</th> <th>Hours</th> <th>LAeq</th> <th>LAm_{ax}</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday</td> <td>7am to 10pm</td> <td>55dB</td> <td>N/A</td> </tr> <tr> <td>Sundays and public holidays</td> <td>9am to 6pm</td> <td>55dB</td> <td>N/A</td> </tr> <tr> <td colspan="2">At all other times</td> <td>45dB</td> <td>70dB</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Time Period</th> <th>Sound Level not to be Exceeded within Habitable Rooms</th> </tr> </thead> <tbody> <tr> <td></td> <td>LAeq</td> </tr> <tr> <td>Bedrooms</td> <td>35dB</td> </tr> <tr> <td>All other habitable rooms</td> <td>40dB</td> </tr> </tbody> </table> <p>If windows must be closed to achieve the design noise levels, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces, a ventilation cooling system must achieve the following:</p> <ol style="list-style-type: none"> i. Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30 dB LAeq(30s) when measured 1 m away from any grille or diffuser. ii. The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1 m away from any grille or diffuser. iii. The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1 m away from any grille or diffuser. 	Time Period		Sound Level not to be Exceeded		Day	Hours	LAeq	LAm _{ax}	Monday to Saturday	7am to 10pm	55dB	N/A	Sundays and public holidays	9am to 6pm	55dB	N/A	At all other times		45dB	70dB	Time Period	Sound Level not to be Exceeded within Habitable Rooms		LAeq	Bedrooms	35dB	All other habitable rooms	40dB
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7.	<p>Dwellings Noise</p> <ol style="list-style-type: none"> i. Any habitable room in new residential activities established on a commercial site shall be designed to meet an internal LAeq noise level of 45dB at all times; 																												

	Standard
	<ul style="list-style-type: none"> ii. An acoustic design report from a suitably qualified acoustic engineer will be required to show that the required noise standards will be met; iii. All dwellings shall be located above ground floor.
8.	<p>Interface Noise Limits</p> <p>Except as provided for in the conditions above, where noise generated by any activity on a site is received by any activity on a site in a different Area, the activity generating the noise must comply with the noise limits of the Area at the receiving site.</p>
9.	<p>Road Traffic Noise</p> <p>Habitable rooms of new dwellings or alterations to existing dwellings within the 55dB LAeq(24h) road traffic noise contour of SH2, as set out in Figure 4 of the Assessment of Noise Effects Report Reference 25050.2 prepared by Hegley Acoustics dated 24 March 2026, must be designed, constructed and maintained to achieve an indoor design noise level from road traffic of not more than 40dB LAeq(24h).</p> <p>If windows must be closed to achieve the design noise levels in N7, the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces, a ventilation cooling system must achieve the following:</p> <ul style="list-style-type: none"> i. Ventilation must be provided to meet clause G4 of the New Zealand Building Code. At the same time, the sound of the system must not exceed 30 dB LAeq(30s) when measured 1 m away from any grille or diffuser. ii. The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1 m away from any grille or diffuser. iii. The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1 m away from any grille or diffuser.
10.	<p>Design Report for Dwellings</p> <p>A design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the WBOPDC officer demonstrating noise compliance prior to the construction or alteration of any dwelling within the 55dB LAeq(24h) noise contour of SH2. The design must take into account the future permitted use of the State Highway; for existing roads, this is achieved by the addition of 3 dB to existing measured or predicted noise levels.</p>

**Western Bay of Plenty District Council - Contaminated Land Consent (NEC-CS)
Conditions**

	Standard
1.	THAT the work shall be carried out in accordance with the plans and information submitted as part of this application except where modified by any conditions of this consent:
2.	THAT the earthworks shall be carried out in accordance with the: <ul style="list-style-type: none"> a) Combined Preliminary and Detailed Site Investigation prepared by ENGEO Limited, entitled Project Number 19630.000.001 and dated 6 May 2026; and the b) Draft Contaminated Site Management Plan (CSMP) prepared by ENGEO Limited, referenced Project Number 19630.000.001 and dated 6 May 2026.
3.	THAT all soil disturbance works shall be undertaken in accordance with a final approved Remediation Action Plan updated as necessary after Remedial Trials.
4.	THAT any contaminated material removed from site shall be disposed of at an appropriate offsite disposal facility that holds a consent to accept the relevant level of contamination.
5.	THAT no contaminated material or soil/sediments shall be tracked outside of the works area. Measures shall include, but not be limited to: <ul style="list-style-type: none"> a) Washing the wheels of transport trucks and heavy machinery before leaving the works area; b) Washing all equipment (e.g. excavator bucket) that has come into contact with contaminated soils prior leaving the works area; and c) Transporting any contaminated material in covered trucks
6.	THAT all sampling and testing of contamination on the site shall be overseen by a Suitably Qualified Environmental Practitioner. All sampling shall be undertaken in accordance with the <i>Contaminated Land Management Guidelines No.5: Site Investigation and Analysis of Soils</i> (Ministry for the Environment, 2021).
7.	THAT in the event of the discovery of unexpected contamination during soil disturbance which has not been previously identified, the consent holder shall immediately cease the works in the vicinity of the contamination hotspot and, in accordance with the Remediation Action Plan referenced in Condition 2 above, a suitably qualified contaminated land specialist shall be engaged to assess the potential risk and advise on what measures should be taken to manage the soils in that area.
8.	THAT within three months of the completion of soil disturbance on the site and prior to subdivision 224(c) approval, a Site Validation Report (SVR) shall be submitted to WBOPDC for approval. The SVR shall be prepared by a SQEP in accordance with the <i>Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand</i> (Ministry for the Environment, 2021) and contain sufficient detail to address the following matters: <ul style="list-style-type: none"> i. A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated;


	Standard
	<ul style="list-style-type: none"> <li data-bbox="320 253 1441 322">ii. Details and results of the validation soil sampling and interpretation of the results in the context of the NES-CS; <li data-bbox="320 338 1433 407">iii. Records/evidence of the appropriate disposal for any material removed from the site; <li data-bbox="320 423 1385 492">iv. Records of any unexpected contamination encountered during the works and response actions, if applicable; <li data-bbox="320 508 1445 577">v. Conditions of the final site ground surface and details of any sampling undertaken on materials imported to site; <li data-bbox="320 593 1241 629">vi. Details of any complaints notices of non-compliance received; and <li data-bbox="320 645 1398 714">vii. A statement certifying that all works have been carried out in accordance with the requirements of the consent.

Western Bay of Plenty District Council - Subdivision Conditions - General

	Standard
1.	<p>THAT the subdivision be carried out in accordance with the plans and information and section 92 responses submitted as part of this application, except where modified by any conditions of this consent, including:</p> <ul style="list-style-type: none"> (a) The Bell Road Limited Partnership Application for Resource Consent (the Application) under the Fast Track Approvals Act 2024 Assessment of Environmental Effects prepared by Collier Consultants Limited, Reference 2008-AMC-101-Bell Road-1-Rev F dated 12 May 2026. (b) The updated Scheme Plans (Appendix M of the Application). (c) The Engineering Drawings and Infrastructure Report (Appendix D and F of the Application). (d) The Geotechnical Factual & Interpretive Reports (Appendix O and P of the Application). (e) The Integrated Transportation Assessment Report (Appendix I of the Application). (f) The Natural Hazards Assessment Report (Appendix Q of the Application). (g) The Master Plan (Appendix C of the Application). (h) The Subdivision Consent Landscape Package (Appendix E of the Application).
2.	<p>General staging condition</p> <p>THAT staging of the subdivision consent by way of section 223/224(c) Resource Management Act 1991 certificates issued on separate surveys for this subdivision is appropriate subject to that staging complying with the relevant conditions of consent.</p>
3.	<p>Amalgamations</p> <p>THAT amalgamation conditions pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991 shall be issued that:</p> <ul style="list-style-type: none"> (a) Lot 4012 be held as three undivided one-third shares by the owners of Lots 641, 642, and 643 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith. (b) Lot 4019 be held as two undivided one-half shares by the owners of Lots 567 and 568 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith. (c) Lot 4013 be held as nineteen undivided one-nineteenth shares by the owners of Lots 849 - 854 and 884 - 896 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith. (d) Lot 4018 be held as twelve undivided one-twelfth shares by the owners of lots 794 - 805 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith. (e) Lot 4011 be held as three undivided one-third shares by the owners of Lots 957, 958, and 959 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith. (f) Lot 4017 be held as twelve undivided one-twelfth shares by the owners of Lots 1079 - 1090 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.

	Standard
	<p>registers be issued in accordance therewith.</p> <p>(g) Lot 4016 be held as twelve undivided one-twelfth shares by the owners of Lots 1067 - 1078 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(h) Lot 4015 be held as twelve undivided one-twelfth shares by the owners of Lots 1055 - 1066 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(i) Lot 4016 be held as twelve undivided one-twelfth shares by the owners of Lots 1067 - 1078 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(j) Lot 4007 be held as four undivided one-quarter shares by the owners of Lots 1262 - 1265 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(k) Lot 4010 be held as six undivided one-sixth shares by the owners of Lots 1894 - 1899 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(l) Lot 4024 be held as 2 undivided half shares by the owners of Lots 2007 – 2006 as Tenants in Common in the said shares and individual Records of Title be issued in accordance therewith.</p> <p>(m) Lot 4021 be held as three undivided one-third shares by the owners of Lots 2653, 2636, and 2637 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(n) Lot 4008 be held as two undivided one-half shares by the owners of Lots 2617 and 2618 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(o) Lot 4009 be held as two undivided one-half shares by the owners of Lots 2612 and 2613 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(p) Lot 4020 be held as two undivided one-half shares by the owners of Lots 2606 and 2607 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(q) Lot 4003 be held as two undivided one-half shares by the owners of Lots 2600 and 2601 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(r) Lot 4006 be held as two undivided one-half shares by the owners of Lots 2594 and 2595 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(s) Lot 4005 be held as four undivided one-quarter shares by the owners of Lots 2586 - 2589 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(t) Lot 4004 be held as four undivided one-quarter shares by the owners of Lots 2578 - 2581 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith</p>

	Standard
	<p>(u) Lot 4000 be held as two undivided one-half shares by the owners of Lots 2530 and 2531 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(v) Lot 4001 be held as two undivided one-half shares by the owners of Lots 2524 and 2525 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(w) Lot 4002 be held as two undivided one-half shares by the owners of Lots 2536 and 2537 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p>(x) Lot 4022 be held as six undivided one-sixth shares by the owners of Lots 2694, 2695, 2721, 2722, 2723, and 2724 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith</p> <p>(y) Lot 4023 be held as three undivided one-third shares by the owners of Lots 2777, 2778, and 2779 as Tenants in Common in the said shares and individual computer registers be issued in accordance therewith.</p> <p><u>Note</u>: The above conditions may be changed and amended over time subject to LINZ approval.</p>
4.	<p>Easements</p> <p>THAT all necessary easements be duly granted or reserved.</p>
5.	<p>Cancellation of existing amalgamation conditions</p> <p>THAT pursuant to section 241 (3) of the Resource Management Act 1991, the amalgamation condition requiring Lot 2 DPS 81677 and Lot 1 DPS 54113 to be held in the same record of title be cancelled.</p>
6.	<p>Vesting & Easement in Gross conditions</p> <p>THAT all necessary stormwater / wastewater / water easements shall be created over the stormwater / wastewater / water mains within private lots, private ways, or reserve land in favour of the WBOPDC as a dominant tenement, and that these be shown on the Survey Plan.</p>
7.	<p>Reserves</p> <p>Where a stage includes land to be vested as local purpose reserve or recreation reserve, the survey plan shall identify this area to be vested in the Western Bay of Plenty District Council.</p>
8.	<p>Consent notice relating to performance standards</p> <p>THAT pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered on the records of title for all residential, commercial and industrial allotment within the subdivision that requires owners and subsequent owners to comply with The Land Use conditions of this decision on an ongoing basis.</p>
9.	<p>Condition for lots sharing a boundary with a reserve</p> <p>THAT a consent notice pursuant to section 221 of the Resource Management Act 1991, shall be issued against the titles of any Lots that share a common boundary with any of the following local purpose reserves:</p>

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	<ul style="list-style-type: none"> i. Accessway. ii. Stormwater. iii. Wastewater. iv. Recreation. <p>The consent notice shall state: “Owners and subsequent owners shall meet the full cost of any fencing along the common boundary between the lot and adjoining reserve”.</p> <p><u>Note:</u> Upon application for the s223 certificate for the subdivision, the consent holder shall confirm in writing to WBOPDC, which property boundaries require a fencing consent notice to be registered on its title.</p>																																																												
10.	<p>Benchmarks</p> <p>THAT benchmarks are installed, and the location/levels fixed by survey in accordance with WBOPDC’s Development Code and as-built data requirements.</p>																																																												
11.	<p>Easement Cancellations</p> <p>THAT all necessary easement cancellations be duly granted or reserved.</p>																																																												
12.	<p>Site Access and Vehicle Crossings</p> <p>The location of vehicle access points from an intersection shall be in accordance with the following diagram and accompanying table:</p>  <table border="1" data-bbox="344 1346 916 1496"> <thead> <tr> <th colspan="5">ROAD SPEED LIMIT 70KM/H AND OVER DISTANCE (m) TO ACCESS X</th> </tr> <tr> <th>Road Classification</th> <th>Residential & Rural Residential Zones</th> <th>Rural Zones</th> <th>Commercial, Open Space and Education Centre Zones</th> <th>Industrial Zones/ Special Use Zone - Baypark</th> </tr> </thead> <tbody> <tr> <td>Primary Arterial</td> <td>15</td> <td>50</td> <td>50</td> <td>50</td> </tr> <tr> <td>Secondary Arterial</td> <td>9</td> <td>50</td> <td>50</td> <td>50</td> </tr> <tr> <td>Collector</td> <td>9</td> <td>30</td> <td>30</td> <td>30</td> </tr> <tr> <td>Local</td> <td>9</td> <td>30</td> <td>9</td> <td>9</td> </tr> </tbody> </table> <table border="1" data-bbox="344 1518 916 1668"> <thead> <tr> <th colspan="5">ROAD SPEED LIMIT 60KM/H AND UNDER DISTANCE (m) TO ACCESS X</th> </tr> <tr> <th>Road Classification</th> <th>Residential & Rural Residential Zones</th> <th>Rural Zones</th> <th>Commercial, Open Space and Education Centre Zones</th> <th>Industrial Zones/ Special Use Zone - Baypark</th> </tr> </thead> <tbody> <tr> <td>Primary Arterial</td> <td>15</td> <td>30</td> <td>15</td> <td>15</td> </tr> <tr> <td>Secondary Arterial</td> <td>9</td> <td>30</td> <td>9</td> <td>9</td> </tr> <tr> <td>Collector</td> <td>9</td> <td>30</td> <td>9</td> <td>9</td> </tr> <tr> <td>Local</td> <td>9</td> <td>30</td> <td>9</td> <td>9</td> </tr> </tbody> </table> <p>Except that for corner sections, access shall be located on the minor road frontage where that is achievable, and as distant from the intersection as practical. Where minor road access is not achievable, access shall be located as distant from the intersection as practical.</p>	ROAD SPEED LIMIT 70KM/H AND OVER DISTANCE (m) TO ACCESS X					Road Classification	Residential & Rural Residential Zones	Rural Zones	Commercial, Open Space and Education Centre Zones	Industrial Zones/ Special Use Zone - Baypark	Primary Arterial	15	50	50	50	Secondary Arterial	9	50	50	50	Collector	9	30	30	30	Local	9	30	9	9	ROAD SPEED LIMIT 60KM/H AND UNDER DISTANCE (m) TO ACCESS X					Road Classification	Residential & Rural Residential Zones	Rural Zones	Commercial, Open Space and Education Centre Zones	Industrial Zones/ Special Use Zone - Baypark	Primary Arterial	15	30	15	15	Secondary Arterial	9	30	9	9	Collector	9	30	9	9	Local	9	30	9	9
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13.	<p>Upgrade of Existing Vehicle Entrances</p> <p>THAT any existing vehicle entrance serving a proposed lot / private way / proposed dwelling be upgraded to comply with the WBOPDC’s Development Code.</p>																																																												

	Standard
14.	<p>Removal of Redundant Vehicle Entrances</p> <p>THAT any redundant vehicle entrance(s) must be removed, and the berm features reinstated.</p>
15.	<p>Line of Sight maintenance</p> <p>THAT all vegetation located within the road reserve must be trimmed to provide and maintain complying sight distance(s) from vehicle entrance(s) to comply with the WBOPDC's Development Code at the consent holder's expense.</p>
16.	<p>Upgrade Existing Private Way</p> <p>THAT any existing private way be upgraded as required to comply with the WBOPDC's Development Code.</p>
17.	<p>Construction Traffic Management Plan - subdivision</p> <p>Prior to the commencement of any construction works, the Consent Holder shall submit a Construction Traffic Management Plan (CTMP) to the relevant Road Controlling Authority (RCA) for certification.</p>
18.	<p>The CTMP shall include the following:</p> <ul style="list-style-type: none"> (a) identify construction access locations and access layouts; (b) site office, amenities and on-site parking areas; (c) confirm haul routes, including any restrictions on routes, times or vehicle types; (d) manage the timing and frequency of heavy vehicle movements; (e) provide for appropriate temporary traffic management measures in accordance with the New Zealand Guide to Temporary Traffic Management (NZGTTM); (f) provisions for the avoidance of detritus tracking on public roads and measures to respond and address this in the event it occurs; (g) address the safety of all road users, including pedestrians and cyclists where relevant; (h) ensure continued access for adjacent landowners, businesses and emergency services; (i) include communication, stakeholder liaison and complaints management procedures; (j) include provisions for transport of over-size vehicles and associated permits; and (k) Where construction activities interact directly with the public road network, site-specific TMPs may be prepared and implemented in accordance with the approved CTMP and submitted to the relevant RCA for certification prior to works commencing.
19.	<p>Bell Road Heavy Commercial Vehicle Use due to Employment Subdivision</p> <p>Where heavy commercial vehicle movements (generated by Employment Subdivision) using the Bell Road corridor between the western boundary of the site and Te Puke Highway intersection are proposed, a Pavement Impact Assessment (PIA) shall be prepared by a suitably qualified pavement engineer.</p>

	Standard																																																																																													
20.	<p>The Pavement Impact Assessment shall include the following:</p> <ul style="list-style-type: none"> (a) The purpose of the assessment; (b) Methodology and scope; (c) Current and forecast traffic load calculations; (d) Council held RAMM Database information including: <ul style="list-style-type: none"> i. Traffic counts; ii. Carriageway pavement and surfacing type and age; iii. Condition survey data; iv. Pavement testing data; v. Surface testing data; (e) Further pavement testing undertaken; (f) Pavement modelling and impact assessment due to the proposal; and (g) Pavement improvement design and timing recommendations. 																																																																																													
21.	<p>Subdivision Roding Cross Sections</p> <p>Road carriageway cross sections to be in general accordance with the following cross-sectional form:</p> <table border="1"> <thead> <tr> <th>Classification</th> <th>Road Reserve Width (m)</th> <th>Carriageway Width including Parking (m)</th> <th>Public / Private</th> <th>Max Grade (%)</th> <th>Units Serviced (Inclusive)</th> <th>Indicative Speed Limit (km/h)</th> <th>Principal Function</th> </tr> </thead> <tbody> <tr> <td>Secondary Arterial</td> <td>36</td> <td>23.4</td> <td>Public</td> <td>10</td> <td>Any</td> <td>Up to 60</td> <td>Through movement, limited access</td> </tr> <tr> <td>Collector Road (Industrial)</td> <td>25</td> <td>16</td> <td>Public</td> <td>10</td> <td>Any</td> <td>Up to 50</td> <td rowspan="2">Connectivity between local and secondary arterial and property access</td> </tr> <tr> <td>Collector Road (Residential)</td> <td>25</td> <td>14.5</td> <td>Public</td> <td>10</td> <td>Any</td> <td>Up to 50</td> </tr> <tr> <td>Collector Road - Bell Road West (Mid-block)</td> <td>25</td> <td>10</td> <td>Public</td> <td>10</td> <td>Any</td> <td>Up to 60</td> <td rowspan="3">Rural cross section transport network distribution, no direct access</td> </tr> <tr> <td>Collector Road - Bell Road Central (Mid-block)</td> <td>25</td> <td>11.5</td> <td>Public</td> <td>10</td> <td>Any</td> <td>Up to 60</td> </tr> <tr> <td>Collector Road - Bell Road East (Mid-block)</td> <td>25</td> <td>12</td> <td>Public</td> <td>10</td> <td>Any</td> <td>Up to 60</td> </tr> <tr> <td>Industrial Reserve Edge</td> <td>20</td> <td>15.5</td> <td>Public</td> <td>10</td> <td>Any</td> <td>40</td> <td>Local transport network distribution and accessibility</td> </tr> <tr> <td>Primary Residential</td> <td>20</td> <td>12</td> <td>Public</td> <td>10</td> <td>Any</td> <td>40</td> <td>Local access, some minor through function</td> </tr> <tr> <td>Secondary Residential</td> <td>18</td> <td>10.1</td> <td>Public</td> <td>10</td> <td><300</td> <td>40</td> <td>Primary residential access</td> </tr> <tr> <td>Local Residential</td> <td>12</td> <td>7.7</td> <td>Public</td> <td>12</td> <td><50</td> <td>40</td> <td>Local access</td> </tr> <tr> <td>Access Lane</td> <td>9</td> <td>5.5</td> <td>Private</td> <td>20</td> <td><20</td> <td>10</td> <td>Shared street, multi-modal</td> </tr> </tbody> </table>	Classification	Road Reserve Width (m)	Carriageway Width including Parking (m)	Public / Private	Max Grade (%)	Units Serviced (Inclusive)	Indicative Speed Limit (km/h)	Principal Function	Secondary Arterial	36	23.4	Public	10	Any	Up to 60	Through movement, limited access	Collector Road (Industrial)	25	16	Public	10	Any	Up to 50	Connectivity between local and secondary arterial and property access	Collector Road (Residential)	25	14.5	Public	10	Any	Up to 50	Collector Road - Bell Road West (Mid-block)	25	10	Public	10	Any	Up to 60	Rural cross section transport network distribution, no direct access	Collector Road - Bell Road Central (Mid-block)	25	11.5	Public	10	Any	Up to 60	Collector Road - Bell Road East (Mid-block)	25	12	Public	10	Any	Up to 60	Industrial Reserve Edge	20	15.5	Public	10	Any	40	Local transport network distribution and accessibility	Primary Residential	20	12	Public	10	Any	40	Local access, some minor through function	Secondary Residential	18	10.1	Public	10	<300	40	Primary residential access	Local Residential	12	7.7	Public	12	<50	40	Local access	Access Lane	9	5.5	Private	20	<20	10	Shared street, multi-modal
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22.	<p>Alternative Road Carriageway Cross Section</p> <p>Road carriageway cross section variations may be considered by way of a departure application and subject to authorisation by the relevant Authority.</p>																																																																																													

Western Bay of Plenty District Council - Subdivision Engineering Conditions

	Standard
1.	<p>Road construction standard</p> <p>THAT unless provided for by the consent, all roading shall be constructed in accordance with WBOPDC's District Plan and the Development Code and shall be approved prior to commencing any Civil work on site for the particular stage.</p>
2.	<p>Vesting of roads</p> <p>THAT all lots identified as road to vest on the subdivision scheme plan shall be vested as Road.</p> <p>Note: Vesting of road will occur in stages as the development progresses.</p>
3.	<p>Private way standards</p> <p>THAT the proposed private ways shall be constructed in accordance with WBOPDC's Development Code.</p> <p><u>Note:</u> Road naming (including private ways with six or more lots) – the consent holder is advised to apply for these at the Engineering Design Approval stage or, at least three months prior to lodging 224 application as the road naming process can take time to complete the approval process. WBOPDCs road naming policy sets out the approach and process for the application. Please submit your application via the online portal (Post-decision application – Road or Street naming) and email the Consents Administration team (consentsadmin@westernbay.govt.nz).</p> <p>THAT all private ways shall have a vehicle crossing constructed in general accordance with WBOPDC's Standard Specification Drawing No W435 (Residential), or other specific design approved under the EPA.</p>
4.	<p>Street signage</p> <p>THAT street signs shall be erected at approved locations naming all proposed new roads and private ways serving more than six lots in accordance with WBOPDCs Development Code.</p>
5.	<p>Street Lighting</p> <p>THAT street lighting shall be provided in accordance with AS/NZS 1158 2005 Road Lighting, as modified by NZTA specification M30 (LED luminaires) and in accordance with Auckland Transport's approved Streetlight List. The design shall be certified to comply with the above requirements by a suitably qualified person to the satisfaction of the Chief Executive Officer or duly authorised officer prior to construction. Confirmation is also required from the power supply authority that the streetlights are operational.</p>
6.	<p>Safety Auditing</p> <p>THAT a Safe System Audit shall be undertaken at Detailed Design Stage for all public roads to be vested in accordance with Waka Kotahi NZ Transport Agency Safe System Audit Guidelines and submitted for review at the engineering design approval process for the development. The Chief Executive Officer or duly authorised officer shall make the final decision on whether a recommendation is to be adopted.</p> <p><u>Note:</u> The safe system audit may require boundaries to be adjusted.</p>

	Standard
7.	<p>General Servicing</p> <p>THAT wastewater, stormwater, and potable water reticulation shall be provided to serve the subdivision with connections to serve all residential Lots and be connected into an approved system in accordance with WBOPDC's Development Code.</p>
8.	<p>THAT all matters and works relating to the servicing and accessing of the subdivision shall be designed, supervised, constructed, and certified in accordance with the requirements of the WBOPDC's Development Code.</p>
9.	<p>Street trees and other Landscaping within the streetscape</p> <p>The provision of street trees and other landscape planting and elements shall be confirmed at the time of Engineering Design Approval. The final number, species selection and location shall be determined through the Engineering Design Approval process, having regard to road layout, underground services, vehicle crossings, sightlines, and the WBOPDC Development Code current at the time of approval. Engineering Design Approval for street trees may be granted on a staged or sub-staged basis consistent with the staging of subdivision works.</p>
10.	<p>Power</p> <p>THAT where the existing power and/or telecommunications reticulation is confirmed to not have capacity, then the reticulation shall be upgraded by the consent holder at their expense.</p>
11.	<p>THAT power and telecommunications reticulation shall be installed to serve the development with the capacity and ability to later provide all proposed residential / commercial lots with individual connections (lead ins). Letters are required from power and telecommunications authorities confirming that this condition has been met to their satisfaction.</p>
12.	<p>Engineering Design Approval</p> <p>THAT with the exception of those works authorised under Regional consents (such as bulk earthworks) the consent holder's representative shall submit all detailed engineering information for the proposed development (which may be applied for in stages) to the WBOPDC for the purpose of obtaining Engineering Design Approval in accordance with the WBOPDC's Development Code prior to any works commencing on site for the respective stage.</p> <p>Engineering Design Approval may be granted on a staged basis to align with the staging of subdivision works, with approval applying to the relevant stage or sub-stage.</p>
13.	<p>General Stormwater</p> <p>THAT all proposed stormwater swales and wetland areas be designed and constructed to fully cater for the catchment within which the works are occurring. The final design and details of the system shall be submitted for engineering review as part of the Engineering Design Approval process.</p>

	Standard
14.	<p>Retaining</p> <p>THAT the design, location and construction details of any retaining walls (whether subject to building consent or not), including confirmation that retaining walls adjacent to road reserve are located wholly within private lot boundaries (including foundations), shall be determined at the time of future detailed design approval.</p>
15.	<p>THAT where mainline services pass beneath any proposed retaining walls, the affected portions of the walls shall be specifically designed in accordance with WBOPDC’s Development Code such that there are no loads transferred to the mainline pipework.</p>
16.	<p>Reserves</p> <p>THAT a final concept plan shall be prepared for all reserves to be vested in the WBOPDC by a suitably qualified landscape designer. This final plan for each reserve shall be approved by council and submitted with the application for s.224(c) approval.</p>
17.	<p>MAINTENANCE BOND</p> <p>Maintenance Bond</p> <p>(a) THAT a 5 percent maintenance bond (or \$2,500.00, whichever is greater) calculated from the approved asset schedule (Cert 1c) must be paid in respect to the additional WBOPDC assets created by this subdivision, in accordance with the requirements of the WBOPDC’s Development Code, or as otherwise agreed between the parties.</p> <p>Maintenance Period</p> <p>(b) THAT at the end of the maintenance period (defined as a maximum of 12 months or as otherwise agreed between the parties), all maintenance items are required to be certified as complete including that the berms have been mown, carriageways and footpath swept and catch-pits cleaned by the subdivider’s representative.</p>

Western Bay of Plenty District Council - Subdivision Ground Engineering and Earthworks

	Standard
1.	<p>Ground Engineering and earthworks</p> <p>The Consent Holder shall submit plans and reports of the Proposal to the Land Development Engineering Division of the WBOPDC for the purpose of obtaining Engineering Design Approval in accordance with the WBOPDC’s Development Code. The plans and reports shall include the following:</p> <ul style="list-style-type: none"> i. Any additional geotechnical investigation and reporting considered necessary to inform detailed design. ii. Design, plans and details of geotechnical ground improvement works to support construction of wastewater and stormwater pump stations, service lines and ancillary buildings for this function. iii. Design, plans and details of geotechnical ground improvement works to support construction of service lines within stormwater conveyance zones and wetland areas, beyond the development platform zones. <p>Design plans and details of geotechnical ground improvement works to support construction of roading and transport infrastructure. Unless agreed through a departure application, all works that are to be vested to the Council shall be designed and constructed in accordance with the WBOPDC ’s 2009 Infrastructure Development Code and to the Bridge Manual or to any future replacement Code as approved by the WBOPDC.</p>
2.	<p>Prior to the commencement of any earthworks or construction activities onsite the Consent Holder shall provide a Construction Management Plan (CMP) for certification by WBOPDC. The object of the CMP is to outline the approach taken for managing construction works to ensure that impacts that arise from the works have been appropriately identified, managed and minimised. The CMP shall include:</p> <ul style="list-style-type: none"> i. Details of the works and intended construction timetable (including staging) and hours of operation. ii. Anticipated truck movements and routes to and from the site during construction. iii. Site access and management. iv. CTMP. v. Contact details for contractor and consultants and process for complaints and remedying concerns. <p>WBOPDC’s certification of the CMP shall be limited to ensuring that the details required in the above clauses of this condition have been provided and that the stated objective of the CMP have been met.</p>
3.	<p>Prior to the commencement of any earthwork activities undertaken on a per stage basis, authorised by this resource consent, the Consent Holder shall provide a Final Erosion and Sediment Control Plan for the certification of WBOPDC. The Final Erosion and Sediment Control Plan prepared for each earthworks stage shall:</p>

	Standard
	<ul style="list-style-type: none"> i. Be in general accordance with the Engineering Drawings issued for the project ii. Comply with the best practice principles outlined in the WBOPDC’s Development Code CS10 – Land Stability & Earthworks and Bay of Plenty Regional Council Erosion and Sediment Control for Land Disturbing Activities. <p>This condition shall be deemed to have been met on a per stage basis upon provision of a Final Erosion and Sediment Control Plan that has been certified and approved by the Bay of Plenty Regional Council for earthworks at this site.</p>
4.	Construction and bulk earthworks shall be undertaken in accordance with a final CMP which reflects that in Appendix AC of the application.
5.	Earthworks, ground improvement works and geotechnical structures (including walls where required) shall be undertaken in accordance with Development Works Approval plans and reports once approved by the WBOPDC. This approval process may be considered for each development area being considered as a staged approach.
6.	<p>All earthworks design, testing and construction shall be overseen by the Consent Holders appointed Category 1 Geo-Professional and be undertaken in accordance with:</p> <ul style="list-style-type: none"> i. The recommendations of the Geotechnical Interpretive Report referenced in this Resource Consent; and ii. The specific requirements of the Consent Holders appointed Category 1 Geo-Professional.
7.	<p>Earthworks shall be undertaken in accordance with the Final Erosion and Sediment Control Plan. These measures shall:</p> <ul style="list-style-type: none"> i. Be installed prior to the commencement of earthworks within the specific stage or development area and, ii. Be regularly inspected and maintained in an effective capacity and, iii. Shall remain on-site until earthworks have been completed within that specific stage, or development area such that the area is stabilised to an erosion resistant state.
8.	<p>Upon completion of earthworks, for each stage or development area, the Consent Holders appointed Category 1 Geo-Professional shall prepare a Geotechnical Completion Report. The report shall:</p> <ul style="list-style-type: none"> i. Comply with the requirements of WBOPDC Development Code CS10. ii. Display the position of all designated building platform areas, building restriction lines and/or specific design zones where applicable. iii. Provide recommendations for the stormwater and wastewater management for individual lots in alignment with the development recommendations. iv. Provide recommendations for maximum permissible post earthworks cuts and fill placement without the need for further geotechnical assessment and reporting. v. Provide recommendations for maximum widespread loading for building development to align with development engineering requirements without the

	Standard
	<p>need for further geotechnical assessment and reporting.</p> <ul style="list-style-type: none"> vi. Confirm earthworks and/or building platforms have been constructed to comply with the New Zealand Building Code requirements. vii. Confirm foundation design requirements to address liquefaction and lateral spreading risks and confirmation of specific design zones where foundation specific design is required. viii. Confirm expected design tolerances with respect to total and differential settlement effects for underground services and roading networks to be vested to WBOPDC during the design life of these services. ix. Confirm the finished ground level across the development area and the ability for future buildings to achieve the minimum finished floor level required to avoid inundation effects from flooding. x. Comment on any required amendments to council natural hazard and land features held by WBOPDC arising from the development of the landform for updating council GIS systems. xi. Ensure all quality assurance testing, testing records and reporting related to quality assurance requirements are in accordance with the WBOPDC's Development Code. <p>In the event that earthworks are staged, separate Geotechnical Completion Reports may be submitted for that particular area or stage with the report provided prior to lodgement of building consents for each stage.</p>
9.	A consent notice pursuant to Section 221 of the Resource Management Act 1991, shall be issued against the titles of any allotments to which recommendations are provided in the Geotechnical Completion Report relates.
10.	For any retaining walls, whether subject to building consent requirements or not, shall be recognised as part of the geotechnical completion report. This consideration should be in regard to their function in providing support for any building platforms and property access except for landscape walls that may be subject to a future surcharge shall be certified as part of the geotechnical completion report.
11.	<p>Certification Condition</p> <p>THAT the work required by Conditions 1 - 11 above shall be supervised and certified as complete in accordance with the conditions by the consent holder's representative (refer to Sections 12.3.9 and 12.3.10) to the satisfaction of the Chief Executive Officer or duly Authorised Officer of the WBOPDC, except that a Chartered Professional Engineer shall be responsible for providing certification of earthworks and road pavement construction in accordance with WBOPDC's Development Code.</p>

Cultural Conditions

	Standard
1.	<p>Mana Whenua Consultation and Implementation</p> <p>The consent holder has established consultation with Mana Whenua and Tangata Whenua groups. The Mana Whenua that have been consulted on this project are:</p> <ul style="list-style-type: none"> • Waitaha a Hei, • Tapuika, and • Nga Potiki. <p>As a result of this engagement, a Cultural Impact Assessment (CIA) has been provided which provides a framework to address the cultural effects of the development with an emphasis on Mana Whenua requirements.</p> <p>The consent holder shall maintain consultation and engagement with Mana Whenua who have a registered interest in the project area, and who have asked to be further consulted with. The purpose of this consultation is to particularly enable Mana Whenua to inform and monitor the implementation of this consent, within the confines of the CIA.</p> <p>The consent holder will address the following:</p> <ol style="list-style-type: none"> 1. Facilitate cultural induction for contractors. 2. Provide opportunities to have input into cultural design matters. 3. Enable cultural monitoring of the development activities, especially earthworks, as the project progresses. 4. Ensure a site-specific Discovery Protocol and processes are in place. 5. Consider environmental restoration opportunities within a cultural context. 6. Provide appropriate project reporting as required by Mana Whenua. 7. Provide a post construction cultural review.
2.	<p>Cultural induction</p> <p>At least 10 working days (or as agreed) prior to the planned commencement of earthworks, and on further occasions as may be agreed by the consent holder and Mana Whenua, the consent holder will invite Mana Whenua to give a cultural induction of the site to all relevant contractors involved with earthworks and construction associated with the Project.</p>
3.	<p>Cultural Design</p> <p>The consent holder shall, in consultation with Mana Whenua:</p> <ol style="list-style-type: none"> i. Incorporate appropriate cultural and indigenous design features into the project, including naming strategies. ii. Recognise cultural sites of significance, including whenua (land) and wai (water) systems. iii. Consider the restoration of indigenous environmental features where practical.

	Standard
	<ul style="list-style-type: none"> iv. Prior to the installation of the design features the consent holder shall submit to the WBOPDC, plans showing both the proposed cultural design features and their location, and an engagement record with Mana Whenua that documents their input.
4.	<p>Cultural Monitoring</p> <p>The consent holder shall:</p> <ul style="list-style-type: none"> i. Notify Mana Whenua in writing at least 10 working days (or as agreed) prior to bulk earthworks activities commencing on site. ii. Prior to commencement of bulk earthworks invite Mana Whenua to undertake cultural monitoring of bulk earthworks. iii. The details of such monitoring may be agreed as between the consent holder and Mana Whenua and must include as a minimum the first scraping of topsoil to identify potential archaeological features, and inspection of the erosion and sediment controls and measures upon installation. iv. Monitoring authority shall also include the ability to halt works where cultural risk is identified. v. Consider reduced earthworks where practical, recognising the development, includes large-scale earthworks, land raising, and a significant transformation of the existing environment.
5.	<p>Discovery Protocols</p> <p>The consent holder shall prior to commencement of bulk earthworks and on an ongoing basis for that activity, ensure a site-specific Discovery Protocol be developed and approved by Mana Whenua, including:</p> <ul style="list-style-type: none"> i. Immediate cessation of works. ii. Immediate site protection measures. iii. Notification of Mana Whenua representatives. iv. Protocols for Mana Whenua working with the consent holders archaeologist. v. Protocols for kōiwi tangata (ancestral remains). vi. Cultural ceremonies where required. vii. Works resumption with Mana Whenua approval.
6.	<p>Reporting</p> <p>The consent holder shall:</p> <ul style="list-style-type: none"> i. Work with Mana Whenua to establish a communication framework based on good faith, transparency, and ongoing dialogue. ii. Ensure regular reporting on the project as required by Mana Whenua. iii. Work with Mana Whenua to provide a post construction cultural review.

Western Bay of Plenty District Council - Strategic Transport Conditions

	Standard
1.	<p>Confirmation of Extent of the Works</p> <p>Prior to commencement of any stage of development that triggers a requirement for transport mitigation under these conditions, the Consent Holder shall engage with the relevant Road Controlling Authority (or Authorities) (RCA) to confirm the nature, scope, extent or alternate transport mitigation works required to satisfy these conditions, unless otherwise agreed in writing by the relevant authority.</p>
2.	<p>Alternative Design Solutions</p> <p>Alternative design solutions, transport layouts, construction methodologies and/or staging approaches may be proposed by the Consent Holder provided that they achieve the same or better transport outcomes, are supported by appropriate technical assessments, and are approved in writing by the relevant RCA prior to implementation.</p>
3.	<p>Road Corridor Future-Proofing</p> <p>All identified secondary arterial road corridors within the Wairakei South area shall be established to a minimum corridor width of at least 36.0 meters, unless otherwise agreed in writing by the relevant RCA.</p>
4.	<p>The internal road network shall be designed, formed and staged so as to maintain the ability to extend the secondary arterial road network to the southern boundary of the site to provide for a future potential connection to Seddon Street (or an alternative connection) to the Te Puke Township, including the future Te Puke Spatial Plan area.</p>
5.	<p>Safe Intersection and Driveway Sight Distance</p> <p>Safe sight distances at intersections, accessways and vehicle crossings shall be established in accordance with Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections, 3. Sight Distance unless otherwise approved by the relevant Road Controlling Authority.</p>
6.	<p>Where a departure from the Austroads sight distance criteria is proposed the Consent Holder shall prepare a site-specific safety assessment, subject to written approval by the relevant authority prior to construction that:</p> <ul style="list-style-type: none"> (a) identifies the nature and justification for the departure; (b) assesses the operational and safety effects; and (c) proposes localised mitigation measures to ensure safe operation.
7.	<p>Bus Priority Measures</p> <p>Where traffic signal infrastructure is constructed or upgraded as part of the approved development, provision shall be made for the incorporation of bus priority measures within the signal system, unless otherwise specified or required by Bay of Plenty Regional Council or the applicable RCA at the time of implementation.</p>

	Standard
8.	<p>Transport Network Capacity Assurance and Growth Accountability</p> <p>The internal Wairakei South transport network shall be staged to align with integrated land use outcomes and external transport network capacity, as defined by the staged infrastructure thresholds set out in Condition 11;</p>
9.	<p>At each staging threshold identified (or as otherwise agreed), the Consent Holder shall prepare and submit a Transport Network Accountability Report subject to the relevant RCA authorisation, that includes the following:</p> <ul style="list-style-type: none"> (a) A Development Staging Plan showing the total number of dwellings, the net development area of Industrial (ha), the trips allocated to those areas and the cumulative trip total for the: <ul style="list-style-type: none"> i) Existing formed activities; and ii) Committed, consented but not yet developed activity; and iii) Proposed development activity the subject of the application, and (b) An assessment correlating the level of development with the transport mitigation required by these conditions; (c) Confirmation of the compatibility of development rates with land-use assumptions adopted in the transport modelling for The Sands Town Centre, Te Tumu and Wairakei South; (d) Five-day average daily traffic volumes (both directions) on the Tauranga Eastern Link between the Papamoa East Interchange on- and off-ramps; (e) An assessment of any exceedance of modelling assumptions or infrastructure capacity attributable to the development; and (f) Where an exceedance is identified, recommended remedies, timing, and responsibilities.
10.	<p>Where an exceedance is identified and wholly attributable to the Wairakei South development, the Consent Holder shall, within 30 working days of lodgement of the Transport Network Accountability Report, engage with the Consent Authority and relevant RCA to agree the nature and timing of remedial works, if any.</p> <p><i>Advice Note:</i></p> <p><i>The purpose of the Development Staging Plan is to demonstrate compliance with the staged infrastructure threshold conditions and to monitor the rate of development and the potential effects of that development on the transport network in terms of the transport modelling assumptions for growth and total staged demand adopted in the transport modelling assessments.</i></p> <p><i>Traffic counting on the Tauranga Eastern Link (TEL) at the Papamoa Eastern Interchange (PEI) as described will inform the extent to which other external region-wide traffic growth is occurring and potentially impacting the modelling assumptions.</i></p>
11.	<p>Staging Off-Site Transport Infrastructure - Strategic</p> <p>Up to 2,750 dwellings and 55ha net developable site are of Industrial shall be enabled, subject to:</p>

	Standard
	<p>(a) In relation to off-site transport infrastructure where access is solely reliant on the Bell Road corridor for access, up to 250 dwellings shall be enabled subject to the following mitigation prior to occupancy of any dwelling</p> <ul style="list-style-type: none"> i. Preparation of a Transport Network Accountability Report in accordance with Condition 9. ii. Bell Road / Parton Road intersection upgrade and right turn bay on Bell Road.
	<p>(b) In relation to off-site transport infrastructure where access is solely reliant on the Papamoa East Interchange (PEI) for access, up to 500 dwellings and 8ha net developable site area of Industrial shall be enabled subject to the following mitigation prior to occupancy of any dwelling:</p> <ul style="list-style-type: none"> i. Preparation of a Transport Network Accountability Report in accordance with Condition 9. ii. Resolution of land parcel ownership and access across the Tauranga Eastern Link (TEL) spite strip to enable access between Wairakei South and the PEI interchange prior to transport movement across it. iii. A westbound off-ramp left turn lane to Wairakei South prior to enabling development within the site, reliant on access via the PEI. iv. An eastbound off-ramp right turn lane length extension to Wairakei South prior to enabling development within the site, reliant on access via the PEI. v. Establishment of a signalised intersection at the PEI southern intersection incorporating the westbound off-ramp, westbound on-ramp and a new signalised link accessing Wairakei South to the south.
	<p>(c) In relation to off-site transport infrastructure where access is enabled via both the PEI and Bell Road corridors, up to 1,000 dwellings and 8ha net developable site area of Industrial shall be enabled subject to the following mitigation prior to occupancy of any dwelling:</p> <ul style="list-style-type: none"> i. In addition to the works described in Condition 11, the following shall occur: <ul style="list-style-type: none"> a. Preparation of a Transport Network Accountability Report in accordance with Condition 9. b. A Bell Road corridor/carriageway widening in accordance with the Plans (Maven). Circa a 12m road cross section comprising 2 by 3.5m wide traffic lanes, 1.5m wide sealed road shoulders each side, 1.0m wide unsealed shoulder edges and road safety guard railing where identified as necessary against the adjacent drainage channels and electrical infrastructure. c. Bell Road / Te Puke Highway speed zone reduction and intersection traffic signalised intersection, or alternative by agreement with the relevant authority where the speed zone is not able to be authorised

	Standard
	<p>d. Bell Road Rail Crossing safety and capacity improvement works as follows:</p> <ol style="list-style-type: none"> 1. Prior to commencement of detailed engineering design, engagement with KiwiRail and WBOPDC on the form of mitigation, design development and authorisation processes 2. Development of detailed engineering design for construction subject to authorisation by KiwiRail and WBOPDC. 3. Design development to be in accordance with the NZ Transport Agency Traffic Control, Devices Manual Part 9: Level Crossings: <ol style="list-style-type: none"> a. Figure A8 Multilane road with FLB and HAB active control; b. Figure A9.2: Intersection close to level crossing – distance (D) 10-30m; and c. Figure A13: Emergency escape zone. 4. Design to be in accordance with the Vitruvius prepared Bell Road Level Crossing Safety Impact Assessment (February 2026), subject to detailed engineering design authorisation.
	<p>(d) In relation to off-site transport infrastructure mitigation supporting up to the cumulative total of 1,734 dwellings and 8ha net developable industrial land (2035 modelled land use assumptions), where access is enabled via both the PEI and Bell Road corridors:</p> <ol style="list-style-type: none"> i. In addition to the works described in Condition 11, the following: <ol style="list-style-type: none"> a. Preparation of a Transport Network Accountability Report in accordance with Condition 9.
	<p>(e) In relation to off-site transport infrastructure mitigation supporting up to the cumulative total of 2,500 dwellings and 49ha net developable industrial land (2048 modelled land use assumptions)</p> <ol style="list-style-type: none"> i. In addition to the works described in Conditions 11, the following: <ol style="list-style-type: none"> a. Preparation of a Transport Network Accountability Report in accordance with Condition 9. b. Domain Road interchange, northbound TEL on-ramp capacity improvements, extend the on-ramp merge length by 50m subsequent to exceedance of the 2035 modelled land use assumptions. c. An additional southbound lane on The Sands Ave between Te Okuroa Drive and the southern side of the PEI interchange including the pedestrian / cycle bridge. d. An additional northbound right turn lane on The Sands Ave for the full length of the corridor between Te Okuroa Drive and the northern PEI intersection.

	Standard
	<p>(f) In relation to off-site transport infrastructure mitigation supporting up to the cumulative total of 2,750 dwellings and 55ha net developable industrial land (2063 modelled land use assumptions)</p> <ul style="list-style-type: none"> i. In addition to the works described in Conditions 11, the following: <ul style="list-style-type: none"> a. Preparation of a Transport Network Accountability Report in accordance with Condition 9. b. An eastbound PEI bypass lane between the eastbound off-ramp and Te Tumu employment area or formation of the Bell Road Link east to the Te Tumu employment area, including resolution of any lwi or other third-party access corridor. c. Upgrading of the Te Okuroa Drive / The Sands Ave signalised intersection phasing software to enable a double diamond phasing arrangement to support intersection phasing optimisation. d. Connection of Latham Drive between The Sands Ave / Bill Miller Drive intersection and the Te Tumu western boundary Collector Road (or other alternate and equivalent transport distribution corridor) that enables traffic distribution to/from Te Okuroa Drive and The Boulevard. Where this necessitates formation of the Te Tumu western boundary Collector Road between either or both of Te Okuroa Drive and The Boulevard, this work shall be undertaken subject to lwi or other third-party access resolution. e. An additional 60m southbound lane on the northern approach to the Te Okuroa Drive intersection. f. Formation of free left turn lanes on The Sands Ave southern approach to The Boulevard and on The Boulevard eastern approach to The Sands Ave.

Western Bay of Plenty District Council - Subdivision Landscaping

	Standard
1.	<p>A final Landscape and Ecological Management Plan shall be prepared in general accordance with the Subdivision Landscape Plans (Appendix E) and the Ecological Management Plan (Appendix AH) and shall be submitted for approval to the Council for each stage. The plan shall address the following:</p> <ul style="list-style-type: none"> a. Detailed landscape mitigation and ecological enhancement planting along the stormwater reserves at the eastern, western and southern boundaries. Planting must provide for a minimum of: <ul style="list-style-type: none"> i. 60% of canopy vegetation extending along the eastern (Part B only) and western (Part A and Part B only) where there is an external boundary with rural zoned land, position in clusters (with two clusters deep into the site) along the western boundary. The resulting outcome must achieve 75% screening of the residential development whilst providing for angled views outwards from the residential subdivision, upon completion of urban development. ii. A large, planted stormwater treatment wetland which is reflective of the wetland vegetation cover and includes clusters of canopy vegetation providing for visual screening and integration of the urban development into the surrounding landscape character. b. Staging of landscape mitigation planting to occur at the time of establishment of the stormwater reserve, in particular ensuring that Part B mitigation planting is established at the development of Stage 4, providing for advance planting ahead of the implementation of Part B subdivision stages. c. Provision of a landscape planting programme which provides for successional planting to achieve landscape mitigation in 0-10 years and long-term mitigation. This includes the provision of large exotic canopy species for short term mitigation and integration with the rural pastoral character and native vegetation providing for the indigenous naturalness historically found in this landscape. d. Detailed specification for implementation maintenance and timing. e. Integration of cultural taonga species in collaboration with Mana Whenua.

BAY OF PLENTY REGIONAL CONSENTS

A. Bay of Plenty Regional Council - Pre commencement Requirements

	Standard
1.	<p>Lizard Management</p> <p>Prior to the commencement of any vegetation removal works the consent holder must submit and have certified by Bay of Plenty Regional Council, a finalised Lizard Management Plan (LMP) prepared by a suitably qualified and experienced ecologist/herpetologist in accordance with the recommendations in the Ecological Impact Assessment and the Lizard Management Plan (Appendix L & AJ). The LMP must be designed to achieve the following two objectives:</p> <ol style="list-style-type: none"> a. The population of each species of native lizard present on the site at which vegetation clearance is to occur must be maintained or enhanced, at an appropriate alternative site; and b. The habitat(s) that lizards are relocated to will support viable native lizard populations for all species present pre-development. b. The LMP must address the following (as appropriate): c. Credentials and contact details of the ecologist/herpetologist who will implement the plan. d. Timing of the implementation of the LMP. e. A description of methodology for survey, trapping and relocation of lizards rescued, including but not limited to: salvage protocols, relocation protocols (including the method used to identify suitable relocation site(s)), diurnal capture protocols, supervised habitat clearance/transfer protocols, and opportunistic relocation protocols. f. A description and map of the relocation site; including discussion of: <ol style="list-style-type: none"> (i) provision for additional refugia, if required e.g. depositing salvaged logs, wood or debris for newly released skinks that have been rescued. (ii) (ii) any protection mechanisms (if required) to ensure the relocation site is maintained (e.g. covenants, consent notices etc). (iii) any weed and pest animal management to ensure the relocation site is maintained as appropriate habitat. (iv) a plan/map detailing the location of the salvage and relocation sites g. A post-vegetation clearance search for remaining lizards. h. Landowner approval for any offsite translocations. <p>Advice Note:</p> <p>Please note that it is recommended that the lizard salvage is undertaken in conjunction with the vegetation clearance operations (and contractor) for an integrated approach (on the same day), to enable the physical search for and to rescue any skinks from ground cover vegetation and terrestrial retreats.</p>

	Standard
2.	<p>Fish Management</p> <p>Prior to the commencement of any drain works, a finalised Fish Management Plan (FMP) must be submitted to the Bay of Plenty Regional Council for approval. The FMP must be prepared by a suitably qualified and experienced Freshwater Ecologist in accordance with the recommendations in the Ecological Impact Assessment (Appendix L) and must include the following detail:</p> <ol style="list-style-type: none"> a. Methodologies to capture fish within the impact drain, or justification there is no habitat for native fish present at the time of construction. b. Hand search of the base sediments of the stream bed and banks for native fish that may have burrowed into the soils, c. Fishing effort. d. Details of the relocation site. e. Storage and transport measures including prevention of predation and death during capture. f. Euthanasia methods for diseased or pest species; and g. Confirmation on the habitat availability of the relocation site to support fish at the time of drain works.
3.	<p>Avian Management</p> <p>Prior to the commencement of any vegetation removal works the consent holder must submit and have certified by Bay of Plenty Regional Council, a finalised Avian Management Plan (AMP) prepared by a suitably qualified and experienced ecologist / ornithologist in accordance with the recommendations in the Ecological Impact Assessment included as Appendix L of the application. The AMP must be designed to achieve the following objective:</p> <ol style="list-style-type: none"> a. The population of each species of native bird nesting on the site at which vegetation clearance is to occur must be maintained. <p>The AMP must address the following (as appropriate):</p> <ul style="list-style-type: none"> • All vegetation alteration and/or clearance must occur outside the main native bird nesting season (1 September until 28 February inclusive) to minimise any disturbance risk that vegetation removal would have on nesting birds. If vegetation clearance is unavoidable during the main native bird nesting season, an approved and experienced ecologist or ornithologist must visually observe and inspect the site including pasture, trees and shrubs proposed for removal within 24 hours prior to felling to identify any active nests. <p>This includes checking cavities and hollows for nesting birds. Should any nesting be identified, a 50-metre buffer of vegetation must be required to remain around the nest site until an approved and experienced ecologist or ornithologist has confirmed that the nest has failed or the chicks have hatched and naturally left the natal site. Following inspection and confirmation of absence of nesting birds, the consent holder must submit a completion report to the council for approval, within 20 working days.</p>

	Standard
	<p><u>Advice Note:</u></p> <p>Almost all native bird species are absolutely protected under the Wildlife Act 1953. It is an offence to deliberately disturb or destroy them, their eggs or nests. By restricting vegetation clearance to outside of the main native bird breeding season the risk of disturbing nesting forest birds is significantly reduced (but not entirely eliminated), therefore vegetation should still be checked for obvious signs of nesting activity prior to clearance works being undertaken.</p>
4.	<p>Bat Management</p> <p>Prior to the commencement of any tree removal works the consent holder must submit and have certified by Bay of Plenty Regional Council, a finalised Bat Management Plan (BMP) prepared by a suitably qualified and experienced ecologist in accordance with the recommendations in the Ecological Impact Assessment (Appendix L of the application). The BMP must be designed to achieve the following objectives:</p> <ul style="list-style-type: none"> • Avoid clearance of potential bat roost trees outside the period of greatest bat activity (October to April inclusive). • Avoid injury or death of bats during clearance of ‘high risk’ potential bat roost trees through implementation of the Department of Conservation’s Bat Roost Protocols (DOC 2024) prior to the felling (October to April inclusive). <p>The Bat Management Plan shall include the following details:</p> <ol style="list-style-type: none"> a. Tree removal protocols for the removal of potential and occupied bat roost trees;

B. Bay of Plenty Regional Council Consent - General

	Standard
1.	Notification of Works No less than five working days prior to the overall start of works under this consent the consent holder shall request (in writing) a site meeting with a representative of the Bay of Plenty Regional Council. This request shall include details of who is to be responsible for site management and compliance with consent conditions.
2.	No less than five working days prior to the completion of works under this consent, the consent holder shall notify and request (in writing) a site meeting with a representative of the Bay of Plenty Regional Council.

C. Bay of Plenty Regional Council Consents – Watercourse Works & Diversion

	Standard
1.	The consent holder shall ensure that any temporary diversion of watercourses is installed prior to any other works being undertaken under this consent.
2.	The works shall be carried out in a manner that minimises discolouration of the stream.
3.	All works shall be undertaken above water level where practicable.
4.	The consent holder shall ensure that: <ul style="list-style-type: none"> a) All machinery is thoroughly cleaned of vegetation (e.g. weeds and pest plants), prior to entering the site and prior to leaving the site; b) All machinery shall be regularly cleaned to ensure no contaminants (including but not limited to oil, petrol, diesel, hydraulic fluid) shall be released into the wetland and/or stream or to land where it may enter the wetland and/or stream, from equipment being used for the works; c) All contaminant storage, refuelling and maintenance areas shall be carried out in a location where there is no risk of the discharge of contaminants to land where it may enter water; d) Machinery shall be kept out of the stream and wetland, except when in use; e) In the event of a spill of fuel, hydraulic fluid, or other potential liquid contaminants, immediate steps shall be taken to contain the spilt contaminant. The spilt contaminants and any material used to contain it shall be removed from the site and disposed of at a landfill authorised to accept such material. The consent holder shall also immediately notify the Bay of Plenty Regional Council of the spill and actions to be taken;
5.	The consent holder shall ensure that all machinery and materials are brought to site prior to commencement, where practicable, to allow the completion of works as quickly as possible once construction works commence.
6.	Once commenced, works must be completed within 12 months unless otherwise agreed to in writing by a Bay of Plenty Regional Council Regulatory Compliance Officer.
7.	No vegetation soil, slash and other debris shall be deposited in the stream or left in a position where the material could enter water.
8.	The consent holder shall schedule works to commence within a forecasted period of fine weather, to ensure that works are not undertaken during periods of high water levels / stream flow events, where practicable.
9.	The consent holder shall take all practicable measures to prevent liquid concrete or cement based substances from entering surface water. These measures shall include, but not be limited to, the following: <ul style="list-style-type: none"> a) Ensure appropriate controls are in place before the use of cement begins to contain and remove all cement contaminated waste, and to prevent any discharge of waste water to fresh or storm water;

	Standard
	<ul style="list-style-type: none"> b) Ensure clean storm water is diverted away from the work area; c) Immediately contain and clean up any spills that occur; d) All cement particles and dust must be contained and removed from the works area during the work and immediately after the completion of the work. Cement waste must be reused within the work area or disposed of at an appropriate facility; and e) Create a designated wash down area on site for vehicles and equipment and ensure staff know this is available. f) The consent holder shall ensure that no water associated with the mixing, pouring, placing and cleaning of concrete structures and/or equipment is released into a water
10.	Any exposed areas of ground resulting from the works above the water table associated with this consent shall be effectively stabilised as soon as practicable, following completion of works.
11.	<p>The consent holder shall ensure that the works to temporarily divert the streams during stream works and the design and installation of erosion and sediment controls are undertaken in accordance with the following:</p> <ol style="list-style-type: none"> 1. The Construction Management Plan (CMP) certified 2. Consent Appendices 3. The Fish Management Plan
12.	<ul style="list-style-type: none"> a) The consent holder shall ensure that the temporary stream diversion works are undertaken in a timely manner and during a period of fine weather and a period of low stream flow, during the summer works period (16 September to 1 May (inclusive)). b) All erosion and sediment controls must be installed prior to temporary diversion works commencing.
13.	The temporary diversion structure to divert the stream away from excavation works shall remain in place for the duration of stream works. The temporary diversion shall not be removed and the stream flow reinstated until the streambed works have been completed.
14.	The consent holder shall ensure that the temporary diversion is in place, and the stream diverted away from the works area before excavation or construction works within the stream bed commence.
15.	<ul style="list-style-type: none"> a) The consent holder shall ensure that fish passage through the temporary diversion is maintained for the duration of works. b) The temporary diversion shall be a full temporary open diversion. The temporary diversion structure shall be in the stream bed for a maximum period of 12 months, unless a longer period is agreed to in writing by a Bay of Plenty Regional Council Regulatory Compliance Officer, and shall be removed at the completion of streambed works.

	Standard
16.	The consent holder shall ensure that a suitably qualified and experienced ecologist oversees any fish transfers from the temporary diversion upon the completion of works and the disestablishment of the diversion.
17.	<p>The consent holder shall ensure the following:</p> <ol style="list-style-type: none"> a) All construction materials are to be stored outside of any floodable areas. b) Regular checks for severe weather warnings are undertaken and in the event of a severe weather warning being identified for the local region appropriate flood management protocols must be applied, including: <ul style="list-style-type: none"> • Removal of any plant and materials from within areas susceptible to flooding; • Stabilisation of ground surfaces and securing of materials where possible; • Ensuring chemicals, lubricants and fuels are secured and not able to contaminate runoff; • Removal of temporary works (e.g. coffer dams) if deemed necessary and appropriate having • regard to the nature of the weather warning. c) Following heavy rainfall or flooding the consent holder shall assess the site as soon as practical and carry out any remedial works necessary to ensure the temporary diversion can operate as intended. d) A contact person(s) is available at all hours and has necessary access to staff to attend site at short notice to carry out preparation and remedial works in the event of a severe weather warning.

D. Bay of Plenty Regional Council Consents - Culverts

	Standard
1.	<p>Where (a) – (c) apply, the consent holder must, 30 days prior to the installation of culvert(s), submit a design signed by a suitably qualified engineer for certification by the BOPRC that for the design:</p> <ul style="list-style-type: none">a) the fill height over the culvert is greater than 1.5 metres; orb) there is more than one culvert per crossing; orc) the adjacent slope is greater than 35 degrees.

E. Bay of Plenty Regional Council Consents - In Bed Erosion and Sediment Control

	Standard
1.	The consent holder shall ensure that temporary erosion and sediment controls are installed prior to works commencing, in accordance with the final erosion and sediment control plan included in the CMP.
2.	The consent holder shall ensure that the temporary erosion and sediment controls are maintained in good working order and remain in place until such time as the site is fully stabilised.
3.	Any scour of the stream channel(s) or stream banks resulting from works under this consent, shall be effectively stabilised, as soon as practicable, to the satisfaction of the Bay of Plenty Regional Council.

F. Bay of Plenty Regional Council Consents - Native Fauna and Fish Capture & Passage

	Standard
1.	Prior to: a) diverting water b) decommissioning the temporary diversion; indigenous fish must be captured and relocated in accordance with the Fish Management Plan. The capture and relocation of indigenous fish must be undertaken by a suitably qualified and experienced ecologist.
2.	The consent holder shall ensure that fish passage is maintained at all times, including through the temporary diversion, and past any instream silt curtains installed in the stormwater mitigation area.

G. Bay of Plenty Regional Council Consents - Monitoring and Maintenance

	Standard
1.	The consent holder shall ensure that the temporary diversion is monitored and maintained in a safe and structurally sound condition and in good working order to prevent the diversion structure from being washed down stream.
2.	The consent holder shall inspect the temporary diversion structure within 24 hours following a 10% AEP (10 year return period event) or larger occurs and undertake any necessary maintenance works as soon as safety practical to ensure the structure is structurally sound.
3.	<p>The consent holder shall maintain a record of:</p> <ul style="list-style-type: none">a) All inspections undertaken; andb) All maintenance and remediation works undertaken, including the date the works commence, how long they take, the date the works are completed, photos and evidence of the maintenance and remediation works undertaken. <p>If requested, the consent holder must provide records to the Bay of Plenty Regional Council within 10 working days of the request.</p>

H. Bay of Plenty Regional Council Consents - Temporary Discharge

	Standard
1.	<p>All sediment contaminated stormwater generated on site shall be treated before being discharged to land where it may enter water in accordance with the following:</p> <ol style="list-style-type: none"> The Resource Consent Application Final erosion and sediment control plan included in the CMP. Any subsequent plan that has received written certification from the Bay of Plenty Regional Council.
2.	<p>Stormwater discharged shall be substantially free of floatable solids, oil and grease.</p> <ol style="list-style-type: none"> Between 16 September and 31 May (inclusive) of any year within this consent: <ol style="list-style-type: none"> the concentration of total suspended solids (TSS) in the stormwater discharge from any sediment retention device shall not exceed 150 grams per cubic metre; and the turbidity of any stormwater discharge from any sediment retention device shall not exceed 300 nephelometric turbidity units (NTU). The discharge shall cease if these limits are exceeded, except where a 12 hour duration 50% Annual Exceedance Probability (AEP) storm event (2 year return period storm) or greater occurs.
3.	<p>The discharge of sediment contaminated stormwater during the winter period between 1 June to 15 September (inclusive) shall occur only when compliance with the following is met:</p> <ol style="list-style-type: none"> Compliance with the winter earthworks policy in the Bay of Plenty Erosion and Sediment Control Guidelines 2010/01; and Works to be undertaken in accordance with the final erosion and sediment control plan for winter earthworks included in the CMP; and Between 1 June and 15 September (inclusive) on site storage equivalent to a 1% AEP (100 year) 24 hour storm is provided.
4.	<ol style="list-style-type: none"> Between 1 June and 15 September (inclusive) of any year within this consent: <ol style="list-style-type: none"> the concentration of TSS in the stormwater discharge from any sediment retention device shall not exceed 150 grams per cubic metre; and the turbidity of any stormwater discharge from any sediment retention device shall not exceed 300 NTU. The discharge shall cease in accordance with condition 3.6 if these limits are exceeded, except where a 24 hour duration 1% AEP storm event (100 year return period storm) or greater occurs.
5.	<ol style="list-style-type: none"> The consent holder shall sample the discharge at the outlets of all sediment retention devices once between 16 September and 30 April (inclusive) and, once between 1 June to 15 September (inclusive) of every year of this consent that discharges occur, and as soon as practicable when requested by the Bay of Plenty Regional Council. Any water quality results exceeding the maximum concentrations listed in conditions 3.3 and 3.5 shall trigger the following:

	Standard
	<ul style="list-style-type: none"> i. Cease the discharge as soon as practicable after receiving the test results and/or upon request from the Bay of Plenty Regional Council; and ii. Notify (in writing) the Bay of Plenty Regional Council within 24 hours of receiving the results of the exceedance(s); and iii. Investigate the causes of the exceedance(s); and iv. Take corrective action to address the exceedance(s); and v. Re-test the discharge for TSS and NTU after implementing corrective action; and vi. Send a written report detailing points (i), (iii), (iv) and (v) above to the Bay of Plenty Regional Council within 10 working days after receiving test results. vii. The consent holder shall keep all test results required by this condition (for the duration of this consent) and shall send them to the Bay of Plenty Regional Council within five working days of a request.
6.	<p>Stormwater analyses required by these conditions shall be carried out:</p> <ul style="list-style-type: none"> a. As set out in the latest edition of “Standard Methods for the Examination of Water and Wastewater” – APHA - AWWA - WPCF, or another method as proposed by the consent holder, and certified in writing by the Bay of Plenty Regional Council; and b. By an IANZ Accredited laboratory.

I. Bay of Plenty Regional Council Consents - Permanent discharge

	Standard
1.	<p>Purpose</p> <p>To authorise and set conditions on earthworks associated with the development of the Bell Road A Drain pump station upgrade and the Kopuaroa Canal pump station, the discharge of sediment contaminated stormwater from the earthworks sites during construction, and the long term discharge of stormwater from the to the Kopuaroa Canal via the proposed Kopuaroa pump Station and Bell Road A Drain to the Kaituna River via the Bell Road A Drain pump station upgrade.</p>
2.	<p>Notifying the Regional Council of Works</p> <p>No less than 20 working days prior to the overall start of works under this consent the consent holder shall submit to the Chief Executive Officer of the Bay of Plenty Regional Council or delegate for approval, the final design detail of the staged Pump Station upgrades (including other associated works such as, intake, culvert outlets, spillway chutes, floodwalls and riprap installations), and an Erosion and Sediment Control Plan (including the Dust Management Plan) as reviewed by a suitably qualified engineer.</p>
3.	<p>No less than 20 working days prior to the overall start of works under this consent the consent holder shall submit to the Chief Executive Officer of the Bay of Plenty Regional Council or delegate for approval, the final design detail of the Kopuaroa Canal Pump Station (including other associated works such as, intake, culvert outlets, spillway chutes, floodwalls and riprap installations), and an Erosion and Sediment Control Plan (including the Dust Management Plan) as reviewed by a suitably qualified engineer.</p>
4.	<p>No less than five working days prior to the overall start of works under this consent, the consent holder shall request (in writing) a site meeting between the principal site contractor and the Chief Executive Officer of the Bay of Plenty Regional Council or delegate. Notification at this time shall include details of who is to be responsible for site management and compliance with consent conditions.</p>
5.	<p>No less than five working days before the completion of works under this consent and prior to the removal of erosion and sediment controls, the consent holder shall notify the Chief Executive Officer of the Bay of Plenty Regional Council or delegate (in writing) of the imminent completion.</p>
6.	<p>The consent holder shall prior to the commissioning of the Bell Road A Drain pump station upgrade submit to the Bay of Plenty Regional Council an Operation Management Plan. This plan shall detail the operating range of the pumps, water level trigger points, management responsibility, contact details, and maintenance programs.</p>
7.	<p>The consent holder shall prior to the commissioning of the Kopuaroa Canal pump station submit to the Bay of Plenty Regional Council an Operation Management Plan. This plan shall detail the operating range of the pumps, water level trigger points, management responsibility, contact details, and maintenance programs.</p>
8.	<p>The consent holder shall submit an 'as built' plan of the pump station(s) (including other associated works such as, intake, culvert outlets, spillway chutes, floodwalls and riprap installations) to the Bay of Regional Council within one month of contract completion.</p>

	Standard
9.	<p>Take and Discharge Rates</p> <p>The pumping rate of water from the Bell Road A Drain pump station upgrade and the Kopuaroa Canal pump station to the Kaituna River shall not exceed the cubic metres per second rates as specified in the approved stormwater management plan and approved detailed design for both pump stations.</p>
10.	<p>Stormwater network management</p> <p>Stormwater infrastructure must be designed and managed in general accordance with any operative and relevant National Environmental Standard and the versions of the following standards and guidelines existing at the time of design:</p> <ul style="list-style-type: none"> a) Bay of Plenty Regional Council Hydrological and Hydraulic Guidelines; b) The Stormwater Strategy and the Stormwater Management Guidelines for the Bay of Plenty Region; c) WBOPDC Development Code; d) The New Zealand Building Code; e) Auckland Council's Water Sensitive Design for Stormwater March 2015 (GD2015/004); and f) f) Any alternative standards or national guidelines certified as appropriate by the Chief Executive Officer of the Bay of Plenty Regional Council or delegate.
11.	<p>Erosion Monitoring</p> <p>Any erosion or scour of the banks of an artificial watercourse, or a modified watercourse which has resulted from either the presence of a stormwater outlet(s), the discharge from an outlet(s) or from works authorised by this consent, must be effectively stabilised and remedied.</p>
12.	<p>Design Standards</p> <p>Discharges from stormwater infrastructure established after the commencement of this consent must meet the following design criteria:</p> <ul style="list-style-type: none"> a) Any overland flow paths must allow the passage of a 1% AEP (Q100) storm event without floodwater entering habitable buildings; b) Any catchment swales or wetlands must be designed to remove at least 75% of Total Suspended Sediment on a long-term average basis from the contributing area of urban development; c) Any stormwater infrastructure that is constructed must not increase upstream or downstream flood hazards to people and property
13.	<p>Stormwater Network Maintenance</p> <p>The consent holder must ensure that all stormwater treatment devices, including, but not limited to catchpits, swales and constructed wetlands, are maintained in sound operating condition in accordance with the Maven Stormwater Management Plan. Prior to removing sediment from stormwater treatment systems, the consent holder must:</p>

	Standard
	<p>a) sample the sediment to determine the type and levels of contaminants in the sediment.</p> <p>b) Analysis of sediment samples must be carried out by an IANZ registered laboratory.</p> <p>The consent holder must ensure that any sediment or other material removed from stormwater treatment systems and ponds is either:</p> <p>a) deposited at a suitable location where there is a low risk of it re-entering the stormwater</p> <p>b) treatment system, or any other waterbody; or</p> <p>c) if removed from the site, it is disposed of in a facility authorised to receive sediment containing the type and level of contaminants in the sediment.</p> <p>The consent holder must obtain and keep transport and/or disposal dockets and the laboratory results for all contaminated sediment transported offsite. These dockets must be made available to Bay of Plenty Regional Council within three working days of a request.</p> <p>The consent holder must ensure that there is no off-site tracking of contaminated sediment or other material removed from stormwater treatment systems.</p>
14.	<p>Stormwater Management Plan (SMP)</p> <p>The consent holder shall maintain a final SMP for the duration of this consent.</p> <p>The purpose of the SMP is to:</p> <p>a) Provide a stormwater management framework and toolbox of management options to achieve sustainable and best practical stormwater management outcomes and mitigate stormwater effects while ensuring that the requirements of this consent are met; and</p> <p>b) Achieve stormwater management outcomes that are based on latest version of the BOPRC Hydrological and Hydraulic Guidelines, the Stormwater Management Guidelines for the Bay of Plenty Region and the Regional Stormwater Strategy for the Bay of Plenty; and</p> <p>c) Set the minimum design criteria for stormwater infrastructure; and</p> <p>d) Provide for low impact stormwater design practices that:</p> <ol style="list-style-type: none"> i. Adopts a treatment train approach; ii. incorporates techniques that mitigate and manage stormwater flows, volumes and contaminants to achieve positive stormwater quality and quantity outcomes in the long term; iii. avoid or mitigate adverse effects on the ecology and health of streams and wetlands, including from loss of baseflow; <p>e) The consent holder shall update the SMP within six months of the granting of this consent and submit the final SMP to the Bay of Plenty Regional Council for certification. The update of the SMP and certification by the BOPRC are to ensure that the SMP complies with and acknowledges the conditions of this consent and their requirements.</p>

	Standard			
15.	<p>Water Quality</p> <p>All roofing and exterior wall surfaces for buildings and structures shall be comprised of inert materials (inert materials are those that do not have an exposed surface made from contaminants of concern to water quality; including zinc, copper and lead).</p> <p>The consent holder will ensure that no discharge resulting from the exercise of this consent, will result in any of the following:</p> <ul style="list-style-type: none"> a) The production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials; b) Any conspicuous change in the colour or visual clarity; and c) Any emission of objectionable odour; and d) Any significant adverse effects on aquatic life; and e) Aquatic organisms being rendered unsuitable for human consumption by the presence of contaminants. <p>Wetlands, swales and any other stormwater devices must be designed, located, constructed, operated and maintained in a manner consistent with the most SMP or any approved departures.</p> <p>Stormwater shall be managed, including through land use and subdivision and the design, construction and operation of the stormwater network, in accordance with the SMP Low Impact Design approach to achieve a level of treatment at identified sampling points as set out in the Stormwater Management Plan and Stormwater Monitoring Plan (Appendix G and AI of the application) authorised under this consent which does not exceed the trigger levels listed in Table 1 below.</p> <p>Table 1: Stormwater Discharge Quality Parameters</p> <table border="1" data-bbox="300 1238 1106 1323"> <tr> <td data-bbox="300 1238 568 1323">Chemical Oxygen Demand</td> <td data-bbox="568 1238 836 1323">250</td> <td data-bbox="836 1238 1106 1323">g/m³</td> </tr> </table>	Chemical Oxygen Demand	250	g/m ³
Chemical Oxygen Demand	250	g/m ³		
16.	<p>Water and Sediment Quality Monitoring</p> <ul style="list-style-type: none"> a) The consent holder shall update the Stormwater Monitoring Plan within 12 months of the granting of this consent and submit the final Stormwater Monitoring Plan to the BOPRC for certification. The update of the Stormwater Monitoring Plan and certification by the BOPRC are to ensure that the document complies with and acknowledges the conditions of this consent and their requirements. <p>The purpose of the Stormwater Monitoring Plan is to detail monitoring requirements which will enable the consent holder to confirm whether water quality outcomes are being achieved or bettered post development of the Wairakei South Development.</p> <p>The Stormwater Monitoring Plan shall, at a minimum, detail:</p> <ul style="list-style-type: none"> a) Water quality parameters to be monitored as outlined in Table 1. b) Sediment quality parameters to be monitored in the internal stream network must include total recoverable copper and zinc. b) The location of water quality monitoring sites c) The location of sediment quality monitoring in streams(e) Frequency and/or timing and method of monitoring, including: 			

	Standard
	<ul style="list-style-type: none"> i. to establish baseline water and sediment quality; ii. during rainfall events iii. baseflow conditions. <p>All water and sediment analyses must be carried out by an IANZ registered laboratory. The consent holder shall review the Stormwater Monitoring Plan every five years and update if required.</p> <p>If water or sediment monitoring shows that:</p> <ul style="list-style-type: none"> a) The Water and Sediment Quality Standards are exceeded; b) There are material worsening trends; or c) Other monitored parameters occur at concentrations that are higher than predicted by modelling and with the potential for adverse effects on aquatic ecology then the consent holder shall: <ul style="list-style-type: none"> i. Investigate the likely source or cause of the exceedance or trend; ii. Identify any necessary changes to the Stormwater Monitoring Plan, remedial actions and timeframes to address the source or cause; iv. Update the Stormwater Management Plan and submit the revised version to BOPRC for written certification as soon as reasonably practicable but within 12 months of submitting the report to the BOPRC and iii. Implement the actions in accordance with the relevant timeframes
17.	<p>Erosion and Scour</p> <p>The consent holder shall ensure that, in respect of the Public Stormwater Network:</p> <ul style="list-style-type: none"> a) Visual inspections of all stormwater outlets are undertaken within five years of being vested to WBOPDC and yearly thereafter to identify if there has been any erosion and/or scour of land and/or the banks around the outlets; and b) All erosion and scour must be effectively stabilised, remedied and mitigated as soon as is safely practicable; and c) Records of inspections and any maintenance undertaken must be kept for the duration of this consent and must be provided to the Bay of Plenty Regional Council within 10 working days of a request.
18.	<p>Cultural Monitoring Programme</p> <p>Within six months of the commencement of this resource consent, the consent holder shall invite Tangata Whenua to develop a programme for the cultural monitoring of the discharge of stormwater from urban development within Wairakei South into the treatment system of wetlands and its potential effects on the cultural values of the Kaitua River (the awa).</p> <p>The purpose of the Cultural Monitoring Programme (CUMP) is:</p> <p>To provide tangata whenua and the Bay of Plenty Regional Council with data and information, based on Mana Whenua perspectives and values of the health and wellbeing of the awa, which is used to assist with managing and minimising the potential adverse effects of stormwater discharges from the site on the awa over time.</p>

	Standard
	<p>In developing the CUMP, regard shall be had to the Ministry for the Environment’s Cultural Health Index and any other relevant alternatives. At a minimum the CUMP shall contain:</p> <ul style="list-style-type: none"> a) The key cultural issues and values identified by Mana Whenua. b) Measures and methods for assessing the health and wellbeing of the Kaituna awa, including a baseline for the awa for future measurements and assessments. c) A monitoring programme, including location of sites and frequency of monitoring. d) A reporting framework to communicate the outcomes of the monitoring, which shall include: <ul style="list-style-type: none"> i. any changes in water quality including any positive effects over time. ii. unanticipated adverse effects and recommendations to mitigate them; iii. reporting to the Bay of Plenty Regional Council. e) A process for reviewing the CUMP every three years. <p>The CUMP shall be provided to the Bay of Plenty Regional Council within one month of its completion and endorsement by Mana Whenua</p> <p>Should a catchment plan be developed for the catchment that provides for the holistic assessment of the health and wellbeing of the awa from a cultural perspective, then the development and/or implementation of the CUMP can cease, provided:</p> <ul style="list-style-type: none"> f) Mana Whenua agree that the development or implementation of the CUMP for Wairakei South is longer required; and g) The Bay of Plenty Regional Council is provided with confirmation of this agreement.
19.	<p>Reporting</p> <p>The consent holder shall maintain records of all monitoring required by this resource consent and provide these records to the BOPRC within five working days of a request.</p> <p>The consent holder shall prepare and submit a Monitoring and Compliance Report (MCR) to Bay of Plenty Regional Council within five years of the first stormwater infrastructure being vested to WBOPC and every five years thereafter. The MCR shall include the following:</p> <ul style="list-style-type: none"> a) The percentage of development that has been completed; and b) A plan to show the Public Stormwater Network and associated infrastructure that has been constructed; and c) (c) The analysis of water quality and sediment required in relation to the Stormwater Montiroing Plan; and d) The results of monitoring undertaken through the CUMP, WMMP and SMMP; and e) A summary of the previous five years of inspection, monitoring and compliance information; and f) Any measures to remedy any issues identified in the monitoring and inspection programmes, including any updates to the SMP; and g) Any measures undertaken to remedy non-compliances with consent conditions (if required).

	Standard
20.	<p data-bbox="300 257 678 291">Operation and Maintenance</p> <p data-bbox="300 302 790 336">The consent holder shall ensure that:</p> <ul style="list-style-type: none"> <li data-bbox="300 347 1444 504">a) The stormwater network and all structures, including pumps, power sources outlet structures, rip rap and overland flowpaths that are part of the Public Stormwater Network must be operated and maintained in a structurally sound manner and to ensure their ongoing performance is as designed. <li data-bbox="300 504 1444 604">b) All stormwater treatment devices, including but not limited to, swales and constructed wetlands are maintained in a sound operating condition in accordance with the SMP

J. Bay of Plenty Regional Council Consents - Earthworks

	Standard
1.	<p>Notification & General</p> <p>a) A minimum of ten working days prior to commencing any works, the consent holder shall submit a CMP to the Bay of Plenty Regional Council for written certification by an Environmental Engineer to ensure the requirements of this consent condition are met. The CMP should include the following:</p> <ol style="list-style-type: none"> 1. Construction sequencing / timing of works; 2. Temporary diversion details; 3. Proposed erosion and sediment controls and a final erosion and sediment control plan including a plan for winter earthworks; 4. Dust Management Procedures; 5. Spill Management Procedures. <p>b) No works shall start until written certification of the CMP is provided.</p> <p>c) Any updates to the CMP shall be provided to the Bay of Plenty Regional Council for written certification. Updates to the CMP shall not be implemented on site until written certification from the Bay of Plenty Regional Council is received.</p>
2.	No less than five working days prior to the overall start of works under this consent the consent holder shall request (in writing) a site meeting with a representative of the Bay of Plenty Regional Council. This request shall include details of who is to be responsible for site management and compliance with consent conditions.
3.	No less than five working days prior to the completion of works under this consent, the consent holder shall notify and request (in writing) a site meeting with a representative of the Bay of Plenty Regional Council .
4.	<p>All earthworks operations, sand mining, vegetation clearance and replanting, and installation of the water infiltration gallery shall be carried out in accordance with the following:</p> <p>a) The Resource Consent Application and its supporting appendices</p>
5.	The consent holder shall ensure that during the summer earthworks period (16 September to 30 April (inclusive)) the area of exposed earth at any one time is limited to the contributing catchment area of installed and operational erosion and sediment control devices as specified in the certified Erosion and Sediment Control Plan (ESCP).
6.	The consent holder shall ensure that any imported fill is classified as 'cleanfill' as defined by 'The WasteMINZ Technical Guidelines for Disposal to Land 2022'.
7.	<p>Disposal of cleanfill material off site</p> <p>The consent holder shall ensure that all cleanfill material transported off site is deposited at:</p> <ol style="list-style-type: none"> a) A consented cleanfill disposal site; and/or b) A site that has been certified (in writing) by the Bay of Plenty Regional Council. Certification shall be limited to ensuring that the site meets Bay of Plenty

	Standard
	Regional Council regional plan permitted activity rules and the Bay of Plenty Regional Council 'Erosion and Sediment Control Guidelines for Land Disturbing Activities – Guideline 2010/01'.
8.	The consent holder shall record the volumes and locations of all cleanfill material moved off-site. Such records shall be made available within three working days of a request from the Bay of Plenty Regional Council.
9.	<p>Erosion and Sediment Control</p> <p>The consent holder shall ensure that erosion and sediment controls are designed and constructed in accordance with the following:</p> <ol style="list-style-type: none"> 1. The erosion and sediment controls and final erosion and sediment control plan included in the CMP. 2. Any subsequent variation to the ESCP that has received written certification from the Bay of Plenty Regional Council.
10.	<ol style="list-style-type: none"> a) The consent holder shall ensure that all sediment and erosion controls are installed before works start. b) The consent holder shall ensure that all silt fences, cleanwater diversion bunds/drains and a stabilised entry are installed before the start of earthworks to construct any sediment retention ponds and decanting earth bunds.
11.	The consent holder shall ensure that all exposed areas of earth resulting from works authorised by this consent are effectively stabilised against erosion by vegetative groundcover or suitable alternative as soon as practicable and following the completion of each stage of works.
12.	The consent holder shall divert uncontaminated catchment runoff away from the area of works.
13.	No vegetation, soil, or other debris shall be left in a position where the material could become mobile by stormwater during heavy rainfall.
14.	The consent holder shall ensure that the erosion and sediment controls and associated erosion protection devices are maintained in an effective capacity and good working order at all times during works and until the site is stabilised.
15.	The consent holder shall ensure that any necessary maintenance of erosion and sediment controls identified by inspection under conditions of this consent or by Bay of Plenty Regional Council staff is completed within 24 hours.
16.	The consent holder shall ensure that all-weather machinery access is maintained to sediment control devices.
17.	The consent holder shall ensure that there is no tracking of soil or sediments off-site.
18.	Stockpiled material that is to be stored for longer than 3 months shall be effectively isolated and stabilised, and located where it cannot become mobile by stormwater during heavy rainfall, to prevent surface erosion and sedimentation.
19.	All runoff controls (such as diversion channels, bunds, contour drains) with slopes greater than 2% shall be protected from erosion using geotextile materials, rock or

	Standard
	other suitable materials.
20.	The consent holder shall ensure that any sediment retention devices authorised under this consent are constructed as quickly as possible within a period of dry weather and that any pond includes a stabilised inlet and outlet to prevent erosion at both the inlet and outlet of the pond.
21.	<p>Within 30 days of the installation of any sediment retention pond(s) the consent holder shall submit to the Bay of Plenty Regional Council the following:</p> <ol style="list-style-type: none"> 1. A statement from an appropriately qualified professional verifying that the sediment retention pond(s) has been installed as per best practice engineering; and 2. Detailed as-built plans of the sediment retention pond(s) and outlet(s).
22.	<p>Within 30 days of the installation of any decanting earth bund(s) the consent holder shall submit to the Bay of Plenty Regional Council:</p> <ol style="list-style-type: none"> 1. A statement from an appropriately qualified person verifying that the decanting earth bund(s) has been installed as per the Bay of Plenty Regional Council 'Erosion and Sediment Control Guidelines for Land Disturbing Activities – Guideline 2010/01', or its successor; and 2. Detailed as-built plans of the decanting earth bund(s) and outlet(s).
23.	<p>Dust Control</p> <p>The consent holder shall adopt a proactive strategy for dust control, specifically by complying with the principles of dust management as set out in the Bay of Plenty Regional Council 'Erosion and Sediment Control Guidelines for Land Disturbing Activities – Guideline 2010/01', to prevent an offensive or objectionable discharge of dust from occurring beyond the property boundary.</p>
24.	The consent holder shall ensure that an adequate supply of water for dust control (sufficient to apply a minimum of ten millimeters per day for trafficked areas and 5mm per day for any other exposed areas of the site, if required exposed areas of the site), and an effective means of applying that quantity of water, is available on site at all times during earthworks and until the site is fully stabilised.
25.	The consent holder shall ensure that, at all times, the soil moisture level of exposed areas is sufficient, under prevailing wind conditions, to prevent dust generated by normal earthmoving operations from being offensive or objectionable beyond the boundary of the work site.
26.	In the event that wind conditions make dust control impracticable, the consent holder shall ensure that any machinery generating airborne dust stops operating until effective dust control is re-established.
27.	The consent holder shall ensure that, outside of normal working hours, staff are available on-call to operate the water application system for dust suppression, as required by Regional Council compliance staff or following a substantiated public complaint.

	Standard
28.	<p>a) Before the overall start of works authorised by this consent, the consent holder shall submit to the Bay of Plenty Regional Council for written certification by a Compliance Officer, evidence that a sufficient water source is provided.</p> <p>b) Work shall not start until written certification of the evidence has been received.</p>
29.	<p>The consent holder shall ensure that only RDC and HSC Gravel Lock products or any alternate approved by the Regional Council are applied as a chemical dust suppressant on the site, unless written certification by a Bay of Plenty Regional Council Environmental Scientist is provided for the use of an alternative dust suppressant chemical in accordance with condition 9.7b).</p>
30.	<p>The consent holder shall ensure that the storage of chemical dust suppressants shall be at least 30 metres from a waterbody or drain that contains water or from the natural wetland.</p>

K. Bay of Plenty Regional Council Consents - Water Take

	Standard
1.	Ten working days prior to constructing / installing water infiltration gallery/s the consent holder shall submit details on the depth and location to the Bay of Plenty Regional Council.
2.	Works to construct / install the water infiltration gallery shall not start until written certification has been received from the Bay of Plenty Regional Council.
3.	Prior to using the water infiltration gallery the consent holder shall install a backflow prevention device or take other appropriate measures to ensure water and/or contaminants cannot return to the water source.
4.	<p>Within one month of completing the construction of the water infiltration gallery, the consent holder shall send the Bay of Plenty Regional Council a construction log which outlines:</p> <ul style="list-style-type: none"> a) Location of the water infiltration gallery b) An as-built diagram of the water infiltration gallery showing gallery depth and screen details; c) Depth to water level; d) Actual gallery depth and diameter; e) Construction details, including final casing and screen details; f) Records / observations of the depths of geological strata intercepted by the gallery; and g) The depth of ground/surface water.

L. Bay of Plenty Regional Council Consents Conditions – General

1.	No less than five working days prior to the overall start of earthworks for that particular stage under this consent, the Consent Holder shall request (in writing) a site meeting with a representative of the Bay of Plenty Regional Council. This request shall include details of who is to be responsible for site management and compliance with consent conditions.
2.	All earthworks operations, including site stripping, undercuts, cuts and fills, vegetation replanting and wetland preparation works shall be in accordance with the consultant reports. (Reports to be referenced in the main consent condition document)
3.	<p>Prior to the commencement of any earthworks or construction activities onsite the Consent Holder shall provide a CMP for certification by Bay of Plenty Regional Council. The object of the CMP is to outline the approach taken for managing construction works to ensure that impacts that arise from the works have been appropriately identified, managed and minimised. The CMP shall include:</p> <ul style="list-style-type: none"> a) Details of the works and intended construction timetable (including staging) and hours of operation. b) Anticipated truck movements and routes to and from the site during construction. c) Site access and management. d) Construction Traffic Management Plan. e) Contact details for contractor and consultants and process for complaints and remedying concerns.
4.	The Consent Holder shall ensure that all earthworks, including those associated with ground improvement works, temporary works and preload operations are undertaken in accordance with the geotechnical recommendations and design included in the Geotechnical Interpretive Report.
5.	The Consent Holder shall request prior approval where required to submit an application for approval for geotechnical investigations within stopbank zones, where future stormwater conveyance works are proposed as part of detailed design of these landform modifications. This application must not be unreasonably withheld provided requirements into the extent of investigations and the operations themselves are clearly outlined including where required backfill, reinstatement / sealing requirements for investigations within stopbank areas to mitigate piping failure risks and programme of investigation works to occur.
6.	The Consent Holder shall undertake geotechnical assessment and specific reporting to support detailed design of construction of stormwater conveyance structures that require landform modifications to existing stopbanks supporting the Kaituna River or Kopukoroa Canal to confirm the proposed works do not compromise that stability and long term performance of these structures. These reports shall be provided for approval prior to construction of these services.

7.	<p>Within 30 days of installation of any sediment retention pond(s) and/or decanting earth bunds the Consent Holder shall submit to BOPRC the following:</p> <ul style="list-style-type: none"> a) A statement from an appropriately qualified professional verifying that the sediment retention pond(s) and/or decanting earth bunds have been installed as per best practice engineering, and b) Detailed as-built plans of the sediment retention pond(s) and/or decanting earth bund and outlet(s).
8.	<p>Works undertaken over the winter earthworks period (1 May to 15 September) for any future earthworks season shall be undertaken in accordance with winter earthworks and sediment control plans prepared and issued in the CMP. As the development progresses, updated CMP which include updated winter works plans will be required to be submitted and approved by Bay of Plenty Regional Council.</p>

M. Bay of Plenty Regional Council Consent - Monitoring and Reporting

	Standard
1.	The consent holder shall ensure that the erosion and sediment controls are inspected: a) At least weekly during the duration of this consent; and b) Within 12 hours of each rainstorm event which is likely to impair the function or performance of the erosion and sediment controls.
2.	The consent holder shall maintain records of: a) The date and time of every inspection of erosion and sediment controls on the site; b) The date, time and description of any maintenance work carried out.
3.	The consent holder shall forward a copy of records required by these conditions to the Bay of Plenty Regional Council within 48 hours of its request.
4.	The Erosion and Sediment Control Plan shall remain on site at all times and be made available for Bay of Plenty Regional Council Compliance Officers to refer to as required during site inspections.

N. Bay of Plenty Regional Council Review of Consent Conditions

	Standard
1.	<p>The Bay of Plenty Regional Council may, once per year during either May or November, serve notice on the consent holder of its intention to review the conditions of this consent. The purpose of the review is to add, delete or modify consent conditions to:</p> <ol style="list-style-type: none"> 1. Review the adequacy of any monitoring requirements and incorporate into the consent any auditing, monitoring or reporting requirements that are necessary to deal with any adverse effects on the environment arising from the exercise of this consent; and/or 2. Deal with any adverse effect on the environment which may arise from the exercise of this consent and which it is more appropriate to deal with at a later stage; and/or 3. Require the adoption of the best practicable option to remove or reduce any adverse effect on the environment. <p>The fair and reasonable costs associated with any such review shall be recovered from the consent holder.</p>
3.	<p>Term of Consent</p> <p>This consent shall expire 35 years after the date of the commencement of this consent.</p>

O. Heritage NZ Authority Condition Set Wairakei South

	Standard
1.	<p>Start Work Notification</p> <p>The Authority Holder must advise Heritage New Zealand Pouhere Taonga (HNZPT) and Mana Whenua of the date when archaeological works will begin at least two working days before archaeological works start.</p>
2.	<p>Archaeological Management Plan</p> <p>The authority must be exercised in accordance with the Archaeological Management Plan (AMP). The purpose of the AMP is to outline procedures for day-to-day activities that may affect archaeological sites, including provisions for:</p> <ul style="list-style-type: none"> a) procedures for any archaeological investigation or recording of archaeological information; b) the role, responsibility and level of authority of the s45 approved person and any other person appointed to undertake archaeological work on their behalf. Names and contact details of all other persons whom the s45 approved person appoints must be stated in the management plan; c) timeframes for archaeological work; d) protocols for the unexpected discovery of archaeological material; e) on-site briefing by the s45 approved person (who may appoint a person to carry out the briefing on their behalf) for contractors about the archaeological work required and how to identify archaeological sites during works. The AMP must state who will be carrying out the briefings; f) the responsibilities of contractors with regard to notification of archaeological sites; g) requirements for stand down periods to enable archaeological work; h) mechanisms for dispute resolution; i) emergency contact details for the s45 approved person, Heritage New Zealand Pouhere Taonga, and Mana Whenua. <p>The AMP must be submitted to HNZPT for approval prior to the commencement of any earthworks. No earthworks shall commence until HNZPT has given its written approval of the AMP.</p> <p>The Authority Holder may update the AMP by submitting the amended AMP in writing to HNZPT for its written approval.</p>
3.	<p>Landowner Consent</p> <p>The Authority Holder must provide HNZPT with the written consent of all landowners of the land subject to this Authority prior to any archaeological works commencing.</p>
4.	<p>Site Briefing</p> <p>The Authority Holder must ensure that all contractors working on the project are briefed on site by the section 45 approved person (who may appoint a person to carry out the briefing on their behalf) prior to any archaeological works commencing. The briefing must include the possibility of encountering archaeological evidence, how to identify possible archaeological sites, the archaeological work required by the</p>

	Standard
	conditions of this authority, and contractors' responsibilities with regard to discovering archaeological evidence.
	During Works
5.	Tikanga Archaeological work must be undertaken in conformity with any tikanga Māori protocols agreed between the Authority Holder and Mana Whenua.
6.	Kōiwi Discovery If any kōiwi (human remains) are encountered, all works must cease within 20 metres of the discovery. HNZPT, New Zealand Police, and Mana Whenua must be advised immediately. Any steps following must be undertaken in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2014) and no further work in the area may take place until future actions have been agreed by all parties.
7.	Monitoring Any earthworks that may affect an archaeological site must be monitored by the section 45 approved person, who may appoint a person to carry out the monitoring on their behalf in accordance with accepted archaeological practice ⁷ and the AMP.
8.	Annual Reporting Annually from the date of issue of this authority, the Authority Holder must submit to Heritage New Zealand Pouhere Taonga a written report containing a summary of the progress of the activity and any archaeological findings.
	After Works
9.	Work Completion Notification The Authority Holder shall advise HNZPT and Mana Whenua of the completion of archaeological works within five working days of completion.
10.	Completion of Archaeological Siteworks Within 20 working days of the completion of on-site archaeological work associated with this authority, the Authority Holder shall ensure that: (a) An interim report, to the satisfaction of HNZPT, following the Archaeological Report Guideline (AGS12 2023) is submitted to HNZPT for inclusion in the HNZPT Archaeological Reports Digital Library. (b) Site records are updated or submitted to the NZAA Site Recording Scheme.
11.	Archaeological Records Within 12 months of the completion of the on-site archaeological work, the Authority Holder shall ensure that a final report, completed following the Archaeological Report Guideline (AGS12 2023), is emailed to HNZPT for inclusion in HNZPT's Archaeological Reports Digital Library, and to Mana Whenua. A copy must also be provided to the NZAA Central Filekeeper.
12.	Lapsing This Authority shall lapse 35 years from the date of approval.