

Appendix 1: Greater Wellington draft regional resource consent conditions

Notes for the Expert Panel:

- [Text shown red] Text shown in red is a note for the Expert Panel and is not intended to be included as part of the conditions.
- [Text shown highlighted yellow] Text shown highlighted yellow is a placeholder that needs to be completed when the conditions are finalised.

Regional resource consent matrix

[Note to the Expert Panel: the following resource consent matrix sets out the resource consents for activities under sections 9, 13, 14, and 15 of the RMA that Greater Wellington considers are necessary to authorise the activities associated with the project. The purpose of this matrix is to clearly describe:

- The activities that are authorised by resource consents;
- The duration (under section 123 of the RMA) and lapse period (under section 125 of the RMA) for each consent;
- The conditions that apply to each consent.

This matrix is intended to be included as part of the conditions for the regional resource consents. Note that the consents required and applicable conditions may need to change as a result of any changes that may occur following the Section 53 comments period.]

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
Earthworks					
The use of land for earthworks, and the associated discharge of sediment into water or onto or into land where it may enter water from earthworks.	NRP R107, NRP-PC1 P.R24	RC01 Land use consent (s9) – Soil disturbance	10 years	5 years	General conditions: 1 to 17
		RC02 Discharge permit (s15) – earthworks to land/water	10 years	5 years	Earthworks conditions: 18 to 42
Contaminated land					
Discharges from contaminated land to land where	NRP R93	RC03 Discharge permit (s15) –	10 years	5 years	General conditions: 1 to 17

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
contaminants may enter water.		contaminated site discharge to land			Contaminated land condition: 43
Rivers					
The placement, use, alteration, extension, or reconstruction of culverts in, on, over, or under the bed of any river, including any associated temporary damming and/or diversion of water, and discharges of sediment to water.	NES-F Reg. 71, NRP R145, R147	RC04 Land use consent (s13) – placement of culverts	10 years	5 years	General conditions: 1 to 17 Rivers and wetlands conditions: 44 to 71, 78 to 81
		RC05 Water permit (s14) – damming and diversion	10 years	5 years	
		RC06 Discharge permit (s15) – discharge to water	10 years	5 years	
Reclamation of the bed of a river associated with the piping of the Taupō Stream, including associated diversion of water, and discharge of sediment to water during construction.	NES-F Reg. 57, NRP R93, R143, R151	RC07 Land use consent (s13) – reclamation	10 years	5 years	General conditions: 1 to 17 Rivers and wetlands conditions: 44 to 71, 78 to 81
		RC08 Water permit (s14) – diversion	35 years	5 years	
		RC09 Discharge permit (s15) – discharge to water	10 years	5 years	

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
Wetlands					
The placement of structures and the clearance of vegetation in a natural inland wetland including any associated disturbance of land in the natural inland wetland, diversion of water, and discharge of sediment to water.	NES-F Reg. 45C, NRP R117	RC10 Land use consent (s13) – general structure and vegetation disturbance	10 years	5 years	General conditions: 1 to 17 Rivers and wetlands conditions: 44 to 45, 72 to 81
		RC11 Water permit (s14) – diversion	10 years	5 years	
		RC12 Discharge permit (s15) – discharge to water	10 years	5 years	
Earthworks and land disturbance within natural inland wetlands that result in the reclamation of natural inland wetlands, including any associated damming or diversion of water, and discharge of sediment to water.	NES-F Reg. 45C, NRP R118	RC13 Land use consent (s13) – reclamation	10 years	5 years	General conditions: 1 to 17 Earthworks conditions: 18 to 42 Rivers and wetlands conditions: 44 to 45, 72 to 81
		RC14 Water permit (s14) – damming and diversion	10 years	5 years	
		RC15 Discharge permit (s15) – discharge to water	10 years	5 years	

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
Vegetation clearance, earthworks and land disturbance outside of but within a 10m setback from a natural inland wetland; and earthworks and land disturbance outside a 10m, but within a 100m setback from, a natural inland wetland; including any associated damming or diversion of water and discharge of water to water.	NES Reg. 45C	RC16 Land use consent (s9) – soil disturbance and vegetation disturbance	10 years	5 years	General conditions: 1 to 17 Earthworks conditions: 18 to 42
		RC17 Water permit (s14) – damming and diversion	10 years	5 years	Rivers and wetlands conditions: 45, 72 to 73, 79
		RC18 Discharge permit (s15) – discharge to water	10 years	5 years	
Damming and diversion of water within, or within 100 m, of a natural inland wetland, that will change the water level range or hydrological function of the wetland.	NES Reg. 45C, NRP R118	RC19 Water permit (s14) – surface water diversion	35 years	5 years	General conditions: 1 to 17 Rivers and wetlands conditions: 45, 72 to 81 Stormwater conditions: 82 to 94
Damming of water					
The establishment of a new dam that is fixed in, on, or under the bed of a river including any associated	NRP R145, R147	RC20 Land use consent (s13) – dam structure	10 years	5 years	General conditions: 1 to 17
		RC21	35 years	5 years	Rivers and wetlands

Activity	Relevant rule or regulation	Resource consents	Duration (from commencement date)	Lapse (from commencement date)	Conditions
disturbance of the bed, deposition of the bed, diversion of water, damming of water, discharge of sediment to water, and damming of water outside the bed by a dam structure. Applies to Retention Wetlands B and E.		Water permit (s14) - dam			conditions: 44 to 71, 78 to 81
		RC22 Discharge permit (s15) – discharge to water	10 years	5 years	Stormwater conditions: 82 to 94
Damming and diversion of water associated with the establishment of a new dam. Applies to Retention Wetlands A, C, and D.	NRP R151	RC23 Water permit (s14) - dam	35 years	5 years	General conditions: 1 to 17 Stormwater conditions: 82 to 94
Stormwater					
The use of land for the creation of new impervious surfaces and the associated discharge of stormwater into water, or onto or into land where it may enter a surface waterbody (including a natural inland wetland) or coastal water.	NES-F Reg. 45C, NRP R50, NRP-PC1 P.R10	RC24 Land use consent (s9) – new impervious surfaces	In perpetuity	5 years	General conditions: 1 to 17 Stormwater conditions: 82 to 95
		RC25 Discharge Permit (s15) – Stormwater to water	35 years	5 years	

Interpretation

Wherever used in the conditions of consent, the following terms have the prescribed meaning:

AEP means Annual Exceedance Probability.

Earthworks means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.

ECR means environmental compensation ratio derived in accordance with the methodology set out in Storey, R.G., Neale, M.W., Rowe, D.K., Collier, K.J., Hatton, C., Joy, M.K., Maxted, J. R., Moore, S., Parkyn, S.M., Phillips, N. and Quinn, J.M. (2011) *Stream Ecological Valuation (SEV): a method for assessing the ecological function of Auckland streams*. Auckland Council Technical Report 2011/009.

ESC Guide for the Wellington Region means Revision 1 (February 2021) of the *Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*.

Equivalent household unit or **EHU** has the same meaning as defined in clause C of Schedule 30: Financial Contributions of NRP-PC1.

Existing retained wetland means a natural inland wetland that is identified in drawing number 1753-02-SK9250-R1, prepared by Envelope Engineering, dated 6 March 2026, which is not:

- a) Identified in that drawing as being a reclaimed wetland; or
- b) Located within a retention wetland.

Heavy rainfall event means rainfall greater than 7mm/hr or 20mm over 24 hours as measured at the Wellington Regional Council rainfall monitoring site *Taupo Stream at Whenua Tapu*.

Hydrological Control Guidance Note means the *Greater Wellington Hydrological Control Guidance Note* (September 2025).

Manager means the Manager, Environmental Regulation, Wellington Regional Council.

Notification or **Notice** means email of notification to the relevant consent authority.

NRP means the Operative Natural Resources Plan for the Wellington Region 2023.

NRP-PC1 means Plan Change 1 to the NRP, notified in October 2023, as modified by Variation 1 on December 1 2025.

NTU means nephelometric turbidity unit.

Progressive stabilisation means implementing stabilisation over an area of land immediately after the disturbance of land within that area of land has ceased. Progressively stabilise has a corresponding meaning.

Reclamation in relation to the bed of a river, lake, or wetland, means the creation of dry land.

Retention wetland means a retention wetland identified drawing series 1753-02-4300, prepared by Envelope Engineering, dated 11 March 2026. [Note to the Expert Panel: this definition may need to be amended based on the resolution of issues identified with the Applicant's approach to stormwater management]

Sediment treatment device (in relation to earthworks) includes any sediment retention pond (SRP) or decanting earth bund (DEB).

SEV assessment means stream ecological valuation assessment undertaken in accordance with the methodology set out in Storey, R.G., Neale, M.W., Rowe, D.K., Collier, K.J., Hatton, C., Joy, M.K., Maxted, J. R., Moore, S., Parkyn, S.M., Phillips, N. and Quinn, J.M. (2011) *Stream Ecological Valuation (SEV): a method for assessing the ecological function of Auckland streams*. Auckland Council Technical Report 2011/009.

SQEP means a suitably qualified and experienced person (or persons) who can provide sufficient evidence to the Manager to demonstrate their suitability and competence in the relevant field of expertise for a particular task or action directed by a condition.

Stabilised means the earthworks site is inherently resistant to erosion or rendered resistant to erosion through the application of the methods of stabilisation specified in Section E3 of the *ESC Guide for Land Disturbing Activities in the Wellington Region*, unless alternative methods are provided for by the ESCP or SESCO.

Stage (in relation to earthworks) means one or more areas of land where earthworks will be undertaken prior to that land being stabilised. For the purpose of this definition, where earthworks are undertaken in separate areas of land at the same time, they are part of the same stage. Once the ECMP has been certified under Condition 19, each earthworks stage is as defined in the ECMP.

Staging or staged (in relation to earthworks) means planning and undertaking earthworks so that the area of land that is disturbed at any one time is minimised by:

- a) Defining the stages in which earthworks will be undertaken;
- b) Identifying the order in which stages will be undertaken;
- c) Undertaking earthworks in each stage sequentially;
- d) Only commencing earthworks in a subsequent stage after the preceding stage is stabilised and controls are in place to separate it from the subsequent stage.

Stormwater means runoff that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or runoff from the external surface of any structure, as a result of precipitation and including any contaminants contained therein.

Stormwater management device means any constructed feature designed to treat stormwater contaminants or manage stormwater volumes including, but not limited to, wetlands constructed to treat stormwater contaminants and/or manage stormwater discharge volume, bioretention devices, detention basins, proprietary stormwater treatment devices, rainwater tanks, tree pits, and soakage pits. For the avoidance of doubt, a retention wetland, including any associated dam and culvert structures, is a stormwater management device. [Note to the Expert Panel: this definition may need to be amended based on the resolution of issues identified with the Applicant's approach to stormwater management]

Stormwater network utility operator means Tiaki Wai or the New Zealand Transport Agency Waka Kotahi, as the case may be.

Warranted Officer means any person authorised by the relevant consent authority under section 38 of the Resource Management Act 1991.

Winter period means the period between 1 June and 30 September inclusive each year.

Zone of reasonable mixing means a distance 50 m downstream of the point of discharge.

General conditions

Resource consent documents

1. The location, design, implementation and operation of the works authorised by these consents must be undertaken in general accordance with the information and plans contained within the application lodged with the Environmental Protection Authority (EPA) on 1 April 2026:

a) [List all documents]

And the following additional information:

b) [List all documents, including the date of the document]

Where there is a contradiction or inconsistency between the application and further information provided by the applicant, the most recent information applies. In the event that any of the provisions of these documents conflict with the requirements of these conditions, the conditions of consent will prevail.

Advice note: Any change from the location, design, implementation and/or operation of the works may require a new resource consent, or a change of consent conditions pursuant to Section 127 of the Resource Management Act 1991.

2. The Consent Holder must ensure that a copy of these consents and all documents and plans referred to in these conditions are:
 - a) Provided to each operator or contractor undertaking the works authorised by this consent, prior to works commencing; and
 - b) Kept on site at all times during the construction period and presented to any Warranted Officer upon request.

Advice note: It is recommended that the contractors be verbally briefed on the requirements of the conditions of this consent prior to works commencing.

Review of conditions

3. The relevant consent authority may review any or all conditions of this consent by giving notice of its intention to do so pursuant to Section 128 of the Resource Management Act 1991, within one month of each anniversary of the commencement of this consent, for any of the following reasons:
 - a) To review the adequacy of any plan and/or monitoring requirements, and if necessary, amend these requirements outlined in this consent
 - b) To deal with any adverse effects on the environment that may arise from the exercise of this consent; and which are appropriate to deal with at a later stage
 - c) To require the implementation of Best Practicable Options, in respect to new methodologies for the undertaking of the works to avoid, remedy or mitigate any significant adverse effect on the environment arising from the works
 - d) To enable consistency with any relevant plans, proposed plans, or any National Environmental Standards or regulations.

The review of conditions may include the deletion or amendment of conditions of this consent; and the addition of such new conditions as are shown to be necessary to avoid, remedy or mitigate any significant adverse effects on the environment.

Management plans and detailed designs

4. The following management plans and detailed designs must be submitted to the Manager for certification that the management plans and detailed designs are in accordance with the relevant conditions of the consent to which each relates:

Earthworks management plans

- a) Earthworks Construction Management Plan (ECMP) required by Condition 19;
- b) Chemical Treatment Management Plan (CTMP) required by Condition 20;
- c) Stage-Specific Erosion and Sediment Control Plan (SSESCP) required by Condition 22;

Contaminated land management plans

- d) Contaminated Soil Management Plan (CSMP) required by Condition

Rivers and natural inland wetlands management plans and detailed designs

- e) Eco-Hydrological Management, Offsetting, and Monitoring Plan (EHMP) required by Condition 45;
- f) Stream Works Management Plan (SWMP) required by Condition 46;
- g) Culvert Monitoring and Maintenance Plan (CMMP) required by Condition 47;
- h) Detailed design of in-stream structures required by Condition 49;

Stormwater detailed design and management plans

- i) Stormwater Detailed Design (SDD) required by Condition 82;
- j) Stormwater Operation and Maintenance Plan (SOMP) required by Condition 85.

5. Management plans and detailed designs, including any amendments to management plans or detailed designs, must be prepared by a SQEP.
6. Works to which a management plan or detailed design relate must not commence until the Consent Holder has received written notice that the management plan or detailed design has been certified by the Manager.
7. The Consent Holder must implement the certified management plans and detailed designs, and all works must be carried out in accordance with the certified management plans and detailed designs.
8. The Consent Holder must ensure that copies of all certified management plans and detailed designs are available on site and are provided to any Warranted Officer on request.

Amendments to management plans

9. The Consent Holder may make amendments to any certified management plan or detailed design without the need for re-certification where the amendment is an administrative change, such as a change in contract details or nominated personnel.

The Consent Holder must submit, in writing, the amendments made under this condition to the Manager within 10 working days of making the amendment. If the Consent Holder is notified by the Manager that the amendment is not an administrative amendment, then the amendment must be treated as a material amendment submitted under Condition 10.

10. Except as provided for by Condition 9, the Consent Holder may make amendments to the certified management plans or detailed designs, provided that:
- a) The amendment must be submitted to the Manager for certification that the amended management plan or detailed design is in accordance with the relevant conditions of consent;
 - b) For an amendment to a management plan, prior to submitting the amendment to the Manager, the Consent Holder complies with Conditions 11 and 12 (engagement with mana whenua on management plans) in relation to the amendment;
 - c) Any works subject to the amendment must not commence until the Consent Holder has received notice that the amendment has been certified by the Manager; and
 - d) The Consent Holder must implement the certified amendment, and all works must be carried out in accordance with the certified amendment.

Mana whenua*Engagement with mana whenua on management plans*

11. At least 10 working days prior to submitting any management plan to the Manager for certification, the Consent Holder must provide a draft version of the management plan to Te Rūnanga o Toa Rangatira and invite them to comment on the plan.
12. The Consent Holder must include a record of any comments received under Condition 11, and the Consent Holder's response to these comments, in the management plan submitted for certification.

Advice note: The purpose of inviting Te Rūnanga o Toa Rangatira to comment on the management plan is to provide the opportunity to work in partnership, allowing for mana whenua input on the management of works that are the subject of these consents.

Advice note: Should Te Rūnanga o Toa Rangatira confirm they do not wish to provide comment on a management plan, the Consent Holder will have complied with these conditions.

Timatanga ceremony

13. The Consent Holder must invite, with a minimum of 15 working days' notice prior to the commencement of any works authorised by these consents, Te Rūnanga o Toa Rangatira to undertake a timatanga (karakia) ceremony in a location agreed between Te Rūnanga o Toa Rangatira and the Consent Holder.

Advice note: In the case that a representative of Te Rūnanga o Toa Rangatira does not attend, or no response to the invitation is received after 15 working days, the Consent Holder will have complied with this condition, provided the invitation requirement is met.

Advice note: It is expected that the tīmatanga ceremony will involve a karakia by kaumatua facilitated by the Te Rūnanga o Toa Rangatira and will occur at the beginning of the project before any works occur on the site. The tīmatanga would finish with kai (morning tea). It is expected that the Consent Holder will meet the cost of the tīmatanga ceremony as agreed with Te Rūnanga o Toa Rangatira.

Cultural induction

14. At least 15 working days prior to the commencement of any works authorised by these consents, and on further occasions as may be agreed by the Consent Holder and Te Rūnanga o Toa Rangatira, the Consent Holder must invite Te Rūnanga o Toa Rangatira to provide a cultural induction to the site and all relevant contractors to be involved with the works authorised by these consents.

Accidental discovery protocol

15. If koiwi, taonga, wāhi tapu or other archaeological material is discovered in any area during the works, the Consent Holder must immediately cease all work and within 12 hours notify the Manager, Te Rūnanga o Toa Rangatira, and Heritage New Zealand Pouhere Taonga in writing. If human remains are found, the New Zealand Police must be notified immediately. The Consent Holder must allow the above parties to inspect the site and, in consultation with them, identify what needs to occur before work can resume.

Notification must be emailed to:

- a) Te Rūnanga o Toa Rangatira Inc: resource.consents@ngatitoa.iwi.nz
- b) Wellington Regional Council: notifications@gw.govt.nz
- c) Porirua City Council: compliance.monitoring@porirua.govt.nz
- d) Heritage New Zealand Pouhere Taonga: information@heritage.org.nz

Heritage New Zealand Pouhere Taonga must also be contacted by phone on 04 472 4341 (National Office).

16. If works cease under Condition 15, no works may resume until the Consent Holder has provided to the Manager written notification that consultation with the parties identified in Condition 15 has been undertaken.

Advice note: Evidence of archaeological material may include burnt stones, charcoal, rubbish heaps, shell, bone, old building foundations, artefacts and human burials. Any archaeological work must be undertaken in a manner that is consistent with any tikanga requested by Te Rūnanga o Toa Rangatira while also complying the conditions of these consents and any archaeological authority.

Complaints

17. At all times from the commencement of works authorised by these consents until the works are complete and the site is stabilised, the Consent Holder must maintain a permanent record of any complaints received alleging adverse effects from, or related to, the exercise of this consent. The record must include:
- a) the name and address of the complainant;
 - b) the nature of the complaint;
 - c) location, date and time of the complaint and of the alleged event;
 - d) weather conditions at the time of the complaint (as far as practicable), and including wind direction and approximate wind speed if the complaint relates to air quality;
 - e) the outcome of the Consent Holders investigation into the complaint;
 - f) measures taken to respond to the complaint; and
 - g) any other activities occurring in the area at the time of the complaint.

The Consent Holder must also keep a record of any remedial actions undertaken. This record must be maintained on site and must be made available to the Manager, upon request. The Consent Holder must notify the Manager of any such complaints as soon as practicable and within 24 hours after the complaint is received by the Consent Holder.

Earthworks conditions

Discharge quality

18. Discharges to any surface water body must not give rise to any of the following beyond the zone of reasonable mixing:
- a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
 - b) Any conspicuous change in the colour or visual clarity;
 - c) A decrease in water clarity of more than 30%;
 - d) Any emission of objectionable odour;
 - e) The rendering of freshwater to be unsuitable for consumption by farm animals;
 - f) Any significant adverse effects on aquatic life.

Earthworks management plans

Earthworks Construction Management Plan (ECMP)

19. At least 20 working days prior to the commencement of earthworks, the Consent Holder must submit an Earthworks Construction Management Plan (ECMP) to the Manager for certification.

The objective of the ECMP is to set out the overall management principles, practices, monitoring, maintenance, and reporting that will be implemented to manage the actual and potential adverse effects of erosion, sediment, and dust discharges as a result of earthworks.

The ECMP must be prepared in accordance with the ESC Guide for the Wellington Region, and must include the following as a minimum:

- a) Description of the overarching erosion, sediment, and dust control principles, practices, and performance criteria that will be implemented;
- b) Description of the staging of earthworks, including:
 - i. Area and extent of each stage;
 - ii. Location of each stage;
 - iii. Sequencing of stages;
 - iv. General outline of the construction programme for each stage.
- c) Identification of sensitive receiving environments at, adjacent to, or downstream from the earthworks, including streams and natural inland wetlands, and how earthworks will be effectively separated from these environments;
- d) Description the methods of progressive stabilisation that will be implemented throughout all stages of earthworks, and that are suitable for the soil types, times of year, and climatic conditions in which they must be implemented;
- e) Description of how any recommendations made in the Geotechnical Investigation report that relate to surface water management and erosion and sediment control will be implemented;
- f) Description of how the staging of earthworks will be coordinated with the staging of stormwater discharges and implementation of ecological mitigation, offsetting, or compensation required by other conditions of consent;
- g) Description of how any sediment treatment device monitoring required by the conditions (including device monitoring and continuous baseline water quality monitoring) will be undertaken;

- h) Information on how the continuous water quality monitoring required by Condition 32 will be undertaken, including:
 - i. Confirmation of the methods for undertaking continuous water quality monitoring;
 - ii. Establishment of baseline sediment discharge levels;
 - iii. Appropriate trigger levels for a change in water quality to determine when a monitoring response is required, to achieve the purpose of the monitoring set out in Condition 32;
 - iv. Regular reporting of monitoring results.
- i) Description of how audits, inspections, and maintenance of erosion, sediment, and dust control measures will be undertaken.
- j) Heavy rainfall event and incident response procedures.

Chemical Treatment Management Plan (CTMP)

20. At least 20 working days prior to the commencement of earthworks, the Consent Holder must submit a Chemical Treatment Management Plan (CTMP) to the Manager for certification.

The objective of the CTMP is to demonstrate how chemical treatment will be used, monitored and managed appropriately so that discharges from sediment treatment devices meet the discharge quality conditions of this consent.

The CTMP must be in accordance with the ESC Guide for the Wellington Region and must include the following as a minimum:

- a) Specific design details of the chemical treatment dosing system, for each sediment treatment device;
 - b) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
 - c) Details of optimum dosage for each sediment treatment device, including assumptions and an analysis of whether the dosage rates will achieve the NTU and pH limits set out in Condition 31;
 - d) Results of chemical treatment trials, including identification of locations for soil sampling that ensure that soil is sampled from within the catchment area of each treatment device;
 - e) A spill contingency plan; and
 - f) Details of the person or bodies that are responsible for the operation and maintenance of the chemical treatment system and the organisational structure that will support this system.
21. The consent holder must review the CTMP prior to commencing each stage of earthworks, or at minimum, on a yearly basis. Reviews must reference monitoring data and/or further bench testing results to determine the effectiveness of the CTMP and whether it needs to be amended to ensure on-going optimal performance. The findings of each review shall be submitted to the Manager upon request. If an amendment is required to the CTMP as a result of the review, this shall be submitted to the Manager as for certification under Condition 10.

Stage Specific Erosion and Sediment Control Plan (SSESCP)

22. At least 20 working days prior to the commencement of each stage of earthworks, the Consent Holder must submit to the Manager for certification a Stage-specific Erosion and Sediment Control Plan (SSESCP) for that stage.

The objective of the SSESCP is to:

- a) Provide detailed, location specific erosion, sediment, and dust control measures relevant to the stage of works; and
- b) Ensure measures are implemented and certified so as to prevent any increase in sediment-laden runoff or dust from entering downstream waterways and wetlands, or properties beyond the site, ensuring the maintenance of water and air quality and ecological health during construction activities.

Each SSESCP must be in accordance with the ECMP and the ESC Guide for the Wellington Region and must include the following as a minimum:

- c) Responsibilities and contact details of all parties responsible for the construction, inspection and maintenance of erosion, sediment, and dust controls;
- d) Expected commencement date and programme of works for that stage;
- e) Description of the earthworks and/or vegetation clearance to be managed by the SSESCP;
- f) Identification of any specific erosion and sediment control risk, the nature of the risk, the exposure of works to heavy rainfall and/or flood flows and any specific actions to manage this risk;
- g) A plan or a series of plans showing:
 - i. Catchment boundaries and contours;
 - ii. Areas to be disturbed;
 - iii. Areas that will not be disturbed;
 - iv. Cut and fill areas;
 - v. Soil stockpile areas;
 - vi. Fill disposal sites;
 - vii. Location of erosion and sediment control devices and measures;
 - viii. All discharge points;
 - ix. Location of all streams and wetlands;
 - x. Any exclusion/no go areas;
- h) The specific erosion, sediment and dust control measures that will be applied to that stage of earthworks, including the location(s), dimension(s), capacity, calculations and design drawings;
- i) Details of site access and stabilised construction entranceways;
- j) Evidence demonstrating all erosion, sediment and dust controls are designed in accordance with the ESC Guide for the Wellington Region;
- k) If infiltration is proposed as part of the design or implementation of any erosion and sediment control measure, verification of soakage rates and how these have been used to inform the design of those measures;
- l) Specific locations of all points of discharge to the receiving environment;
- m) Details and methodologies for undertaking monitoring of sediment treatment devices, including the location of upstream and downstream monitoring points;

- n) Details of dust management measures necessary to prevent the discharge of dust beyond the boundary of the properties within the stage;
- o) Methods of progressive stabilisation that will be used;
- p) Details describing the process for regular auditing, inspection and maintenance of all erosion, sediment and dust control measures;
- q) Where works in that stage are located near wetlands:
 - i. Methods for delineating wetlands with flags, or similar, to ensure contractors are aware of the works boundaries
 - ii. Methods for excluding works from wetlands (except where wetlands are authorised to be reclaimed);
 - iii. Any specific erosion and sediment controls for earthworks within or adjacent to wetlands.
- r) Where works are near streams, specific measures to manage these works, including buffer zones and erosion and sediment controls consistent with the certified stream works management plan;
- s) Where works are located adjacent to or upstream from to any stormwater management device, methods to avoid discharges from earthworks to any stormwater management device;
- t) Any other relevant site or other information required to demonstrate will be in accordance with the ECMP, the ESC Guide for the Wellington Region, and consent conditions.

General earthworks

Staging and progressive stabilisation

- 23. The maximum area of any stage of earthworks must not exceed the stage areas identified in Table 1 of the Draft Earthworks and Construction Management Plan dated [insert date] [Note to Panel: as set out in Greater Wellington's Earthworks comments, there are errors in this table that should be corrected before the document is referred to in conditions].
- 24. Earthworks must not commence in any subsequent stage until earthworks have been completed in the preceding stage and the land within that stage is stabilised.
- 25. The Consent Holder must progressively stabilise all land where earthworks have been undertaken in accordance with the ECMP and SSESOP. Upon completion of works authorised by this consent, the entire site must be stabilised.

Pre-construction site meeting

- 26. The Consent Holder must arrange and conduct a pre-construction site meeting prior to each stage of earthworks commencing and invite, with a minimum of 5 working days' notice, the Manager.

The pre-construction meeting must not occur before the following management plans have been certified by the Manager:

- a) ECMP;
- b) ECMP;
- c) SSESOP for the relevant stage;
- d) If relevant to the stage of earthworks:

- i. Contaminated Site Management Plan (CSMP);
- ii. Remediation Action Plan (RAP);
- iii. Stream Works Management Plan (SWMP);
- iv. Eco-Hydrological Management Plan (EHMP).

Advice note: In the case that any of the invited parties, other than the representative of the Consent Holder, does not attend this meeting, the Consent Holder will have complied with this condition, provided the invitation requirement is met.

As-builts

27. At least 2 working days prior to the commencement of earthworks in each stage, the Consent Holder must provide the Manager with 'as-built' plans and details, which have been prepared and signed by a SQEP, confirming that the erosion and sediment controls have been constructed in accordance with the SSESCP for that stage.

Advice Note: For sediment retention ponds, as-built check sheets are available on the Wellington Regional Council's website at the following link: gw.govt.nz/earthworks.

For other ESC measures, as-built information for the purpose of this condition may include:

- *A signed copy of the certified SSESCP with a statement that the ESC measure has been constructed in accordance with the certified SSESCP. This statement may include the relevant construction quality check sheet for the ESC measure from Appendix C1.0 of the ESC Guide for the Wellington Region; and*
- *Photographs of each control measure as constructed.*

Site Audits

28. During each stage of earthworks authorised by this consent and until each stage of earthworks has been permanently stabilised, the Consent Holder must have the stage and erosion and sediment control measures audited by a SQEP. The audits must identify whether all erosion and sediment controls have been installed, operated and maintained in accordance with the certified SSESCP, and identify any steps or measures required to ensure compliance is achieved.

The audits required by this condition must be undertaken:

- a) On a minimum of a weekly basis (unless a reduced frequency is agreed in writing by the Manager in advance); and
- b) As soon as practicable after a heavy rainfall event.

Each audit must be recorded in writing and submitted to the Manager within 2 working days of the audit being undertaken.

Advice note: Any site audits carried out by Wellington Regional Council or its contractors do not constitute the audits required by this condition.

Chemical Treatment Monitoring and Maintenance Reports

29. If chemical treatment is used in any stage of earthworks, the Consent Holder must submit a chemical treatment monitoring report in accordance with the CTMP to the Manager.

These reports must be submitted each week while chemical treatment is being undertaken and include:

- a) Dates and results of operation and maintenance undertaken by a SQEP;
- b) Chemical testing undertaken (record sheets);
- c) Any corrective measures taken where a device has been found to not be functioning effectively.

Sediment treatment device monitoring

30. For each sediment treatment device, the Consent Holder must sample and record the parameters set out in Table 1 as soon as practicable in the following instances as a minimum:
- a) following a heavy rainfall event;
 - b) following the commencement of the discharge from any sediment treatment device, and daily for the duration of the discharge.

The sampling and recording required by this condition must be undertaken in accordance with the methodology set out in the ECMP and SSESCP.

The Consent Holder must submit all monitoring data and information collected under this condition to the Manager within 5 working days of the date the sampling is undertaken, unless an alternative timeframe is approved by the Manager.

This condition will cease to apply to any sediment treatment device where the catchment for that device has been completely stabilised, and the device has been decommissioned in accordance with Condition 38.

Table 1: sampling parameters for sediment treatment devices

Parameter	Outflow	Monitoring locations	
		Downstream (at the location identified in SSESCP)	Immediately upstream of the point of discharge from the sediment treatment device
pH	✓	✓	✓
NTU	✓	✓	✓

Monitoring response

31. If any of the following events occur:
- a) The monitoring required under Condition 30 confirms that:
 - i. At the outflow of the device, the NTU value is 170 NTU or greater; or
 - ii. The pH at the outflow of the device is at or below 5.5 or above 8.5; or
 - b) There is a failure or malfunction of any erosion and sediment control measure, or any unauthorised discharge of contaminants, that has resulted in a discharge either directly or via land to a surface water body or stormwater network;

the Consent Holder must:

- c) Immediately notify the Manager of the incident;

- d) Immediately investigate the cause of the incident and implement changes required to prevent a reoccurrence;
- e) Take photographs of the discharge point, and upstream and downstream of the discharge point;
- f) As soon as practicable, repair, replace, or reinstate the erosion and sediment control measure in accordance with the CEMP and SSES CP;
- g) Within 5 working days, provide a written report to the Manager including the following information:
 - i. Date and time of the event;
 - ii. Weather conditions prior to and during the event;
 - iii. Photographs required by (e);
 - iv. The findings of any investigations undertaken;
 - v. A description of the cause of the incident;
 - vi. A description of any response actions undertaken;
 - vii. A description of any amendments required to the ECMP or SSES CP to avoid the event occurring again in the future.

If amendments are required to the ECMP or SSES CP, these must be submitted as amendments under Condition 10.

Continuous water quality monitoring

32. The Consent Holder must undertake continuous in-stream water quality monitoring at the locations identified in Figure 1 until all earthworks authorised by this consent have ceased and the site has been stabilised.

The purpose of the monitoring is to demonstrate that there will be no increase in the discharge of sediment from the site during the works authorised by this consent, compared to before the commencement of the works authorised by this consent.

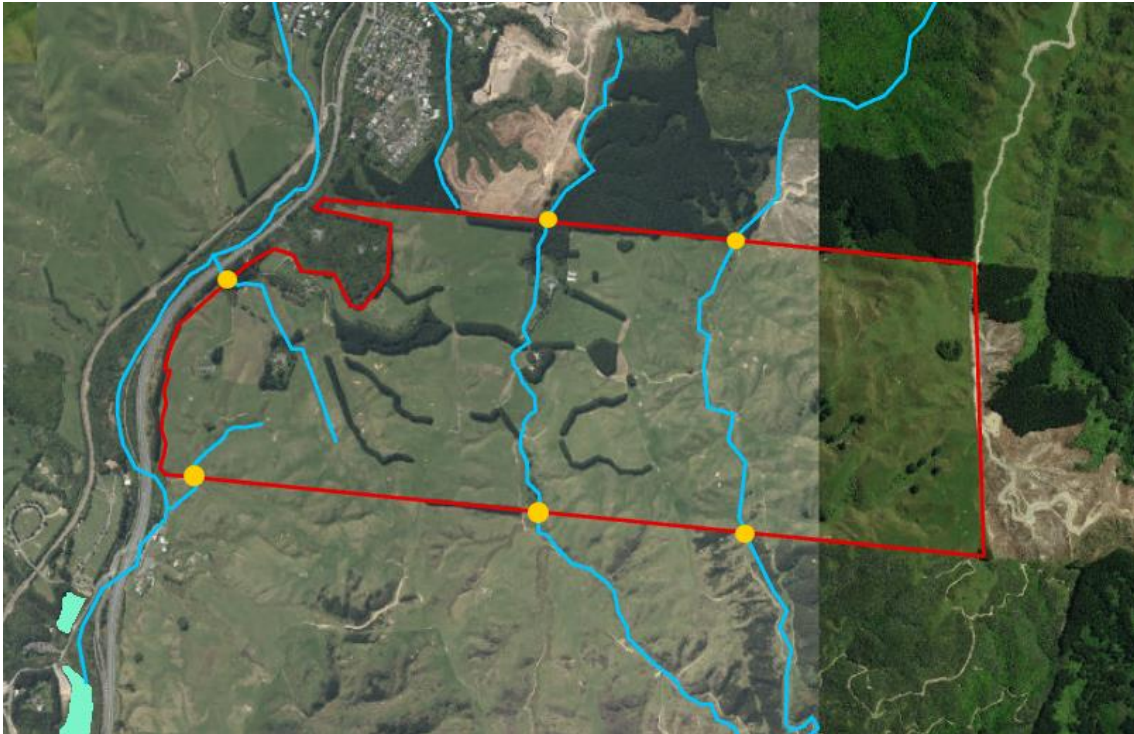


Figure 1: continuous in-stream water quality monitoring locations shown in yellow. Site boundary shown in red. Indicative location of rivers shown in blue.

33. If the results of monitoring required by Condition 32 exceed the trigger level set in the ECMP under Condition 19.h), then the Consent Holder must:
 - a) Investigate the cause of the exceedance of the trigger level;
 - b) If the activities undertaken by the Consent Holder have caused or contributed to the exceedance, identify any changes in the management of the activities undertaken by the Consent Holder that are necessary to avoid an exceedance of the trigger level in future;
 - c) Submit a report to the Manager within 10 working days of the exceedance occurring that addresses the matters in a) and b) above.
34. If the report required by Condition 33.c) identifies changes in the management of activities necessary under Condition 33.b), then those changes must be submitted as amendments to the relevant management plan under Condition 10 at the same time as the report is submitted under Condition 33.c).

Dust control

35. Earthworks must not cause noxious, dangerous, offensive, or objectionable discharge or deposition of dust beyond the boundary of each earthworks stage.

Cuts and fill

36. All fill material used on site must be restricted to natural material such as clay, soil and rock, and inert material such as concrete and brick, which, when buried, will have no adverse effect on people or the environment.

Advice note: Rule R82 (Discharges from contaminated land) of the Operative Natural Resources Plan 2023 will apply to any imported or insitu material worked on the site. If the activity does not meet the permitted standards under Rule R82, consent will be required under Rule R83 (Investigation of, or discharges from contaminated land – discretionary activity).

37. All permanent or final cut and fill surfaces must be completed and stabilised to prevent erosion or instability. Any erosion of soil, including failure of cut and fill batters, that is attributable to the works must be contained, remedied and/or mitigated by the Consent Holder.

Decommissioning

38. The Consent Holder must not remove or decommission any erosion or sediment control measure until the contributing catchment for the erosion or sediment control measure is completely stabilised. Written notice must be provided to the Manager prior to the removal or decommissioning of each erosion or sediment control measure. Written notice must include evidence of stabilisation and be signed off by SQEP confirming that the contributing catchment for the erosion or sediment control measure is completely stabilised.

Winter earthworks

39. The Consent Holder may only undertake earthworks during the winter period in any year, if those works are undertaken in accordance with an amendment to the SSESOP under Condition 40 that provides for the management of earthworks during the winter period of that year.
40. At least 20 working days prior to undertaking earthworks over the winter period in any year, the Consent Holder must prepare an amendment to the SSESOP and submit this to the Manager for certification.

The purpose of the amendment is to:

- a) Detail the specific earthworks being undertaken during the winter period of that year;
- b) Detail the specific and additional erosion and sediment control measures to be put in place for any earthworks undertaken during the winter period of that year;
- c) Demonstrate how the measures to be implemented will effectively minimise the potential for sediment discharge or other environmental harm, having regard to the increased frequency, severity, and duration of rainfall, increased groundwater levels, and reduced soil infiltration during the winter period.

The amendment must include the following:

- d) Detailed description of the proposed works over the winter period for that year, including area and volume of earthworks;
- e) Drawings and written description of:
 - i. Existing and if required additional controls to be constructed and installed to appropriately manage earthworks during the winter period;
 - ii. The scope and location of earthworks intended to be undertaken during the winter period of the applicable year;

- iii. The areas of land that will be stabilised (and maintained as stabilised) prior to and throughout the period during the winter period of the applicable year;
 - iv. Additional staging of earthworks to minimise the area of land that is unstabilised during the period during the winter period of the applicable year;
 - v. Effective methods of progressive stabilisation that will be used for each stage, that account for the time of year that the stabilisation will be applied;
 - vi. Any further measures that the Consent Holder considers may be necessary to achieve effective erosion and sediment control for each stage.
- f) A summary of the site's compliance and monitoring history (if any), including any recorded incidents, the results of any monitoring, and the outcomes of any site inspections that relate to earthworks or erosion and sediment control measures, and how this has been taken into account when preparing the amendment;
 - g) Details of the methodology for undertaking any additional monitoring that may be required to manage the risks associated with undertaking earthworks during the winter period.
41. If an amendment to the SSESCP is certified under Condition 40 for the winter period of any year, no more than 3,000m² of land may be unstabilised at any one time during the winter period of that year.
42. If an amendment to the SSESCP is not certified under Condition 40 for the winter period of any year, all areas where earthworks have been undertaken must be stabilised during the winter period of that year.

Contaminated land conditions

[Note to the Expert Panel: Greater Wellington considers that the most efficient approach to providing conditions for the discharge permit for discharges from contaminated land would be to cross reference the relevant conditions of the land use consent under the NES-CS. The following conditions provide for this but may need to be amended if the conditions of the district land use consent change.]

43. The following district consent conditions apply to discharges from contaminated land authorised by this consent:
- a) District Consent Condition 36 (which relates to the provision of a Detailed Site Investigation (DSI) report and Contaminated Site Management Plan (CSMP));
 - b) District Consent Condition 66 (which relates to the provision of a Site Validation Report (SVR)).

Advice note: The use of land to undertake a DSI is a permitted activity under Rule R81 of the NRP, subject to meeting the conditions of that rule.

Rivers and wetlands conditions

Discharge quality

44. Discharges to any surface water body must not cause any of the following beyond the zone of reasonable mixing:
- a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
 - b) Any conspicuous change in the colour or visual clarity;
 - c) A decrease in water clarity of more than 30%;
 - d) Any emission of objectionable odour;
 - e) The rendering of freshwater to be unsuitable for consumption by farm animals;
 - f) Any significant adverse effects on aquatic life.

Rivers and natural inland wetlands management plans

Eco-Hydrological Management, Offsetting, and Monitoring Plan (EHMP)

45. At least 20 working days prior to the commencement of works within the bed of a river or natural inland wetland, the Consent Holder must submit an Eco-Hydrological Management, Offsetting, and Monitoring Plan (EHMP) to the Manager for certification.

The objective of the EHMP is to demonstrate how remediation, offsetting, or compensation for the loss of river and natural inland wetland extent and ecological values will be implemented, monitored, and maintained, in accordance with the conditions of this consent.

The EHMP must include the following as a minimum:

General requirements

- a) A staging plan that shows when each area of remediation, offsetting, and compensation will occur in relation to each affected reach of river and area of natural inland wetland;
- b) Demonstration that the implementation of remediation, offsetting, and compensation will be coordinated with the staging of earthworks and stormwater discharges, so that earthworks and stormwater discharges will not adversely impact the implementation of ecological remediation, offsetting, and compensation;
- c) A monitoring framework for each area of remediation, offsetting, or compensation, including:
 - i. Detail on how the performance measures will be monitored;
 - ii. Monitoring methods and locations;
 - iii. Details on the monitoring frequency that is at least annually;
 - iv. Methods to analyse monitoring results to assess trajectory towards achieving performance targets, and details on trigger thresholds and/or early warning indicators that the performance targets are not being achieved;
- d) Description of how any areas of remediation, offsetting, and compensation will be maintained until they have achieved the relevant performance targets;
- e) Annual reporting on the results of monitoring and maintenance undertaken;
- f) Confirmation of the legal protection and long-term management arrangements for all areas of river or natural inland wetland remediation, offsetting, or compensation;

River remediation, offsetting and/or compensation

- g) Final SEV assessments for each affected river reach;
- h) Final ECR calculations for residual effects, including SEV values, stream widths, impact lengths, offset lengths, and any lag or uncertainty multiplier;
- i) Justification for any ECR multiplier used, including treatment of lag, uncertainty, staging, maintenance, hydrology, and any water quality list;
- j) Confirmation of the final areas and specific requirements for offsetting or compensation required by Condition 67, including:
 - i. Baseline condition of offset/compensation sites, and any constraints associated with those sites that need to be managed;
 - ii. Proposed works, including fencing plans and planting plans that describe the proposed species mix, size and density of planting, and details of eco-sourcing of plants;
- k) Confirmation of the performance targets for offsetting or compensation required by Condition 68, including:
 - i. Target SEV scores, and the timeframe by which these scores must be achieved;
 - ii. Any other performance target that may be necessary to demonstrate that the offsetting or compensation has successfully achieved its purpose of offsetting or compensation for the loss of river bed extent and ecological value.
- l) Confirmation of the timing of the implementation of offsetting and/or compensation works, which must be either before or at the same time as works within the affected river reach;

Natural inland wetland remediation and offsetting

- m) Confirmation of the total areas of natural inland wetland to be retained, and total areas of natural inland wetland required to be remediated, created, or enhanced to address the loss of natural inland wetland extent and values;
- n) Identification and mapping of all retained, remediated, created, or enhanced areas of natural inland wetland, including fencing plans and planting plans that describe the proposed species mix, size and density of planting, and details of eco-sourcing of plants;
- o) Confirmation that ecological and stormwater management functions have been separated;
- p) Confirmation that areas of natural inland required to be retained are excluded from any offset calculations;
- q) Confirmation that no net loss of wetland extent and values will be achieved;
- r) Confirmation of the timing of the implementation of remediation or offsetting works, that demonstrates that remediation or offsetting will be implemented either before or within each stage where wetland loss will occur;
- s) Confirmation of any additional performance targets for wetland remediation and offsetting required by Condition 77 that demonstrates that no net loss of wetland extent and values will be achieved within 5 years of implementation;

Retention wetlands

- t) Water quality monitoring within the retention wetland and downstream receiving environments, including temperature, dissolved oxygen, nutrients, sediment deposition, microbiological indicators, and urban contaminants, including trigger levels for adaptive management that are set at a level that ensures that the performance standards required by Condition 89 will not be breached;

- u) Hydrological monitoring to confirm no adverse downstream flow, thermal, erosion, sedimentation, or baseflow effects, including continuous water level monitoring, and trigger levels for adaptive management;

Existing retained wetlands

- v) Identification of monitoring sites in retained wetlands, and monitoring approaches including hydrological and vegetation monitoring;
- w) Minimum ecological criteria for the monitoring of effects on retained wetlands to demonstrate that there will be no loss of extent or ecological value at any existing retained wetland.

Stream Works Management Plan (SWMP)

46. At least 20 working days prior to the commencement of works within the bed of any river, the Consent Holder must submit a Stream Works Management Plan (SWMP) to the Manager for certification.

The objective of the SWMP is to demonstrate that appropriate procedures and methodologies are in place to manage the effects of works on stream bed habitat, freshwater fish, and stream water quality during construction.

The SWMP must include the following as a minimum:

- a) A description of all works that will be undertaken within the bed of a river;
- b) Timing and staging of works that will be undertaken within the bed of a river;
- c) Construction methodology for the construction of structures that will be placed in the bed of a river;
- d) A fish management plan that takes into account the fish species that may be present within the relevant catchment, including:
 - i. Method(s) of fish salvage and fish handling that will be used;
 - ii. Identification of appropriate relocation sites;
 - iii. Response to chance finds of fish;
 - iv. Hand capture of stranded fish during dewatering;
 - v. Quantitative measurements for fish size and fish numbers salvaged and relocated;
 - vi. The permits required and held by personnel implementing the plan;
 - vii. Reference to DOC approval under Freshwater Fisheries Regulations where required by the proposed use of exclusion methods;
 - viii. Maintenance and re-fishing requirements should there be a high flow event;
 - ix. Detail on timings, including seasonal requirements and development phasing;
 - x. Potential salvage requirements once the development is operational.
- e) Detail of any temporary water diversion to separate construction works from flowing water, including location, type, capacities and:
 - i. Calculations and cross sections of the temporary diversions to demonstrate that they can manage flows from the 5% Annual Exceedance Probability (AEP) rain event;
 - ii. Contingency methods should a heavy rainfall event occur or be forecasted while the temporary diversion is in place;

- iii. Measures to facilitate fish passage upstream and downstream while the temporary diversion is in place.
 - f) Appropriate erosion and sediment control measures for works within the bed of a river;
 - g) Methods to manage and treat any sediment-laden water before discharging from the works site;
 - h) Methods to prevent other contaminants on the works site from entering water, or to land where it may enter;
 - i) Details of all stream bank stabilisation planting to be undertaken;
 - j) Methodologies and timing for reverting the stream bed back to its pre-construction condition in accordance with Condition 61;
 - k) Any other relevant matters to ensure compliance with all conditions.

Culvert Monitoring and Maintenance Plan (CMMP)

47. Within 20 working days following completion of any culvert placement or stream piping, and any construction of an earth dam, the Consent Holder must submit a Culvert Monitoring and Maintenance Plan (CMMP) to the Manager for certification.

The objective of the CMMP is to describe the ongoing monitoring and maintenance measures for the structure to ensure that the structure is maintained in sound condition and fish passage is maintained and does not reduce over the lifetime of the structure.

The CMMP must include the following detail and processes:

- a) How the monitoring and maintenance will be done;
- b) The steps to be taken to avoid any adverse effects on fish passage;
- c) The steps to be taken to ensure that the structure's provision for fish passage does not reduce over its lifetime;
- d) A process for providing updated information on the structure to the Manager every year for the first 5 years of the placement of the structure, and every 2 years thereafter, or after a natural hazard event, for the purpose of reassessing the structures effect on the passage of fish;
- e) The steps to be taken to ensure that the structural integrity of the structure remains sound in the opinion of a SQEP (chartered professional engineer);
- f) The steps to be taken to ensure that the structure, including the river bed and banks adjacent inlet and outlet of the structure, remain clear of debris;
- g) Programme and frequency of routine monitoring and maintenance;
- h) Record keeping of monitoring results;
- i) Remediation measures should monitoring and inspections indicate that there is a reduction in fish passage or the integrity of the structure.

Advice note: Clause a) to d) of this management plan is required by regulation 69(2) of the Resource Management (National Environmental Standard for Freshwater) Regulations 2020.

Advice note: after the first CMMP is certified, this condition may be met for subsequent culverts or stream piping by amending the CMMP to incorporate any subsequent structure under Condition 10.

Freshwater fish survey

48. Prior to the commencement of work in the bed of any river, the Consent Holder must undertake a fish survey that confirms (or otherwise) the presence of fish species within each affected river catchment. The Consent Holder must submit the results of the fish survey to the Manager at least 20 working days prior to the commencement of work in the bed of any river. **[Note to the Expert Panel: if this condition is not included, then consequential amendments would be required to several other conditions that rely on an understanding of the fish species present within any catchment to assume that the species identified for the Taupō and Kakaho streams in Schedule F1 of the NRP are present within each river reach]**

Detailed design of in-stream structures

49. At least 20 working days prior to the placement of a structure within the bed of a river, the Consent Holder must submit a detailed design of the structure to the Manager for certification. The detailed design must demonstrate that the design of the structure is in accordance with the conditions of this consent.

The detailed design must be prepared by a SEQP (freshwater ecologist) and SQEP (chartered professional engineer), and must demonstrate that:

- a) The design of the structure will provide for the passage of fish that may be present within the catchment, in accordance with the New Zealand Fish Passage Guidelines (NIWA and DOC, Version 2.0, June 2024);
- b) The design of the structure does not result in an increase in flood depth, flood velocity, or flood hazard compared to the Mt Welcome Flood Risk Assessment dated **[placeholder for Panel to insert final date of Flood Risk Assessment report]**;
- c) Each culvert inlet and outlet is protected against erosion and scour;
- d) Each culvert is designed to avoid any aggradation, erosion, and scour of the bed, including any erosion and scour at the inlet and the outlet of the culvert;
- e) Each culvert will avoid causing or increasing flooding on any neighbouring property;
- f) Each culvert is designed to avoid blockage by debris or other geomorphic processes (such as the movement of sediment).

Advice note: the detailed design of dams is also subject to district resource consent conditions that address design matters including the structural and geotechnical design of dams.

50. Structures placed within the bed of a river must be constructed in accordance with the certified detailed design for the structure.

General conditions for works in the bed of a river**Freshwater fish**

51. The Consent Holder must undertake fish rescue in accordance with the SWMP. All fish rescue must be undertaken by a SQEP with the required permits.

Advice note: It is the responsibility of the Consent Holder to ensure that they secure any necessary authorisations from the Department of Conservation, the Ministry of Primary Industry and Fish and Game New Zealand, prior to the commencement of any fish rescue.

52. The Consent Holder must provide all stream fish rescue data, including the number, length, and species of each captured fish, to the Manager within 10 working days of completion of the stream works.
53. The Consent Holder must ensure that all structures are designed, constructed and maintained to maintain fish passage in accordance with the New Zealand Fish Passage Guidelines (NZFPG) (NIWA and DOC, Version 2.0, June 2024).
54. Works must not be undertaken in the bed of any river during the spawning periods identified in Schedule F1a of the NRP of indigenous fish species that may be present in the catchment.

Temporary diversions

55. The Consent Holder must ensure all temporary water diversions are in place prior to the commencement of works within the bed of a river. The temporary diversion must:
 - a) Be implemented, managed and maintained in accordance with the certified SWMP;
 - b) Maintain fish passage;
 - c) Separate all construction activities from flowing water;
 - d) Remain in place for the full duration of the works in that location; and
 - e) Not be removed and the stream flow reinstated until the stream works in that location have been completed.

Reducing effects on water quality

56. The Consent Holder must minimise sediment discharges and effects on in-stream habitats and ecology during the stream works, including but not limited to:
 - a) Completing all stream works in the minimum time practicable;
 - b) Undertaking stream works in dry weather conditions, as far as practicable;
 - c) Avoiding the placement of construction or excavated material in the wetted channel;
 - d) Separating all construction activities from flowing water;
 - e) Installing appropriate sediment control and treatment measures;
 - f) Minimising crossing of the stream bed and keeping crossings to one path only; and
 - g) Minimising machinery in the stream bed and undertaking works from the banks where practicable.
57. The Consent Holder must ensure that prior to entering a stream or river that all vehicles and equipment are inspected for the presence of invasive or pest aquatic species including *Didymosphenia geminata* (didymo). In the event that an invasive or pest aquatic species is discovered upon any vehicle or equipment it must be removed prior to the vehicle or equipment entering the stream or river.

Advice note: Advice on cleaning methods is available on the Ministry for Primary Industries website at <http://www.mpi.govt.nz/travel-and-recreation/outdoor-activities/check-clean-dry/>.

58. No dry cement product, unset concrete, concrete wash water or any water contaminated with concrete may enter water, or land where it may enter water.

59. The Consent Holder must ensure that:
- a) All machinery being used for the works is regularly maintained in such a manner to ensure no oil, petrol, diesel, hydraulic fluid, or cleaning fluid is released into water, or to land where it may enter water;
 - b) No storage of hazardous substances or re-fuelling occurs within 10m of any surface water body or stormwater system;
 - c) No machinery is cleaned or stored within 10m of any surface water body or stormwater system.

Reducing effects on ecological habitat values

60. With the exception of stream reclamation, piping, and the placement of culverts, to maintain the ecological and biodiversity habitat values of the waterbody, the Consent Holder must ensure the bed of the affected water body is reverted back to its pre-construction condition or better upon completion of the stream works. This may include, but is not limited to:
- a) Removing, stockpiling, and reinstating the natural stream bed materials at the completion of stream works;
 - b) Re-vegetation of any cleared vegetation from the banks of the stream;
 - c) Ensuring that there is a variety of pools and riffles, and backwaters along the affected reach of water body;
 - d) Ensuring that there is a variety of widths and depths along the affected reach of water body;
 - e) Minimising the use of geotextile fabric within the bed of the water body.

All works and timing of works to revert the affected water body back to its pre-construction condition or better must be undertaken in accordance with a certified SWMP.

Erosion/scour and revegetation

61. The Consent Holder must ensure that any areas of the stream banks that are cut or disturbed as a result of the works are stabilised and grassed or replanted with native vegetation as soon as practicable following completion of the works.

All replanting of native vegetation must be maintained for five years or until 80% canopy cover over the relevant area is achieved.

Continuous baseline water quality monitoring

62. Conditions 32 to 34, which provide for continuous baseline water quality monitoring, apply to any work being undertaken within the bed of a river.

Managing the residual adverse effects of river reclamation and culvert placement

[Note to the Expert Panel: references to *remediation* in the conditions below should be removed if the Panel finds that it is not acceptable for the retention wetlands to function as both stormwater management devices and remediation for the loss of river bed extent]

Authorised piping and reclamation of Taupō Stream

[Note to the Expert Panel: Greater Wellington considers that the application does not demonstrate a functional need to reclaim the Taupō Stream, and consents for this activity should not be granted (see Issue 4). These conditions would only be included if the Panel approves consents for the piping and reclamation of the Taupō Stream.]

63. The piping and reclamation of the Taupō Stream authorised by this consent must be in accordance with the location, maximum length, minimum size, and maximum gradients of the piping identified in the following drawing(s):
- a) [Placeholder for final version of the drawings that set out the extent of piping and reclamation. The current extent of piping and reclamation is shown as P-32 and P-33 on drawing number 1753-02-SK8440-R2, prepared by Envelope Engineering, dated 10 March 2026].
64. The piping and reclamation of the Taupō Stream must not commence until the EHMP has been certified under Condition 45 and the SWMP has been certified under Condition 46.

Authorised culvert placement

[Note to the Expert Panel: Greater Wellington considers that feasibility issues with several culverts need to be addressed before the Panel decides on the approvals (see Issue 11). The placeholder in the condition below allows for the final arrangement of culverts to be confirmed through the Panel's final set of conditions.]

65. The placement of culverts authorised by this consent must be in accordance with the location, maximum length, minimum size, and maximum gradient of culverts identified in the following drawings(s):
- a) [Placeholder for final version of the drawings that set out the culvert design. The current extent of culvert placement is shown as P-30, P-31, P-34, P-35, P-36, P-37, P-38, P-39, and P-40 on drawing number 1753-02-SK8440-R2, prepared by Envelope Engineering, dated 10 March 2026].
66. The placement of culverts must not commence until the EHMP has been certified under Condition 45 and the SWMP has been certified under Condition 46.

Remediation, offsetting, or compensation for residual adverse effects on rivers

[Note to the Expert Panel: Greater Wellington considers that the remediation, offsetting, or compensation required to address the residual adverse effects of the reclamation of the Taupō Stream and placement of culverts within the site should be determined in advance of the Panel deciding on the approvals, in order to provide certainty that this can be achieved (see Issues 5 and 6). The placeholder in the condition below provides for the areas of remediation, offsetting, or compensation to be confirmed through the Panel's final set of conditions.]

67. The following areas of remediation, offsetting, or compensation must be implemented before, or at the same time as, the piping and reclamation of the Taupō Stream under Condition 63 and the placement of culverts under Condition 65, in accordance with the EHMP:

- a) [Placeholder for the specification of remediation, offsetting, or compensation packages for residual adverse effects on rivers]

River remediation, offsetting, and compensation performance targets

68. The Consent Holder must implement the remediation, offsetting, and compensation required by Condition 67 so that the following outcomes and performance targets are achieved as a minimum:
- a) Achievement of the target SEV score identified within the EHMP, within the timeframe identified in the EHMP;
 - b) Any other performance targets that may be set in the EHMP to demonstrate that the remediation, offsetting or compensation has successfully achieved its purpose of offsetting or compensation for the loss of river bed extent and ecological value.

Monitoring and maintenance of structures in rivers

69. The Consent Holder must provide the information required by Regulation 63 (Culverts) and Regulation 66 (dams) of the National Environmental Standards for Freshwater 2020 by uploading the details into the [NIWA fish passage Assessment Tool](#) and providing the Manager with the response number once the upload is complete. The information required by these regulations must be uploaded and provided to the Manager within 20 working days of the completion of construction of these structures.
70. The Consent Holder must monitor and maintain each structure in accordance with the certified CMMP.

Advice note: Maintenance does not include any works outside of the scope of this resource consent. Further resource consents may be required for any additional works (including structures, reshaping or disturbance to the bed of the river).

71. The Consent Holder must submit a report to the Manager on the monitoring and maintenance undertaken in accordance with the certified CMMP annually from the date that the placement of the first structure has been completed.

Managing the residual adverse effects of activities on natural inland wetlands

Existing retained wetlands

72. At least 20 working days prior to the commencement of land disturbance or earthworks within 100 m of any of the existing retained wetlands identified in drawing number 1753-02-SK9250-R1, prepared by Envelope Engineering, dated 6 March 2026, the Consent Holder shall clearly demarcate on site the location of each wetland using fencing or other form of visually distinguishable barrier. The demarcation shall be maintained for the duration of any earthworks or land disturbance being undertaken within 100 m of the wetland.
73. The Consent Holder must undertake monitoring of existing retained wetlands in accordance with the EHMP until all earthworks authorised by the consents have been completed.

Authorised loss of wetland extent and values

74. The reclamation of wetlands must not exceed the areas of wetland reclamation identified in drawing number 1753-02-SK9250-R1, prepared by Envelope Engineering, dated 6 March 2026.
75. There must be no loss of extent or ecological value at any existing retained wetland.

Remediation or offsetting for residual adverse effects on wetlands

[Note to the Expert Panel: the figures below represent the figures that Greater Wellington considers is necessary to address the residual adverse effects of the project on natural inland wetlands (see Issue 9). The condition may need to change depending on the resolution of issues related to the design of the stormwater management system and retention wetlands (see Issues 1 and 2)]

76. The residual adverse effects of wetland reclamation and the inundation of existing wetlands as a result of damming must be remediated or offset by implementing the following offsetting measures in accordance with the EHMP:
 - a) Remediation and/or creation of 27,220 m² of natural inland wetland;
 - b) Enhancement of 10,000 m² of existing retained wetland.

Wetland remediation and offsetting performance targets

77. The Consent Holder must implement the remediation and offset measures required by Condition 76 so that the following outcomes and performance targets are achieved as a minimum:
 - a) At 5-years after implementation, planted sites achieve:
 - i. At least 80% indigenous vegetation cover;
 - ii. At least 80% emergent vegetation cover within areas of permanent standing water;
 - iii. No established invasive environmental weed species present.
 - b) Presence of hydric soil conditions within the full extent of remediated or created wetlands within 5 years of establishment;
 - c) Any other performance targets that may be set in the EHMP.

Maintenance, monitoring, reporting, and legal protection for river and wetland remediation, offsetting, and compensation

Maintenance

78. The Consent Holder must maintain any river and wetland remediation, offsetting, or compensation required by Conditions 67 and 76 for a minimum of 5 years from the date that the remediation, offsetting, or compensation is completed and until the performance targets in Conditions 68 and 77 have been met.

Ecological and hydrological monitoring, reporting, and adaptive management

79. Within 12 months of commencing the implementation of any river or wetland remediation, offsetting or compensation required by Conditions 67 (rivers) or 76 (wetlands), the Consent Holder must prepare and submit a monitoring report to the Manager and Te Rūnanga o Toa Rangatira. Monitoring reports must be provided annually thereafter for a minimum of 5 years from the date that the remediation, offsetting, or compensation is completed and until the performance targets in Conditions 68 (rivers) and 77 (wetlands) have been met.

The purpose of the annual monitoring report is to:

- a) Report on whether the remediation, offset, or compensation areas are achieving, or on track to achieving, the performance targets in Conditions 67 (rivers) and 76 (wetlands);
- b) Report on whether the development is having adverse effects on the extent or ecological values of existing retained wetlands;
- c) Identify whether any amendments are required to the EHMP to ensure that the performance targets are achieved.

The annual monitoring report must be prepared by a SQEP (ecologist) and SQEP (hydrologist).

The annual monitoring report must include:

- d) Date(s) the monitoring was undertaken;
- e) Identification of the persons who undertook the monitoring and evidence the monitoring was undertaken using the methodology set out the EHMP;
- f) Results of the monitoring, including the results of ongoing hydrological monitoring recommended by the *Mount Welcome – Hydrology Assessment* prepared by Pattle Delamore Partners Ltd dated 14 November 2025;
- g) An assessment of whether the remediation, offsetting, or compensation has achieved, or is on track to achieving, the performance targets, based on the results of the monitoring;
- h) Identification of any performance targets that have not been met, or are at risk of not being met, including:
 - i. An assessment of the likely causes for performance targets not being met;
 - ii. Identification of any amendments to the EHMP that may be required to ensure that the performance targets are met.

80. Where an annual monitoring report submitted under Condition 79 identifies that one or more of the performance targets in Conditions 68 (rivers) and 77 (wetlands) have not been met, or are at risk of not being met, the Consent Holder must submit an amendment to the EHMP under Condition 10 at the same time as they submit the annual monitoring report.

The amendment to the EHMP must include the following:

- a) Remedial actions to ensure the performance targets will be met, which may include (but not be limited to):
 - i. Further planting, or re-planting, including new species or additional species; and/or
 - ii. Further pest management to be implemented; and/or
 - iii. Protection and/or exclusion measures, such as fencing.
- b) Plans showing the remedial actions to be implemented;
- c) Timing and sequencing of remedial works;
- d) Further monitoring that may be necessary, including additional monitoring methods or frequency.

Legal protection

81. The Consent Holder must enter into an appropriate consent notice, covenant, or encumbrance (or similar legal mechanism) that ensures that, regardless of current land ownership or any future

ownership or tenure changes, the remediation, offsetting, or compensation measures required by Conditions 67 (rivers) and 76 (wetlands) are legally and physically protected in perpetuity.

The Consent Holder must provide evidence to the Manager that the legal mechanisms required by this condition are in place and registered on the relevant titles within six months of the completion of the implementation of the remediation, offsetting, or compensation measure on the subject land.

Stormwater conditions

[Note to the Expert Panel: the stormwater conditions set out below are only appropriate to manage the effects of stormwater discharges if the matters raised under Issue 1 and Issue 2 in Greater Wellington's comments on the substantive application are resolved in advance of the Panel making its decision on the application. The conditions set out below may need to change based on the resolution of Issue 1 and Issue 2.]

Stormwater Detailed Design (SDD)

82. At least 20 working days prior to the commencement of construction of any stormwater management device, the Consent Holder must submit a Stormwater Detailed Design to the Manager for certification.

The SDD must be prepared by a SQEP (chartered professional engineer).

The SDD must include:

- a) A final stormwater network plan that demonstrates that stormwater discharges from impervious surfaces within all allotments, the road network, and the redevelopment of impervious surfaces associated with the construction of an intersection at State Highway 59, will be directed through stormwater management devices that provide for the treatment of contaminants and the management of stormwater discharge volumes to provide for hydrological control in accordance with the Hydrological Control Guidance Note;
- b) Supporting plans and calculations, including:
 - i. Detailed plans of each stormwater management device, including identification of the contributing catchment for each device, catchment boundaries, and the maximum impervious surface area that the device has been designed for;
 - ii. Calculations that demonstrate that stormwater discharges from all impervious surfaces will be managed provide for the hydrological control of stormwater discharge volumes in accordance with the Hydrological Control Guidance Note, and that stormwater management devices have been designed to achieve this;
 - iii. Calculations that demonstrate that at least 85% of mean annual runoff volume from all new impervious surfaces will be treated for contaminants in accordance Schedule 29 of NRP-PC1, and that stormwater management devices have been designed to achieve this;
 - iv. Details of planting required for any stormwater management device;
- c) Information on how the results of ongoing hydrological monitoring recommended in the *Mount Welcome – Hydrology Assessment* prepared by Pattle Delamore Partners Ltd dated 14 November 2025 has informed the stormwater detailed design;
- d) Information that demonstrates how each stormwater management device will be maintained in accordance with the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019;
- e) Identification of staging, including:
 - i. The staging of construction of stormwater management devices and any associated stormwater reticulation networks;
 - ii. When stormwater discharges will commence from each stormwater network;

- iii. How the staging of stormwater discharges will be coordinated with the completion of earthworks stages;
- f) Identification of the number of Equivalent Household Units (EHUs) and the area of impervious surfaces for non-residential greenfield development that will connect to all stormwater management devices in each of the stages identified in d);
- g) For any stormwater management device or stormwater network that will be vested to a stormwater network utility operator, confirmation from the stormwater network utility operator that the detailed design of the device or network meets the stormwater network utility operator's requirements for vested stormwater assets.

Advice note: the detailed design of the stormwater network may also be subject to district resource consent conditions.

- 83. Stormwater management devices must be constructed in accordance with the certified SDD.
- 84. Where the results of ongoing hydrological monitoring recommended in the *Mount Welcome – Hydrology Assessment* prepared by Pattle Delamore Partners Ltd dated 14 November 2025 demonstrate that any of the baseline conditions on which the SDD is based have changed to the extent that any stormwater management device no longer achieves the requirements of Condition 82, the Consent Holder must submit an amendment to the SDD under Condition 10 so that the SDD meets the requirements of Condition 82.

Stormwater Operation and Maintenance Plan (SOMP)

- 85. The Consent Holder must prepare and submit a Stormwater Operation and Maintenance Plan (SOMP) to the Manager for certification at least 20 days prior to the discharge of stormwater commencing from any stormwater management device.

The objective of the SOMP is to ensure that all stormwater management devices are operated and maintained in accordance with the SDD and the conditions of this consent.

The SOMP must include:

- a) Details of the person or organisation that will hold responsibility for long-term maintenance of each stormwater management device;
- b) A programme for regular maintenance and inspection of each stormwater management device;
- c) A programme for the collection and disposal of debris, sediment, and other contaminants collected by the stormwater management devices or practices;
- d) A programme for post-storm inspection and maintenance;
- e) General inspection checklists for each stormwater management device, including visual checks;
- f) A programme for inspection and maintenance of vegetation associated with the stormwater management devices; and
- g) A requirement to retain records of all inspections and maintenance for each stormwater management device, for the preceding 5 years.

A separate SOMP may be submitted for each stage identified in the SDD.

86. Discharges from any stormwater management devices must not commence until the Consent Holder has received notice in writing that the SOMP for that device has been certified by the Manager.

Restriction on exposed copper and zinc

87. Buildings and structures must not have exposed copper or zinc cladding, roofing, guttering or spouting.

As-built plans

88. No later than 20 working days after the construction of each stormwater management device, the Consent Holder must provide the Manager with “as-built” certified plans of the stormwater management devices, demonstrating that the stormwater management devices have been built in accordance with the SDD.

The as-built plans must be certified by a SQEP (chartered professional engineer) as being in accordance with the stormwater detailed design.

Stormwater discharges from retention wetlands

89. Discharges from any retention wetland to any surface water body must not cause any of the following effects beyond the zone of reasonable mixing:
- a) [Placeholder for performance standards to be determined by the Panel. Greater Wellington considers that these performance standards should cover dissolved oxygen (DO), temperature, E. coli and dissolved zinc and copper]
90. The Consent Holder must undertake water quality and hydrological monitoring of discharges from each retention wetland, in accordance with the EHMP required by Condition 45, for the duration of this discharge permit. The monitoring required by this condition must be undertaken by a SQEP.
91. The Consent Holder must submit to the Manager once per year an annual report of the results of monitoring required by Condition 89.
92. If at any time the results of monitoring required by Condition 89 demonstrate that a water quality or hydrological trigger level for the retention wetlands identified in the EHMP is breached, then the Consent Holder must:
- a) Assess the likely cause of the breach of the trigger level;
 - b) Identify steps necessary to avoid a breach of the trigger level in future;
 - c) Provide a report on the above to the Manager within 10 working days of the trigger level being breached;
 - d) Where the steps identified in b) require a change to the design of the stormwater network or any stormwater management device, the Consent Holder must submit this as an amendment to the SDD under Condition 10 at the same time as the report is submitted to the Manager under c). Once the amendment to the SDD has been certified, the Consent Holder must implement the amendment.

Advice note: this condition does not authorise activities outside the scope of these consents. If any works required by d) are not authorised by existing consents, or breach existing consents, then a new resource consent or a change of consent conditions may be required.

Maintenance and inspections

93. The Consent Holder must operate and maintain the stormwater management devices in accordance with the SOMP.
94. The Consent Holder must provide an inspection and maintenance report to the Manager on request. A maintenance report must be provided to the Manager within five days of receiving a written request. The maintenance report must include (but not necessarily be limited to) the following information:
 - a) Details of all inspections completed during the year and for the preceding years; and
 - b) Details of all maintenance undertaken during the year and for the preceding years.

Inspection and maintenance records must be kept for a period of 5 years.

Financial contributions

95. The Consent Holder must pay a financial contribution to the Wellington Regional Council for the residual adverse effects of stormwater discharges from the creation of impervious surfaces authorised by this consent, in accordance with Schedule 30: Financial Contributions of NRP-PC1, being the following level of contribution:

Category	Financial contribution
Equivalent Household Units (EHU)*	\$4,599 per EHU
Non-residential greenfield development, including but not limited to new commercial, industrial or town centre areas	\$858 per 100m ² impervious surface area
New roads and state highways (not in direct support of a new greenfield development)	\$360 per 100m ² impervious surface area

*Dwellings with <55m² of roof site coverage, or dwellings with roof areas that are redirected to permanently plumbed greywater reuse systems, will be charged at 0.6 of the financial contribution rates.

Financial contributions must be calculated for each stage identified in the SDD and must be paid prior to the commencement of stormwater discharges from each stage, or on 1 June 2027, whichever is the latter.

Note: Financial contributions identified in this condition are for the Te Awarua-o-Porirua Whaitua as identified in Schedule 30 of NRP-PC1. If the amount of financial contributions payable changes because of any plan change process prior to those charges being required to be paid, the applicant may apply for a change of condition under section 127 of the RMA.